



Community Highlights

- Convenient location within short distance to trails
- Walking distance to Downtown Lilburn with shops and restaurants
- Area Schools
 - Camp Creek Elementary School
 - Trickum Middle School
 - Parkview High School

Uncompromising Exteriors

- Low energy windows with insulation for efficiency
- Professionally designed landscape package
- Brick fronts
- Low maintenance Cement® Fiber Siding*
- Patio with privacy siding*
- Weatherproof electrical outlet at front and rear
- Exterior water faucet
- House wrap barrier
- Poured concrete driveways
- Engineered roof system
- 5" Aluminum seamless gutters with downspouts

Gourmet Kitchen

- Stainless steel double bowl sink
- 42" cabinetry
- Stainless steel appliance package including free-standing range, dishwasher and microwave
- Level 1 granite countertops
- Laminate Flooring on Main
- High-end, all wood, soft closing cabinet doors

Flooring Features

- Premium laminate floor in foyer, kitchen, powder, dining, breakfast, living room and drop zone*
- Tile floors in all full baths

Superior Interior Living Features

- Smooth ceilings throughout, with 9' ceilings on first and 8' on second
- Pre-wire for lights/ceiling fans in all bedrooms
- Designer lighting package with an allowance of \$600
- Recessed can lighting
- Large closets with wire shelving*
- Stain resistant carpeting

Energy Saving Features

- Electric heat pump
- 50-gallon quick recovery water heater
- Insulation: R-30 blown ceiling, R-13 exterior walls, R-19 Vaults or overhangs*
- Dual thermostats

Interior Features

- Blinds standard
- Ventilated shelving in pantry, laundry room, linen closet and all bathroom closets
- Ceiling fan in family room and master
- All bedrooms pre-wired for cable
- All secondary bedrooms pre-wired and braced for fans
- Garage door with garage door opener
- Smoke detectors on first and second floor
- 200 V electrical outlet in laundry area and dryer vented out
- Granite level 1 vanities in all secondary baths with tiled floors
- Chrome bath fixtures
- Laminate flooring in foyer, kitchen breakfast area, family room and powder room
- Oak stairs standard

Luxury Owner's Retreat

- Large expansive tile shower with tile pan and clear framed shower enclosure with soft tub
- Coordinated ceramic tile flooring
- 36" cabinetry with double sinks
- Granite level 1 countertop with chrome fixtures

