

NEW CONSTRUCTION HOMES

IN BIG CANOE[©]

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From left to right: Jesse, Lauren, Jimmy and Andrew



Our Story

Andrew Carruth and Lauren Merritt, Principals of Loren Homes

You could say we were born into residential construction as our family has been building homes for three generations. Our grandfather started the legacy in Macon, Georgia and taught our father, Mark Carruth, the trade after he graduated from the University of Georgia. He worked diligently to learn the art of nurturing relationships during the building process, consistently delivering a quality built house that became a home to numerous clients throughout the years.

After a few years, our father thought it was time to spread his own wings so our family moved to the north Atlanta suburbs where he founded Loren Construction in the early 1980's. Loren Construction completed several residential projects in Roswell, Marietta and Kennesaw, then had the opportunity to partner with Arvida Corporation as a member of their builder group. In doing so, Loren Construction became an integral part of a string of successful developments in the northern suburbs of Atlanta and communities such as Country Walk in Powder Springs and many subdivisions in the Towne Lake area of Woodstock. Under his direction, Loren Construction quickly earned a reputation as a customer-focused homebuilder with an unmatched desire to deliver a superior product and provide an unparalleled experience for buyers. This philosophy opened the door to a new partnership with Cousins Properties in the late 1990's which allowed them to participate in a new builder group that delivered homes in award winning communities such as Bentwater and Seven Hills in Acworth, Georgia.

My sister Lauren and I grew up during these formative years, and we were able to witness our father's dedication to both his customers, and his team, firsthand. We saw the long hours, the willingness to work alongside vendors to solve problems, and the sincere interest he took in his customers lives and families. To Lauren and I, his team members were like extended family, and while growing up we had various opportunities to work alongside our adopted "aunts" and "uncles" and learn from them. Lauren made it official by joining Loren in 2007, and I followed suit in 2015. Since that time, our mission has been to continue our father's philosophy for Loren to the best of our ability. In 2018 we rebranded Loren Construction as Loren Homes, which marked the official handoff from our father, and the beginning of our opportunity to continue his legacy.



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Loren Homes Builder's Standard Features

Category	Description	Manufacturer
Service	Loren 1 year warranty; customer home orientation upon completion and 2 warranty appointments during the first year	
Garage	Attached to house	Overhead door
	Overhead wires for door opener	
	Electrical per plan- includes outlets per code; ceiling fixtures to come from lighting allowance	
	Carriage style insulated door, hardware & openers included	
	Interior drywall, trim and painted including ceiling	
Roofing	Certaiteed Landmark architectural shingles	Certaiteed
	Shingles with soft underlayment	
	Weathered wood- neighborhood color	
HVAC	14ACX single stage air conditioner with 5 year compressor & parts warranty	Honeywell
	80% AFUE furnace with 20 year heat exchanger warranty and 5 year parts warranty	
	Honeywell programmable pro series thermostat	
	System size applicable to sq footage. For basement plans: 2 systems (heat pump in basement). For slab plans: 1 system zoned for main floor & bonus	
Electrical	Electrical to code/plan	
	Bath vent per plan/code	
	Door chime	
	Kitchen- disposal outlet + disposal air switch + disposal	
	Block, wire & switch for ceiling fans in all bedrooms & family room (& covered porch on basement plan)	
	Gas supply line for cooktop	
	220V electric for washer/dryer	
	Lights in all walk in closets	
	Weather proof outlets porches/patios	

