



# “Distinctive Features”

## COMMUNITY:

- Covenanted Community (w/HOA's)
- Schools:
  - Quail Run Elementary
  - Thomson Middle
  - Northside High
- Underground Utilities
- Streetlights
- Easy Access to RAFB and all conveniences, located in the HUB of Warner Robins

## YARDS:

- Professionally landscaped & fully sodded yard
- Full yard Irrigation

## EXTERIOR FEATURES:

- Brick (Front)
- JamesHardie HardiePlank
- Designer porch columns (per plan)
- 30-year Architectural Roof shingles
- Covered Front Entry
- Covered Back Patio/Porches (per plan)
- Two Car Garage w/automatic garage doors & remotes
- Front and rear electrical outlets & hose bibs
- Vinyl Insulated Windows



### INTERIOR FINISHES

- 9 foot ceilings main floor (per plan)
- Oil Rubbed Bronze or Brushed nickel door hardware
- Oil Rubbed Bronze or Brushed nickel plumbing fixtures (Delta Brand)
- Lighting fixtures
- Textured Ceilings
  - Trey, Vaulted, and Coffered Ceilings (per plan)
- 4" Crown Molding
- 5 ¼ Baseboards
- Ceiling fans in family room and all bedrooms
- Cheyenne Style Interior Doors
- Gas Fireplace
  - Granite surround (per plan)
  - Stacked Stone (per plan)
  - Decorative custom wooden mantels (per plan)
- Hardwoods staircase
- Chair rail and shadow box trim in dining room
- Custom Built-ins (per plan)
- Custom cabinets with hidden hinges, brushed nickel or oil rubbed bronze knobs, will be gentleman's height in all bathrooms with granite vanity tops
- Comfort height toilets
- Jetted Bathtubs
  - w/Ceramic Tile surround
- Framed glass showers w/Ceramic Tile (w/decorative niches and rainfall designs - Master Bathroom only)
- Decorative Rod Iron Balusters on Balcony and Stairs
- Wire Shelving in Closets and Pantry
- LED Lighting where applicable



### INTERIOR FINISHES

- Laundry room custom cabinets and SS laundry sink w/ granite countertops
- Propane/Natural Gas

### FLOORING

- Hardwood Floor in Great/Keeping Room, Formal Dining Room, Hallway (downstairs) and Stairwell
- Ceramic Tile in Kitchen, Eat-in, and Powder Room
- Large Ceramic Tile in all Bathrooms and Laundry Room
- Plush Carpet in all Bedrooms

### CUSTOM KITCHEN

- Custom Design Cabinets
- Choice of Wood Colors
- Granite Countertops with 3" Backsplash
- Walk-in pantry
- LED Lights in All Areas
- Stainless Steel Undermount Sink
- Under Cabinet Lighting
- Garbage Disposal
- Ice Maker Hook-up
- Whirlpool Stainless Steel Appliances
  - 36" Gas Cooktop
  - Single Wall Oven
  - Dishwasher
  - Microwave
  - Trim Kit



- Tile Backsplash

### **TECHNOLOGY & EFFICIENCIES**

- Ground fault interrupter circuits in wet areas
  - Hardwired smoke detectors with battery backup
  - Cellulose Insulation
  - Double pane tilt in windows with Low E glass
  - Fold Down Stairs to Attic
  - Pre-wire for TV and Phone Outlets
  - Rinnai Tankless Water Heater
- Programmable digital thermostat

### **EXPERIENCE THE DIFFERENCE CUSTOMER SERVICE WITH THE DAVID HODES TEAM:**

- Pre-Construction Conference
- Pre-closing Home Presentation
- Termite Bond Certified
- Professional Home Builder