Home Performance Features

- Builder's 1 year warranty
- Optional 2-10 year Builder's Warranty

HOA - Homeowner's Association

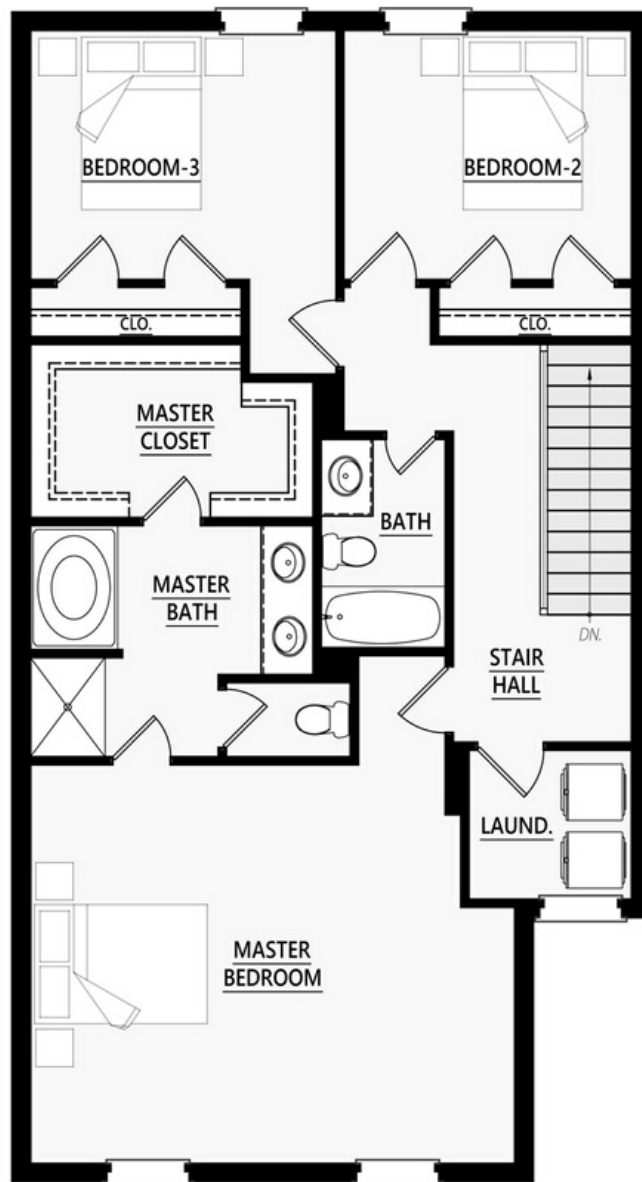
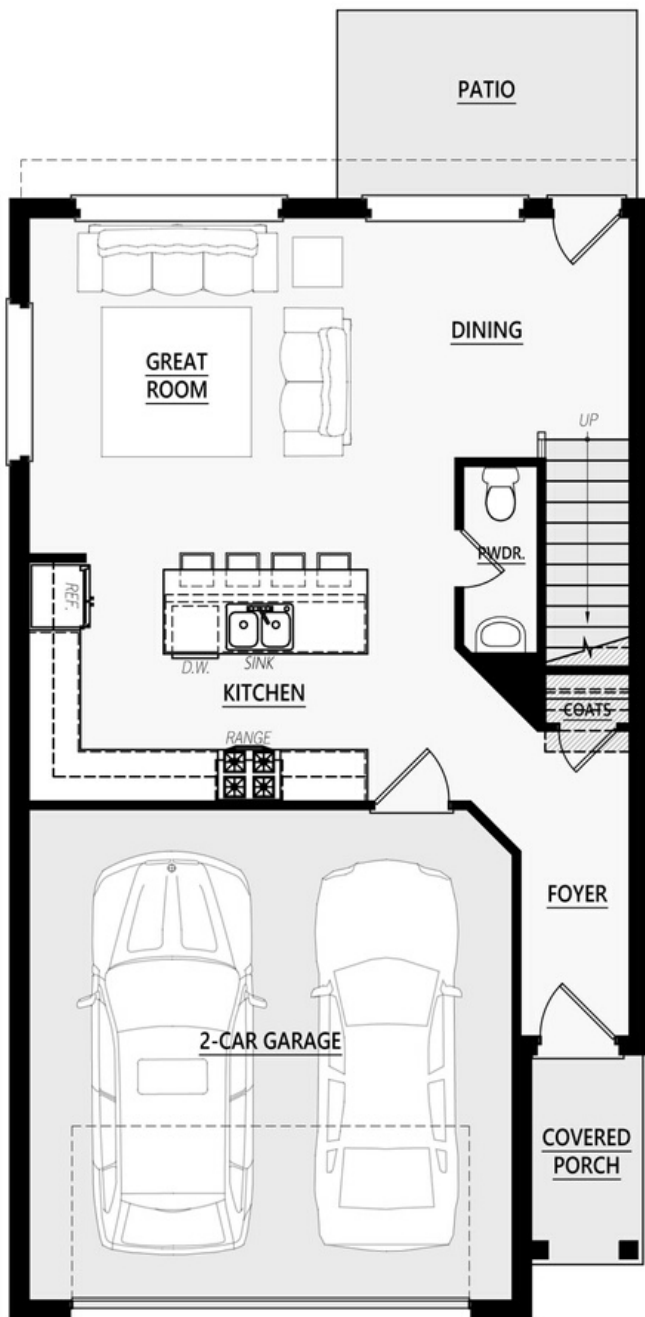
- \$500 per year for HOA membership
- Exterior building maintenance including roof, all common areas and yard maintenance

Options

- Backsplash tiles in kitchen
- Under-mount lights in kitchen cabinets
- Level 2 granite or quartz countertops
- Tile in powder room
- Fridge option
- Fans installed in bedrooms 2-3
- Frameless glass shower
- Optional super shower
- Tile on floor in powder and laundry room
- Laminate flooring on upper landing
- Oil-rubbed bronze fixtures
- Nickel fixtures
- Many choices for decorative selections, standard and upgraded



In our pursuit of higher quality standards, Kittle Homes reserves the right to change or replace any feature. All information is believed to be accurate but not warranted.



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