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Category	Description	Manufacturer
Plumbing	Delta plumbing fixtures, including a high arc pull out kitchen faucet, 8" spread faucets in baths; coordinating shower/tub trim. Finish is matte black	
	2 exterior hose bibbs with interior shut off valves	
	Elongated comfort height toilets in all bathrooms	Western
	50 gallon water heater w/ recirc pump	AO Smith
Tile Work	To ceiling tile surround- master shower & secondary bath shower walls	Interceramic
	Tile on master bath floor, secondary baths floor	
	Tile backsplash in kitchen, between countertop & upper cabinets & up to the bottom of the range hood	
	Tile seat included in master shower	
	Shampoo niches in all showers	
Flooring	Mannington Restoration Collection laminate entire house other than terrace bedrooms, baths & laundry	Mannington
	Shaw carpet in terrace bedrooms	
Fireplace	42" ventless fireplace with wall switch and gas logs interior & exterior	
	Masonry floor to ceiling	
Millwork & Lockout	7.25 baseboard on main floor and terrace	
	No crown molding	
	Hollow core paint grade molded interior doors	
	Vinyl single hung windows or fixed windows per plan, in sandtone	
	1x4 door casing, doors & windows	
	Shiplap floor to ceiling in all baths	
	Fiberglass front door, style set by elevation, paint grade	
	Other exterior doors- steel	
	Lockout- Schlage front door handleset; interior door levers	
	White oak stair treads & landing with painted risers; iron balusters	
Cabinets & Tops	Shaker door kitchen cabinets, wood dovetail, full overlay with crown	
	Double trash pull out included	
	Hardware included	
	Cushion close/soft close drawers and doors	
	Vicostone quartz in kitchen & all baths	
	All sinks undermount: Blanco silgranit single bowl sink in kitchen; white ceramic rectangular sink in baths	
	Raised height vanities throughout home (35" tall cabinet)	
	Laundry room includes cabinets over washer & dryer	
	Framed decorative mirrors in all baths	
Shower glass	Owners' bath & secondary bath on main floor- frameless; handles & hinges to match plumbing trim color	

Category	Description	Manufacturer
Paint	Sherwin Williams flat latex wall paint- all drywall surfaces	
	All wood trim painted with semi-gloss latex enamel	
	Smooth ceiling finish painted in wall color or white	
Shelving	Solid melamine closet systems in pantry; wire elsewhere	
Lighting	Recessed can lights included per plan	
	Decorative lighting package included	
Appliances	GE Café 30" Combination Double wall oven with convection & advantium technology	GE Café
	GE Café stainless interior dishwasher with hidden controls	GE Café
	36" GE Café built in gas cooktop	GE Café
	GE Profile under cabinet hood	GE Café
	Side by side counter depth fridge	GE Café
Exterior Finishes	Masonry per plan - Tennessee fieldstone	Horizon/General Shale
	Painted cement fiber siding, metal returns per plan	Allura
	Aluminum gutters w/square aluminum downspouts	
	Miratec prepainted shutters per plan	
Energy Saving	Programmable thermostat (2)	
	Efficient hot water tank w/ hot water recirculation	
	Insulated garage door	
	Homes built to C.A.B.O. specifications	
	Ceiling - R30 rated insulation	
	Exterior Walls - R13 rated insulation	
	Floors - R19 rated insulation	
	Blower door/duct blast test performed on every home	
Energy caulk/foam package		
Termite	Pestban bait stations & internal tubing	
Waterproofing	Waterproofing foundation	



