



Graceton Farms

Exterior Highlights

- Hardi Board Fiber/Cement Siding with Stone, Brick or Shakes for Exterior Accents
- Low Maintenance Vinyl Soffit & Fascia
- Vinyl Low E Rated Double Pane Windows
- 30 Year Architectural Shingles
- Sodded Bermuda Lawns Front, Sides & Back
- 4 exterior flood lights
- 5" Aluminum Gutters & Downspouts
- A Minimum of at Least Two Exterior Weather Proof Electrical Outlets
- 2 exterior water hose connections at the Garage and back
- Carriage Style Garage Doors with Hardware Automatic Openers & Remotes
- All plans to have covered porches with the "OPTION" of an Outdoor Fireplace.
- Custom made Shutters
- Choice of Window Grid Pattern on Front Windows
- PVC, No rot square or tapered column

Interior Highlights

- 9 Foot Ceilings on First Floor
- Dramatic Vaulted or Volume Ceilings Per Plan
- Stack Stone or Brick Fireplace Surround
- Hardwood Flooring in Foyer, Dining Room, Kitchen & Breakfast & Halls
- Smooth Finished Painted Ceilings
- Bronze Finished Door Knobs, ORB/Brush Nickel
- Raised Panel Craftsman Style Interior Doors
- Ventilated Wire Shelving in All Closets
- Exclusive Upgraded Trim Package
- Tile Floors Baths & Laundry
- Tile Separate Shower in Master Bath
- Soaking Tub in Master Bath with Tile Surround
- Elongated Toilets in all Baths
- Cabinet or Pedestal Sink in Half Bath
- Granite Countertops in All Bathrooms

Interior Highlights

- Master Bathroom will have Double Vanities
- Iron Spindles Used on Interior Stairs, Iron/Wood
- Granite Countertops in Kitchen
- Stainless Steel Under Mount Kitchen Sink
- Custom Designed Cabinets
- Tile Backsplash in Kitchen
- Carpet - \$14 / Yard \$16
- Stub Out for Future Plumbing in Basement
- Smoke / Carbon Detectors with In-Line Wiring & Battery Backup
- Security System (excluding windows) Pad, Smoke Detectors & Heat Sensors & Motion Detectors
- Wired for Technology with Telephone & Cable
- Ceiling Fans In Family Room, Master Bedroom, and Covered Porch are Included; All Other Bedrooms Will Be Wired ' Braced, and Switched Only
- Lighting - 2800 Tile: \$2.00 square foot
- Appliances - 2300 Materials Only Group A Granite

Energy Efficient Features (Total Electric)

- "Low E" Rated Windows
- Clean & Energy Efficient EMC Electricity
- Two 40 GAL Elec. Water Heater
- R-13 wall batts
- R-38 Blown Insulation in the Attic
- High Efficiency 14 Seer Air Conditioner with Digital Thermostat
- Total Elec/Option to Bury Propane Tank

Neighborhood Information

- Underground utilities
- Overhead street lights
- Protective Covenants & Restrictions
- Homeowners Association
- Sidewalks to the Town of Turin
- Close to Interstate / Hospital / Peachtree City

*Information believed accurate, but not warranted. Subject to change without notice.



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