

THE HIGHLANDS AT MOUNTAIN BROOK

Gourmet Kitchen

- 36" oak recessed panel doors
- Whirlpool free-standing gas range
- Whirlpool recirculating vent hood
- Whirlpool energy efficient dishwasher
- Garbage disposal
- Icemaker line to refrigerator
- Moen® chrome single handle faucet and sprayer
- Stainless steel two bowl sink

Glamorous Baths

- Oak recessed panel cabinetry
- Cultured marble tops with dual bowls in owner's suite (per plan)
- Fiberglass garden tub in owner's suite
- Separate fiberglass shower with glass door in owner's suite
- Elongated commodes
- Pedestal sink in powder bath (per plan)
- Moen® chrome dual handle faucets
- Moen® anti-scald shower valves

Spectacular Interior Features

- Wood burning fireplace with gas log lighter
- Decorative mantle with marble hearth
- Spacious walk-in closets in owner's suite
- Polished brass door knobs
- Ventilated shelving closets and pantry
- Six panel interior doors
- Smooth ceilings throughout
- Accent stained oak railings with painted balusters (per plan)
- Disappearing attic stairs

Flooring

- Plush stain-resistant carpeting
- Elegant hardwood flooring in foyer and powder bath
- Low maintenance vinyl flooring in kitchen, baths and laundry room

Lighting & Mechanical Features

- Ceiling fan with light kit in family room and owner's suite
- Ceiling lights in secondary bedrooms
- Designer light fixture packages
- Front and rear flood lights
- Smoke detectors
- Copper water piping
- 50 gallon gas water heater
- Natural gas furnace and AC (dual in 2 story homes)
- R13 exterior batt insulation, R19 sloped ceiling batt insulation, R30 flat ceiling blown insulation and R19 ceiling insulation in basement

Electrical & Technology Features

- Amp OnQ - Structural wiring package that includes:
- Phone - CAT5 in kitchen and standard bedrooms
- Cable RG6 outlets in family room and standard bedrooms
- Pre-wired Security System

Outside Your Home

- Treated wood deck on basement homes
- 25 year dimensional shingles
- HardiePlank colonial cementitious siding
- Six panel insulated fiberglass front door
- Polished brass front door pull with kickplate and knocker
- Polished brass deadbolt locks on exterior doors
- Double pane vinyl windows with grids between glass
- Steel garage doors wired for opener
- Bermuda sod in front, side and rear yard (per site conditions)*
- Professionally designed landscape package

- One year fertilization and aeration program
- Decorative mailbox

Structural

- Engineered I-joist floor system with Advantech floor decking
- Nine foot ceilings on main level
- Three piece rough-in for future bath included in optional basement

Community Amenities

- Community Access Gates
- Community recreation area with residents' pavilion, Jr. Olympic pool, 4.5 acre lake, children's play area, and tennis courts
- Homeowners Association
- Beautiful Mountain preserve
- Protective covenants for community integrity
- Public water and sewer systems
- Community sidewalks
- Street lights

Customer Care

- One Year Limited Warranty
- RWC, 8 Year Structural Warranty
- Design Center Consultation
- Owner's Orientation Meeting
- Pre-Drywall Meeting
- New Home Demonstration