

DESIGN FEATURES CONTINUED

CUSTOM CABINETS: Custom designed kitchens with wide choices of colors and styles. "Grade A" granite countertops standard in kitchen and cultured marble tops in bathrooms.

APPLIANCES: Frigidaire or Buyer's selection smooth-surface range with convection oven, dishwasher, microwave. 1/2 horsepower garbage disposal. Standard finishes include black, white or stainless steel.

FLOOR COVERINGS: Hardwood flooring on first floor in all areas except bedrooms, bathrooms and laundry. Ample hardwood color stain selections to choose from. Bedrooms are finished in plush carpeting, bathrooms and laundry with ceramic tile. Powder rooms are finished with hardwood flooring.

DOOR HARDWARE: All interior doors are finished with brushed nickel levered door handles and hinges.

SHELVING: Ventilated wire shelving in bedroom closets, pantry areas and other shelving areas.

GARAGE DOOR: 16' garage door with automatic opener. 2 remote pads included.

LIGHTING: All bedrooms and living areas blocked and wired for ceiling fan and light kit. Light and fan fixtures provided per plan allowance. Recessed lighting in most areas.

STORAGE: Light attic storage.

INTERIOR FINISHES: Ceramic tiled shower in master bedroom and separate garden soaking tub. All bathrooms are finished with raised vanities. Master bath complete with "His" and "Her" vanities. Abundance of ceramic tile to choose from.

THE ATLANTIC

2781 Square Feet • 3 Bedroom • 3.5 Bath • Bonus Room



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FLOOR PLAN



This floor plan illustrates a general plan which is subject to future change and revisions. Dimensions, boundaries and position locations are for illustrative purposes only and are not necessarily intended to be exact.

DESIGN FEATURES

MDS Construction, Inc.

- DELIVERY TIMES:** Average 120 days from the start of construction.
- LANDSCAPING:** Lush landscaping with centipede sodded lawns, zoned irrigation and generous plantings.
- DRIVEWAYS:** Exposed aggregate driveways and walkways.
- FRAMING:** Standard 16" O.C. 2x4 wall framing, 7/16" OSB waferboard roof and wall sheathing. Sheetrock 1/2" walls and ceilings, smooth finish.
- FOUNDATIONS:** Raised crawl space foundation
- EXTERIOR DOORS:** Fiberglass 9-lite garage service door.
- WINDOWS:** Anderson vinyl tilt-in windows with double pane glass. Grilles between the glasses. Screens included.
- EXTERIOR:** Low maintenance brick exteriors, vinyl trimmed porch ceilings and overhangs, covered front entries. Tumbled brick selections and mortar to match. Exterior electric outlets in front and rear of home with 2 water spigots provided. Gutters included on front and rear of homes.
- ROOFING:** 30 year architectural designed roof shingles and copper flashing.
- PLUMBING:** 50-gallon electric water heater. Chrome bath fixtures by Moen or equal. Stainless steel under-mount kitchen sink .
- HVAC:** Energy efficient, 13 seer heat pump and central air.
- ELECTRICAL:** Recessed soffit lighting on all front exterior corners. Cable and phone outlet provided in all bedrooms and family room. Smoke detectors installed in each bedroom.
- INSULATION:** Walls R-13 rating, ceiling R-30 rating.
- PAINTING:** Interior walls, ceilings and trim – 2 coats. Ample range of interior paint color selections.
- INTERIOR TRIM:** Six panel interior doors. Crown molding is standard in most areas. All corners are square or rounded and finished smooth for outstanding look and feel. 9' ceilings on first floor in non-vaulted areas.
- FIREPLACE:** Vented gas log fireplace with mantle and tile surround.

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