

# HIDDEN CREEK

## INCLUDED FEATURES

*60ft & 80ft lots*

### Outside the Home

- ❖ Cherokee brick or stone accented front exterior with three sides Hardy board (*stone placement limited. see plans*)
- ❖ Vinyl soffit & shutters
- ❖ 20 year warranted 3-tab roof shingles
- ❖ Insulated tilt sash windows
- ❖ Rear concrete patio with cover and ceiling fan
- ❖ Professionally landscaped, fully grassed yard
- ❖ Automatic 4-zone sprinkler system installed
- ❖ Bait system for termites
- ❖ Automatic Carriage style garage doors
- ❖ Gutters for rain control, front & back

### The Kitchen

- ❖ Granite countertops in kitchen
- ❖ Wood stained kitchen cabinetry with flat panel doors
- ❖ Stainless steel under mount kitchen sink
- ❖ Whirlpool **Stainless Steel** appliance package including:
  - Smooth top range
  - Microwave vent hood
  - Dishwasher & garbage disposal
- ❖ 5 inch hand-scraped hardwood flooring
- ❖ Wire pantry and closet shelving

### Dining Room

- ❖ Coffered ceiling in dining room
- ❖ 5 inch hand-scraped hardwood flooring
- ❖ Painted shadowbox trim and crown molding

### Master Bedroom and Bath

- ❖ Ceiling fan with separate switches for the light and fan
- ❖ Trey ceilings (*per plan*)
- ❖ Granite countertops in master bath
- ❖ Master bath features soaking tub with Mohawk ceramic tile surround
- ❖ Shower door

### Master Bedroom and Bath (con't)

- ❖ Tile Flooring in master bath
- ❖ Oiled bronze or satin nickel fixtures
- ❖ Double vanity in master bath with flat panel, stained cabinet doors

### Hall Baths

- ❖ Laminate countertops in hall bathrooms
- ❖ Vinyl floor covering in hall baths
- ❖ Oiled bronze or satin nickel fixtures

### Electrical Package

- ❖ Custom lighting package; brushed nickel or oiled bronze
- ❖ Smoke and carbon monoxide detectors
- ❖ Cable TV outlets in each bedroom & family room
- ❖ Cable TV outlets over fireplaces
- ❖ 2 telephone outlets: 1 in master bedroom and 1 in kitchen
- ❖ Ceiling fan in family room with separate switches for the light and fan
- ❖ Electric, remote controlled fireplaces

### Throughout the Home

- ❖ 2 story foyers and family rooms (*per plan*)
- ❖ 9 ft ceilings on the first floor
- ❖ Arched door ways
- ❖ Vaulted ceilings (*per plan*)
- ❖ 5 inch hand-scraped hardwood flooring in foyer, extended foyer, kitchen and breakfast area
- ❖ Walk-in closets
- ❖ Half hardwood treads and wrought iron stair pickets
- ❖ 2 inch faux wood blinds on all windows, front & back
- ❖ Painted interior carriage style doors
- ❖ Crown molding in formal living room (*per plan*)
- ❖ Painted trim windows downstairs

### Throughout the Home (con't)

- ❖ Tile, brick or stone\* fireplace (*\*available only if stone exterior chosen*)
- ❖ Oiled bronze or satin nickel hardware on interior and exterior doors
- ❖ Sherwin Williams latex wall paint
- ❖ Sherwin Williams high gloss latex trim paint
- ❖ Upgraded carpet selections
- ❖ Vinyl floor covering in laundry room
- ❖ Painted garage interior

### Additional Features

- ❖ One or Two (2) Automatic Garage door openers installed (*per plan*)
- ❖ 13 SEER heat pump and air handling system
- ❖ 50-gallon plus hot water heater
- ❖ R30 loose blown ceiling insulation in flat areas
- ❖ R13 fiberglass wall insulation with backing in exterior walls
- ❖ R19 insulation batts in vaulted ceilings
- ❖ Customer walk-thru before closing
- ❖ 2-10 Home Buyers Warranty Program
- ❖ **\$6,000 closing costs included with preferred vendors:**  
**First Bank or GA Bank & Trust**



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