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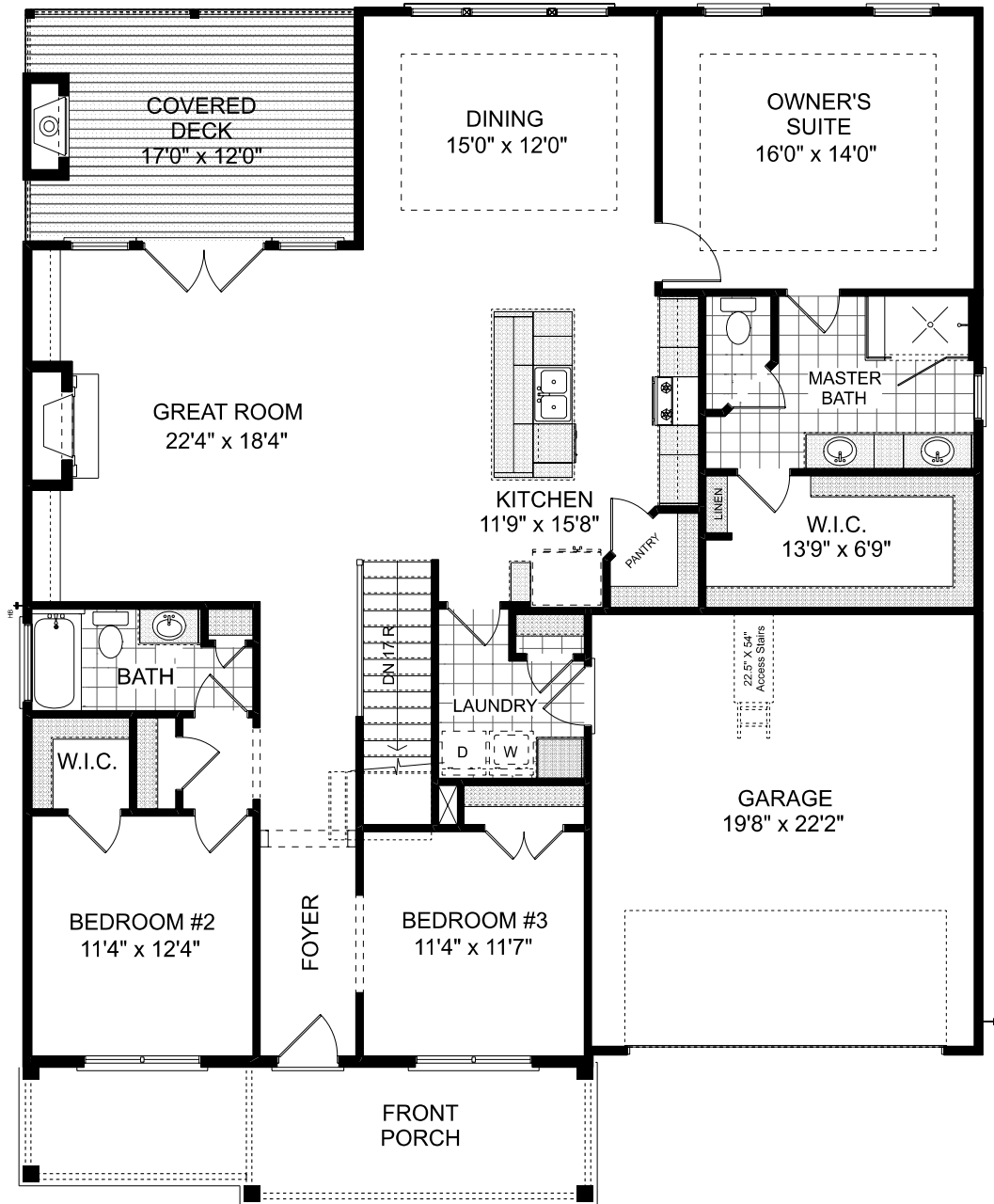
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46 Sycamore Trail - Floorplan



