



FEATURES & AMENITIES

LIVE. CONNECTED. *Simply.*

EXTERIOR CONSTRUCTION

- Concrete Composite Siding
- Brick or Stone Front Accents (Per Plan)
- Ashler Stone (per elevation)
- True Divided Lite Wood Windows (front)
- Maintenance Free Windows (sides & rear)
- Custom Stain Front Door with 10" Transom
- 3 Tab Shingles with 20-Year Warranty including porches

ENERGY EFFICIENCY

- Low E Double Pane Windows
- Insulation: R38 Ceilings/R13 Walls
- Dual 13-Seer HVAC Systems
- Two Programmable Thermostats
- Low Flow Toilets
- Energy Star Appliances
- 50 Gallon Energy Efficient Water Heater

INTERIOR FEATURES

- 9' Ceilings on First Floor, 9' Ceilings on Second Floor
- Direct Vent Fireplace with Gas Logs
- Cultured Marble Countertops in all Baths
- Elongated Toilets
- Master Shower with Tile Walls, Floor and Buttress Walls
- Drop-in Soaking Tub With Tile Surround in Master
- Fiberglass Tub/Shower in Full Baths
- Pedestal Sink in Powder Bath
- Partial Frameless Shower Door
- Hardwoods in Extended Foyer, Kitchen/Breakfast, and Powder Room
- Carpet in Bedrooms, Upstairs Hall and Stairs
- Tile flooring in all Bathrooms
- Vinyl flooring in Laundry
- 6 lb Carpet Pad

Electrical

- 200 Main Panel Box
- Pre-Wired for Wall Mount TV Above Fireplace
- Flood Light; Front & Rear
- Ceiling Fan in Master Bedroom & Family
- Wired & Braced for Fan in Secondary Bedrooms
- Cable in All Bedrooms & Family
- Phone Outlets in Kitchen, Master & Family
- Garage Door Openers
- Recessed Can Lights in Master Shower and Vanity
- Recessed Can Lights in Breakfast Area
- Security System

Kitchen

- Staggered Cabinets with Crown Trim
- Granite Countertops
- Under Mount Stainless Sink
- Tile Backsplash
- Stainless Steel Appliances: 30" Built in Oven, Microwave, 36" Natural Gas Cooktop & Dishwasher
- Garbage Disposal

Trim

- 2 Panel Interior Doors
- Fireplace Mantle with Marble Surround
- 5 1/4" Baseboards on Main Level
- 3 1/4" Baseboards in Upstairs Bedrooms
- Shadow Boxes in Dining Room
- Crown Molding in Foyer, Kitchen, Living Area and Master Bedroom
- Satin Nickel Door Knobs, Lighting and Plumbing
- Open Rail with Iron Pickets

Paint

- Sherwin Williams Paint:
- Walls - Canvas Tan
- Trim - Pearly White
- Ceiling - Pearly White

AMENITIES

- Jr. Olympic Pool
- 1.5 Acre Community Lake
- Maintenance Free Front Yard
- Community Clubhouse
 - 24 hour Fitness Facility
 - Full Kitchen
 - Great Hall with fireplace
 - Office
 - Huge Entertaining Deck
- Outdoor Fireplace Lounge
- Outdoor Kitchen
- Community Parks within the Community
- Kids Playground
- Walking Trails
- Front Porch Community - every home has a front porch
- Dog Friendly

AT&T Wireless Community

770.254.5412  SmyrnaGrove.com

*All features are subject to error or change without notice 