



INCLUDED FEATURES

Outside the Home

- ❖ Cherokee brick or stone* accented front exterior with three sides Hardy board (*per plan, stone placement limited)
- ❖ Vinyl soffit & shutters
- ❖ 25 year warranted fiberglass architectural shingles
- ❖ Insulated tilt sash windows
- ❖ Rear concrete patio
- ❖ Professionally landscaped, fully grassed yard
- ❖ Automatic 3-zone sprinkler system installed
- ❖ Soil treatment for termites
- ❖ Automatic Carriage style garage doors
- ❖ Gutters for rain control, front & back

The Kitchen

- ❖ Granite countertops in kitchen
- ❖ Wood stained kitchen cabinetry with Crown molding
- ❖ 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

Master Bedroom and Bath

- ❖ Ceiling fan with separate switches for the light and fan
- ❖ Trey ceilings (*per plan*)
- ❖ Fireplace with electric, remote control (*per plan*)
- ❖ Can light over fireplace
- ❖ Granite countertops in master bath
- ❖ Master bath features garden tub with Mohawk ceramic tile surround
- ❖ Shower door
- ❖ Double vanity in master bath
- ❖ Tile Flooring in master bath
- ❖ Oiled bronzed fixtures

Hall Baths

- ❖ Laminate countertops in hall bathrooms
- ❖ Evacore LVT waterproof flooring in hall baths
- ❖ Oiled bronzed fixtures

Electrical Package

- ❖ Custom lighting package; brushed nickel or oiled bronze
- ❖ Smoke and carbon monoxide detectors (per plan)
- ❖ 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 with can lights

Throughout the Home

- ❖ 2 story foyers and family rooms (per plan)
- ❖ Coffered ceiling in dining room
- ❖ 9 ft ceilings on the first floor
- ❖ Arched door ways (per plan)
- ❖ Vaulted ceilings (per plan)
- ❖ 5 inch hand-scraped hardwood flooring in foyer, extended foyer, dining room, kitchen and breakfast area
- ❖ Walk-in closets
- ❖ Open staircases and wrought iron stair pickets
- ❖ 2 inch faux wood blinds on all windows, front & back
- ❖ Upgraded interior doors
- ❖ Shadow box trim and crown molding in foyer, living room and dining room
- ❖ Oiled bronzed hardware on interior and exterior doors
- ❖ Sherwin Williams latex wall paint
- ❖ High gloss latex trim paint
- ❖ Upgraded carpet selections
- ❖ Evacore LVT waterproof flooring in laundry room
- ❖ Painted garage interior
- ❖ Metal top bay windows



Belmont Glen

Included Features cont'd.

- ❖ 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
- ❖ **\$2,000 closing costs included with preferred vendors:**
State Bank & Trust, South State, or Fidelity Bank



FAIRCLOTH H.O.M.E.S of Savannah



Mortgage



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MORTGAGE**