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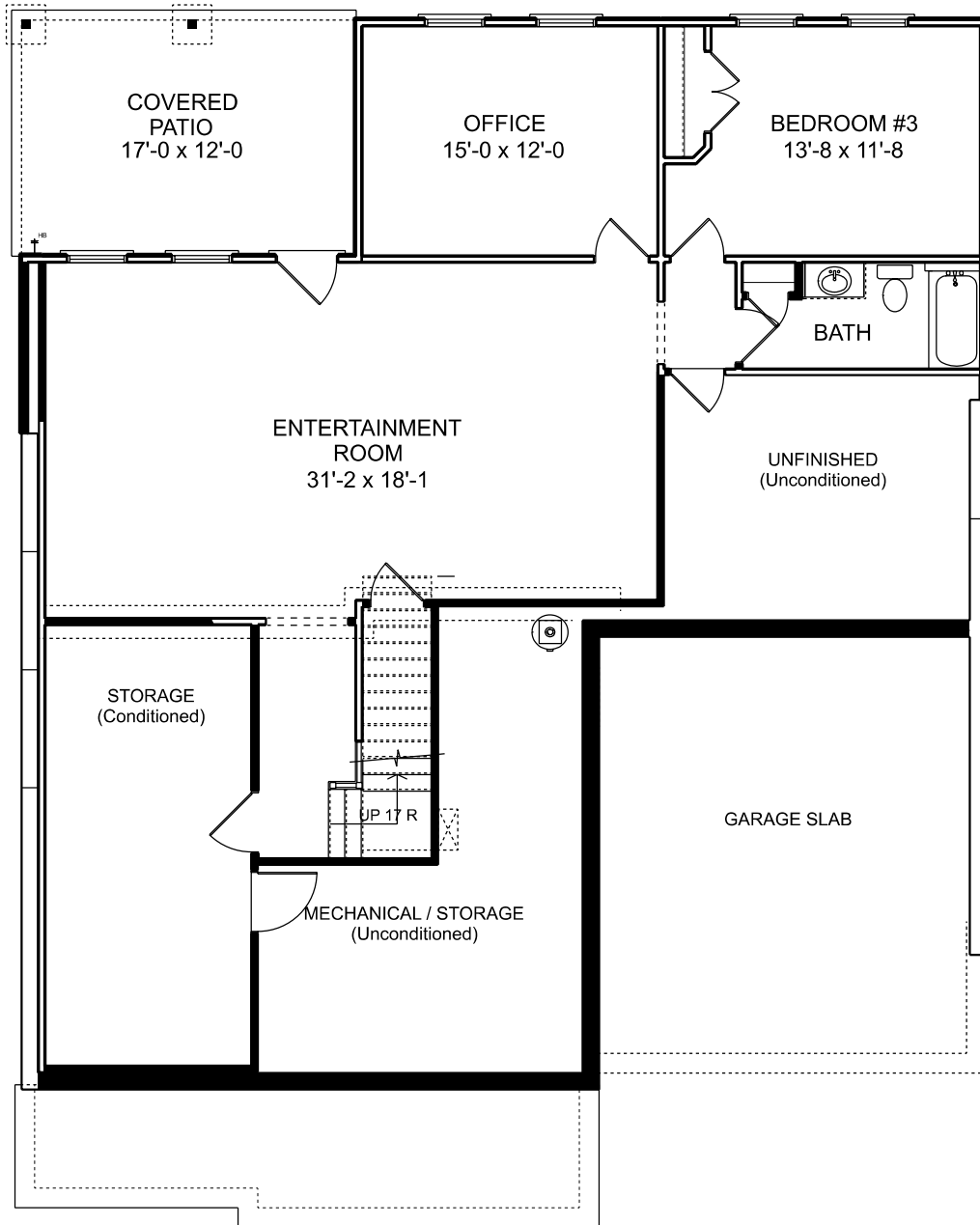
BIG CANOE 46 Sycamore Trail - Floorplan



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BIG CANOE 46 Sycamore Trail - Floorplan









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46 Sycamore Trail Design Selections



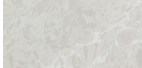



Exterior Finishes

Stone	Tennessee Fieldstone with gray mortar	
Siding	Porpoise SW7047 *flat finish	
Shake	Porpoise SW7047 *flat finish	
Trim	Anonymous SW7046 **Satin finish***	
Front door	Cypress Moss SW3041	
Shutter color	Cypress Moss SW3041	
Gutter	Dark bronze	
Roof	Weathered Wood architectural shingles	
Vinyl window color	Sandtone	
Cedar stain	TBD	
Garage door	Anonymous SW7047	
Front porch finish	Brushed concrete with matching stone border	

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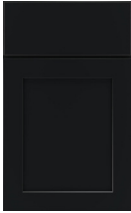




