

103 PINELAND CIRCLE FEATURES LIST
4 BEDS 2.5 BATHS 2,689 SQFT

Features

7" Baseboards: on first floor and 5" baseboards on second floor.
Crown molding (4 5/8 inches) on first floor.
Wood shelving in all of the closets.
Custom wood trim package in the master bedroom closet.
Waines coting trim in entrance hallway and dining room.
Gas fire place with stone or wood mantle, with stone profile.
9' foot smooth ceilings first floor and 9' ceilings on the second.
Upgraded trim package, 445 casing around windows.
Geldwin Single hung vinyl windows .
Cement siding and cultured stone per plan.
Screened Porch with ceiling Fan.
Cabinets "White" or "Macon" Antique white with chocolate glaze cabinets in kitchen and full bathrooms.
Oil Rubbed bronze hardware.
Countertops granite in kitchen, bathrooms and laundry.
3rd **FLOOR WALKUP ATTIC**
Unfinished with plumbing for full bath roughed in.
8 foot 2 panel doors on 1st floor & 2nd floor.

Appliance Package

GE stainless steel appliances: Dishwasher, microwave and gas range.

Lighting

Bronze lighting package for dining room, kitchen and bathrooms.
All bedrooms wired for ceiling fan and light.
All bedrooms wired for cable.

Audio & Security

SFI, Inc system and data port box. 5.1 surround sound wiring ONLY, in family room and bonus room. In home stereo connections in kitchen, Dining Rm and Screened Porch.
Homes hardwired for security system. All equipment is sold separately.

Plumbing

Moen "Voss" or "Brandford" 4 inch spread in secondary baths. 8 inch spread in master bath. "Arbor" in kitchen.
Bronze plumbing fixtures. Laundry room sink.

Flooring

Hardwoods- Site finished 3.25" x White Oak hardwood on first floor, stairs and second floor hallway.
Berber or cut pile carpeting with a 6lb pad in the bedrooms.
Custom tile in all full bathrooms, laundry room & kitchen backsplash.
Master bathroom with stand alone tub with tile surround and shower.

Landscaping

Bermuda Sod on entire yard.
Wood privacy fence from back corners of house to back property lines.
Shrubbery around front and sides.
Stamped concrete patio custom roughly 12 x 12. 12 x10 Deck.

Carriage style garage door with opener.
Garages finished with sheetrock and trim. No paint.

Dual Zone Energy efficient ac units. Gas furnace on 1st floor.
Heatpump on 2nd floor.
Gas connection for Grills off patio.
LP TechShield radiant barrier Roof Decking.
Zip Board House Wrap System.
Sealed Crawl Space.