

# Mossy Hollow

## INCLUDED FEATURES

### Outside the Home

- ❖ Cherokee brick or stone water table with three sides vinyl
- ❖ Vinyl soffit & shutters
- ❖ 20 year warranted 3-tab roof shingles
- ❖ Insulated tilt sash windows
- ❖ Rear concrete patio
- ❖ Professionally landscaped, grassed yard to the back corners of the house
- ❖ Automatic 2-zone sprinkler system installed
- ❖ Soil treatment for termites
- ❖ Automatic Carriage style garage doors

### The Kitchen & Breakfast Area

- ❖ 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
- ❖ Evacore LVP waterproof flooring
- ❖ Wire pantry and closet shelving

### 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
- ❖ Double vanity in master bath
- ❖ Evacore LVT flooring
- ❖ Oiled bronzed or satin nickel fixtures

### Hall Baths

- ❖ Laminate countertops in hall bathrooms
- ❖ Evacore LVT waterproof flooring in hall baths
- ❖ Oiled bronzed or satin nickel 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
- ❖ 2 telephone outlets: 1 in master bedroom and 1 in kitchen
- ❖ Ceiling fan in family room with separate switches for the light and fan

### Throughout the Home

- ❖ 2 story foyers and family rooms (*per plan*)
- ❖ Trey ceiling in dining room
- ❖ 9 ft ceilings on the first floor (*per plan*)
- ❖ Arched door ways (*per plan*)
- ❖ Vaulted ceilings (*per plan*)
- ❖ Evacore LVP waterproof flooring in foyer & dining
- ❖ Walk-in closets
- ❖ Wood stair pickets and half treads
- ❖ Upgraded interior doors
- ❖ Shadow box trim and crown molding in dining room
- ❖ Oiled bronzed or satin nickel hardware on interior and exterior doors
- ❖ Sherwin Williams latex wall paint
- ❖ Sherwin Williams high gloss latex trim paint
- ❖ Evacore LVT waterproof flooring 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-through before closing
- ❖ 1-yr Builder Warranty
- ❖ **\$2,000 closing costs included with preferred vendors: South State Bank or Fidelity Bank**



Faircloth Homes' standard features are specific to each floor plan and may vary accordingly. We reserve the right to modify floor plans, product specifications, pricing, etc. without notice. Information contained herein subject to errors and/or omissions.

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