

Convenient Location

- Award Winning Hillgrove High School District
- Close to downtown Marietta with shopping and dining
- The Avenues at West Cobb
- Glover Park Concert Series on the Marietta Square
- Near Lost Mountain Park, Jim R. Miller Park, and Mudcreek Park
- Silver Comet Trail
- Kennesaw Mountain National Park
- Fox Creek Golf Course & Driving Range, Legacy Golf Course
- Town Center Mall
- City Club Marietta
- Kennesaw State University
- Easy Access to Major Highways (I-75, I-285, and East-West Connector)

Resort Style Amenities

- Luxury pool with cabana
- Two lighted tennis courts
- Outdoor pavilion with full kitchen and entertaining area plus fireplace
- Outdoor fire pit gathering area
- Natural lake with fishing pier and fountain
- Children's playground area
- Community owned, 1/2 mile walking and fitness trail

Warranty and Customer Service

- Your new PMC home is backed by over 3 decades of experience in building quality homes
- Comprehensive quality assurance inspections throughout the entire building process
- A personal homeowner orientation and pre-delivery inspection prior to closing
- 30 day and 11 month follow-up inspections by homeowner
- One (1) year warranty on the home being free of defects and workmanship
- Ten (10) year warranty on any major structural defect



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Exterior Details

- Architecturally controlled community with pre-selected exterior color packages to enhance visual harmony of the community
- Exterior elevations professionally designed and feature: Brick, cultured stone and shake facade with brick or stone water table on front and sides complimenting fiber-cement siding on sides and rear*
- Upgraded exterior trim packages*
- Quality architectural, self-sealing shingles in specially blended colors (30 year warranty)
- Pre-finished maintenance free aluminum gutters and downspouts with splash guards
- Baked enamel metal roofing*
- Pre-finished vinyl shutters for windows*
- Fiberglass insulated front entry doors with adjustable weather stripping and satin nickel appearance front door grip set and dead bolt
- Low-E vinyl windows on main and second floor, screens provided on all operating windows
- Low E Garden door from the kitchen/eating area*
- Quality durable caulking around all windows and doors
- Embossed steel, carriage style, sectional roll-up garage door with heavy duty, long life, rust resistant door hardware and power door opener
- Passive attic ventilation system
- Deluxe professionally designed front landscape package
- Lot sodded four sides*** and graded to the requirements of the Municipality
- Front lawn irrigation
- Secure dead-bolts and entry resistant framing, hinges and striker plates, reinforced with extra long screws on all exterior doors and additional blocking on all exterior door jams
- Poured concrete patio or pressure treated wood deck on homes with basements (Approximately 120 square feet in size)
- Subdivision to have paved roads, sanitary and storm sewers and municipal water
- Two Exterior Water Taps, one located at garage side, one located at the rear of home
- Poured concrete driveway (with control joints) sloping to the street and concrete walkway from the driveway to the front entrance door
- Bora-Care® Termite protection

Interior Details

- 9' high smooth finish ceilings on the main floor, except in areas where architectural design, mechanical or duct work require heights to be lowered (8' or 9' ceiling on second floor)*
- Stained oak handrails with twist/double twist wrought iron pickets on main staircase
- Molded panel, smooth finish, "Carrara style", interior passage doors
- Satin nickel or bronze finish color, lever style, interior door hardware with matching hinges
- 36" direct vent, gas fireplace with slate surround and wood mantel*
- 5' tall "Craftsman style" wainscoting in dining room
- 5" cove, crown molding in foyer, family room, living room, dining room, kitchen/breakfast room, owner's suite and main floor hall
- Quality upgraded 5 1/4" baseboards throughout main and second floor
- Quality upgraded 3" casings on all doors, straight archways and windows (throughout main and 2nd floor)
- Vaulted Ceilings* and Trey Ceilings*
- Hardwood flooring in foyer, powder room, owner's entry, kitchen/breakfast area, dining room and main floor hall**
- Quality imported ceramic floor tile in all full bathrooms and laundry room **
- Shaw® quality carpet with 6 lb. underpad throughout non tiled or areas without hardwood, on the main and second floor
- Designer upgraded interior light package in choice of satin nickel or bronze finish
- 200 AMP electrical service
- "Decora" style switches and plugs throughout
- Ceiling fan with light in owner's bedroom and family room
- Wire and brace for ceiling fans in bedrooms & loft*
- Upgraded, latex paint throughout. Homeowner's choice of one color**
- All interior doors and trim are to be painted semi gloss white latex
- Phone outlets in family room and owner's suite
- Cable outlets in family room, all bedrooms, and loft
- Custom built valet bench in owner's entry

Gourmet Kitchen

- "Lifestyle Designed" custom quality kitchen cabinets, with 42" kitchen cabinets and crown molding **
- Granite countertop(s) (Group A) with choice of colors **
- Imported tile backsplash (Group A) with choice of colors **
- Stainless steel Whirlpool® appliances, 4 cycle dishwasher, built-in double oven, 30" cooktop gas, and microwave/range hood combination - vented to exterior of the home
- Built-in garbage disposal
- Recessed lighting in kitchen work area
- Quality stainless steel, double compartment undermount sink with Delta® "Palo" chrome single lever pull out faucet
- Pre-plumbed for icemaker

Owners Suite and Bath

- Vaulted and trey ceiling*
- Cultured marble vanities include double sinks with Delta® "Lahara" chrome faucets and backsplash
- Quality designer raised cabinets with European style hinges and pull out drawers where applicable**
- Separate fully tiled shower with chrome framed clear shower walls, door, and recessed light
- Recessed shampoo cubby in en suite shower
- Tiled bench in ensuite shower*
- Garden tubs with tile surround and deck and chrome deck mounted Delta® "Leland" faucets
- Quality imported ceramic tile flooring (Grade A)
- Pressure balanced scald control shower valve
- Elongated, comfort height commode
- Walk-in closet with double hanging ventilated shelf (on one wall)*

Bathrooms and Laundry

- Powder room with upgraded rectangular pedestal sink and framed mirror
- Quality imported ceramic floor tiles in main, secondary baths and laundry room**
- Raised cabinet height in all bathrooms
- Elongated comfort height commode

Bathrooms and Laundry (continued)

- Cultured marble vanities with backsplash in main and secondary bathrooms, with Delta® "Leland" chrome vanity faucets*
- Fiberglass tub/shower in secondary bathrooms*
- Pressure balanced scald control shower valve in all bathrooms with showers
- Hot and cold water niche with drain hook-up for washing machine and exterior vent for dryer in the laundry room*

Quality Construction and Energy Efficiency

- Energy efficient insulated, double pane vinyl Low E windows
- R-30 insulation in ceiling and sloped areas
- R-19 in living area above garage
- R-13 in exterior walls
- Passive attic ventilation system
- Housewrap - blocking air infiltration and creating a moisture barrier
- Honeywell® programmable thermostat on each heated floor
- Carrier® central air conditioning unit
- Carrier® energy efficient gas furnace
- 50 gallon gas hot water heater
- Energy efficient low flow, water saving toilets and shower heads. Low flow aerators on all faucets
- Quality PEX plumbing water lines
- Quality engineered floor system on main and second floor
- Pre-engineered Roof truss system
- Smoke detectors and carbon monoxide detectors on each floor
- Energy efficient lighting (installed where possible)