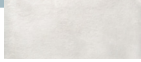
Kitchen

Surround (including hood)	Ingalis painted white	
Hardware	Annadale cup pull MB 96mm drawers; Pull 435L-MB doors	
Island	Ingalis Icy Avalanche	
Quartz	Icelake (Hearth)	
Sink	Blanco precis single bowl in anthracite	
Kitchen faucet	Essa MB	
Kitchen backsplash	Zellige Pearl 2 x 8	
Kitchen backsplash layout	Staggered horizontal	

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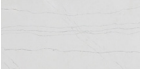


Owners bath

Vanity cabinets	Ingalls black	
Hardware	Key Grande Cabinet bar pull 5128-Pull drawers; 2" key grande cabinet T knob doors 51. Finish- matte black/SN	
Quartz	Arabescato (Hearth) with undermount white rectangular sink	
Plumbing fixtures	Delta Ashlyn series (8" spread for vanity & 2-in-1 shower head)	
Shower wall tile	Rainforest white 8 x 24, to ceiling	
Shower wall pattern tile	Stagger 1/3 horizontal	
Shower floor tile	River Rock urban blend sliced	
Shower grout	Oyster gray	
Bath floor tile	Rustica plains 24 x 24	
Shower glass	Frameless with black handle & hinges	
	Shiplap all walls, floor to ceiling	

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46 Sycamore Trail Design Selections






Main floor secondary bath

Vanity cabinet	Ingalis painted black	
Hardware	Key Grande Cabinet bar pull 5128-Pull drawers; 2" key grande cabinet T knob doors 51. Finish- matte black/SN	
Quartz	Luce di luna (Hearth) with undermount white rectangular sink	
Plumbing fixtures	Delta Ashlyn series (8" spread for vanity)	
Tub walls tile	4 x12 white polished	
Tub wall pattern	Staggered horizontal to ceiling	
Tub wall grout	Bright white	
Bath floor	Farmhouse gunstock gray 12 x 24 with driftwood grout	
	Shiplap all walls, floor to ceiling	

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Terrace secondary bath

Vanity cabinets	Ingalis painted black	
Hardware	Key Grande Cabinet bar pull 5128-Pull drawers; 2" key grande cabinet T knob doors 51. Finish - matte black/SN	
Quartz	Luce di luna (Hearth) with undermount white rectangular sink	
Plumbing fixtures	Delta Ashlyn series (8" spread for vanity)	
Tub walls tile	4 x 12 white polished	
Tub wall pattern	Staggered horizontal to ceiling	
Tub wall grout	Bright white	
Bath floor	Farmhouse gunstock gray 12 x 24 with driftwood grout	
	Shiplap all walls, floor to ceiling	

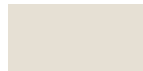

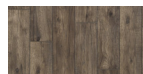
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46 Sycamore Trail Design Selections

Laundry

Cabinets	Ingalis painted white	
Hardware	Annadale pull 435L-MB	
Floor tile	Vintage brick white hex with cape gray grout	




Other interior details

Wall paint	Shoji White 7042	
Ceiling paint	Ceiling white	
Trim color	Pure White 7005	
Stain for white oak stair parts	Match floor	
Built ins (great room) paint	Anew Gray 7043	
Shiplap - dining, laundry	Pure White 7005	
Shiplap - baths	Pure White 7005	
Laminate flooring	Entire main floor other than baths & laundry; terrace level - all but baths & bedrooms; Hillside Hickory Stone	

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Other interior details

Carpet	Terrace bedrooms; Fresh Outlook Driftwood 00775	
Shelving - pantry	Solid melamine	
Shelving - other	Wire	
Fireplace on deck	Raised hearth; same as interior fireplace stone, floor to ceiling with raised hearth no mantle	
Fireplace - great room	See picture to the right	
Fireplace in great room	Horizon Hermitage handcrafted floor to ceiling with Shelby Tan mortar	
Mantle in great room	Stain grade box straight	
Mirrors - all	Black framed mirrors	
Built ins great room - Hearth	Full bookcase	



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