

## INCLUDED QUALITY FEATURES SERENITY HAPEVILLE

### Living Areas

5-1/4" baseboard throughout the home  
2-panel interior door with door & window casing  
Wrought iron rail (per plan)  
LVP flooring in foyer & living area

### Kitchen & Breakfast Area

42" painted poplar wall cabinets  
3"x6" subway tile backsplash  
Granite counter tops - one bowl undermount SS sink  
Garbage disposal  
Pantry closet with 4 rows wire shelving  
SS Appliances (range, dishwasher, microwave & vent hood)  
Designer single handle arctic black kitchen faucet w/ pullout sprayer  
LED disc lighting  
Recessed refrigerator ice maker hook-up  
LVP flooring

### Owner's Suite & Bathroom

Carpet and pad in Owner's Suite  
Spacious walk-in closets with one row of wire shelving  
Tile surround shower with fiberglass floor (per plan)  
Designer black faucet fixtures  
Granite vanity counter tops  
Elongated commode  
LVP flooring in bathroom and laundry

### Secondary Bathrooms

Fiberglass tub/tile shower combo  
LVP flooring  
Designer black faucet fixtures  
Granite vanity counter tops  
Elongated commode  
Pedestal sink & decorative oval mirror in powder room

### Builder Quality

Quality Builders Warranty Corporation® - One year workmanship, 2 year systems & 10 years of structural coverage  
Award winning home warranty department  
Member of Greater ATL Home Builders Assoc.

### Exterior Finishes

Upgraded handle set with deadbolt  
Quality exterior paint  
Professional landscaping  
Pretreat termite system  
Tilt-in Easy Clean vinyl single hung windows  
5" seamless gutter with down spouts  
Fiber cement siding & trim  
Brick exterior (per plan)  
3/4-lite front door  
Lawn irrigation system (controlled by HOA)  
Architectural 30 year roof shingle

### Quality Features

10' ceilings at the 1st floor & 9' ceilings at the 2nd floor per plan  
Designer black finish lighting package  
150 amp service  
Ceiling fan in Great Room & Owner's Suite  
Hardwired smoke detectors in every BR w/ battery back-up  
Carbon monoxide detectors  
Electric dryer outlet  
Smart garage door opener with two remotes  
Concrete front and back porch, driveways & sidewalks  
50 gallon water heater  
3/4" tongue & groove - screwed & glued down sub floor  
Fully engineered roof trusses & floors  
Quality interior paint with accent door color

### Energy Package

R-38 insulation blown in attic of living areas  
R-13 wall insulation  
R-19 insulation in vaulted living areas  
17-SEER heating & air conditioning system (zoned)  
Programmable thermostats (zoned per plan)  
Low-E 366 High energy efficient windows  
HVAC Blower door testing

\*depending on floorplan

Revised April 2024