

## Quality Features



# EDENWOOD

### INTERIOR DESIGN

- Exciting Open Floor Plans with lots of Natural Light
- 9 Foot Ceilings on 1st Floor—Volume Ceilings Per Plan
- 42" Fireplace w/Gas Starter, Brick/Marble or Tile Fireplace Surround w/Hearth & Custom Mantle
- Oak Hardwood Floor in Foyer, Kitchen and Powder—(Site finished on Basement, Pre-finished on slabs)
- Stained Oak Handrail and Waterford Box Newel, Open Rail Stairs
- Crown Molding in Foyer, Living, Dining, Kitchen, Powder Room, Breakfast, Master Bedroom (per plan)
- Two-Piece Chair Rail in Dining Room
- Quality Carpeting with 6# Rebond Pad (\$12 Allowance)
- Personalized Lighting Fixture Package (Progressive Lighting)
- Ceiling Fan & Light Prewire/Brace in Family Room, Owner's Suite and all Secondary Bedrooms
- Complete Security System on Basement and 1st Floor (per plan)
- Telephone prewire "CAT 5" Kitchen and all Bedrooms
- Cable prewire "RG-6" Family Room, Kitchen and all Bedrooms
- Ventilated Vinyl Clad Closet Shelving
- Brushed Chrome Door Hardware w/Nickel Hinges
- Quality Duron Paint w/Custom Color Selection—One Color Throughout within Builder Standards
- Two Panel Classique Masonite Doors

### KITCHEN

- Granite Kitchen Countertops w/Std. Edge within Builder Standard
- Undermount Stainless Steel Sink w/Delta Pull-Out Faucet
- 42" Maple Style Cabinetry w/Crown Molding and Choice of Stain Color
- Tile Kitchen Backsplash within Builder Standard
- Pre-Installed Icemaker Line
- Garbage Disposal
- Stainless Steel Maytag Appliance Package Including -  
Gas Self Cleaning Range  
Built In Microwave w/Integral Recirculating vent system  
Dishwasher

### SYSTEMS & ENERGY FEATURES

- Low E Wood Insulated Glass Tilt-Sash Windows
- Dual HVAC System w/Two Programmable Thermostats (per plan)
- House Wrap and Sill Sealer at Foundation Walls
- 50 Gallon Natural Gas Water Heater
- CPVC "Flowguard Gold" Interior Supply Water Lines
- Insulation—R-30 in Attic Ceilings and Garage Ceiling under heated area, R-19 in Vaulted Ceilings, R-13 in Basement, R-13 in Exterior Framed Walls
- PESTBAN Built-In Pest Control System

### OWNER'S SUITE AND BATHS

- Tray/Vaulted Ceiling in Owner's Bedroom (per plan)
- Owner's Bath—Separate Shower with Tile Walls w/Clear Glass and Chrome Finish Shower Enclosure
- Owner's Bath— Maple Style "raised height" Vanity Cabinet
- Owner's Bath—Six Foot Garden Tub w/Ceramic Tile Surround
- Steel Bathtubs with Ceramic Tile Surround including Recessed Soap Niche in all secondary Full Baths—Within Builder Standard
- Maple Style Vanity Cabinets in all Secondary Full Baths
- Cultured Marble Vanity Tops All Full Baths—Double Bowl in Owner's Bath
- Delta Chrome Bath Faucets All Baths—"Leland" in Owner's Bath & Powder—"Classic" in Secondary Baths
- Elongated Ceramic Toilets in All Baths

### EXTERIOR AND CONSTRUCTION

- Elegant Traditional Exteriors With a Variety of Brick and Frame Elevations with Shake and Board & Batten Accents
- Poured Concrete Slab and Basement Foundations
- Brick Front Stoop/Porch and Steps (per plan)
- "Hardi-Plank" Pre-Primed Cement Fiber Siding w/50 Year Warranty
- 2-Car Garage with Carriage Style Garage Doors and Garage Door Openers
- Professionally Landscaped and Sodded Front, Side & Rear Yard (disturbed areas only)
- Sprinkler System 3-Zones (Front & Sides)
- Concrete Patio or Pressure Treated Wood Deck—12X12 Standard (per grade & plan)
- Pre-Wired for (2) Exterior Floodlights
- Two Exterior Electrical Outlets and Water Faucets
- Low Maintenance Aluminum Gutters and Downspouts
- 3-Piece Basement Rough-In Plumbing (drain only)
- Decorative Mailbox—Community Standard
- Screens on All Operating Windows
- Quality Simulated Divided Grilles on Front Windows

### WARRANTIES, CONFIDENCE & SERVICE

- \*\*\* HBW\*\*\* 2-10 Year, Insured & Transferable Warranty
- Termite Pre-Treatment with Renewable Warranty
- Professional Design Center for Color & Upgrade Selections—Available Selections Will Vary Based on Stage of Construction
- Pre-Construction and Pre-Drywall Construction Meetings
- Orientation, Walkthrough, Post Closing & Final Review
- All Homes Inspected by Third Party Inspection Service In Addition to Standard Municipal Inspections
- Certified Professional Homebuilder by Greater Atlanta Homebuilders Association



**WATERFORD HOMES**

*"Your Confidence Builder"*