



THE JAMESTOWN COLLECTION

OF SINGLE FAMILY HOMES

INCLUDED FEATURES - SWEETWATER COMMUNITY, APEX

EXTERIOR FEATURES

- 14 distinctively different period architectural styles (4 or 5 used for each floor plan)
- Fiberglass architectural shingles with 30-year warranty
- Broom finish concrete front porch or stoop per plan
- Fully sodded lawn except the area between the homes (not garages) that is mulched with a 3' center of river rock
- Professional landscape package
- Low maintenance premium exterior components:
 - Fiber-cement siding (limited lifetime warranty)
 - Energy-efficient vinyl windows with low-E glass
 - Low-maintenance vinyl shutters in a variety of colors (per plan)
 - Brick or stone front accents (per plan)
 - LP Smartside exterior, corner, fascia, and other trim boards (5/50 yr. limited warranty)
 - Fiber-cement soffits (limited transferable warranty up to 25 yrs.)
 - Fiberglass reinforced or cellular PVC columns (per plan)
- Fiberglass custom leaded glass front door, some with matching sidelight per plan
- Sherwin Williams "Super Paint" with limited lifetime warranty in choice of over 50 different color combinations
- Deadbolt locks on all exterior doors
- Elegant front door handle-set in choice of satin nickel or oil-rubbed bronze finish
- GFI exterior electrical outlets front and rear
- 2 exterior water faucets per plan
- Splash blocks at all downspouts
- Seamless gutters
- Protective 12" overhangs on front and rear, 6" on sides

- Large 2-car rear-entry detached garage with large storage area above with pull-down stairway
- Covered breezeway from home to garage

INTERIOR FEATURES

- Smooth ceilings (9' first floor); volume ceilings per plan
- Level 1 LVP flooring in kitchen/breakfast, dining, family & foyer
- Quality level 2 carpeting in choice of colors with 8 lb. pad
- Merillat "Colony" birch cabinets. Kitchen includes staggered height cabinets, crown molding and hardware. Choice of 3 stain colors
- Level 1 tile flooring in laundry
- Combination coax/ethernet jacks in all bedrooms, kitchen, family room and rec room
- Your choice of 10 Sherwin Williams "Painter's Edge" flat interior paint colors w/white interior trim. One color throughout home.
- All bedrooms, family room, rec room and studies prewired and braced for ceiling fans and light kit
- Overhead lights in secondary bedrooms
- 5 panel smooth interior doors
- Schlage interior door hardware in choice of "Andover knob w/Andover trim plate" or "Avila lever w/Addison trim plate." Choose from chrome, satin nickel or aged bronze finishes
- Washer and electric dryer connections
- Upgraded 3 1/2" RB3 style door and window casings
- Upgraded 6 1/8" baseboards
- 2-piece crown molding in family, dining, kitchen/breakfast, powder, master BR and master bath where possible
- Custom built shelving in all closets



SWEETWATER

- 5' high panel design wainscot in powder room ladder access
- 42" gas fireplace w/mantel and level 1 tile surround
- Large attic storage in all 2-car garages with pull-down ladder access
- Overhead garage door opener with 2 remotes
- Sheet rocked and painted garage
- Huge walk-up unfinished storage area on third floor (an \$8,000 value)

GOURMET KITCHEN FEATURES

- Quality GE appliances including upgraded 5 burner gas range, upgraded dishwasher, outside vented microwave in choice of white, black, stainless steel or slate
- Level 1 granite kitchen countertops in choice of 4 colors
- Level 1 tile backsplash
- Can light package
- 3 pendent lights above peninsulas
- Upgraded Proflo pull-out kitchen faucet in choice of bright chrome, satin nickel or oil-rubbed bronze finish
- Icemaker water supply connection

GUEST BATH FEATURES

- Upgraded Proflo pedestal sink in powder room
- Level 1 tile flooring in guest baths and powder room
- Cultured marble vanity tops in guest baths
- Upgraded Proflo faucets and tub fixtures in choice of bright chrome, satin nickel, or oil-rubbed bronze finish
- Easy care Sterling molded tub and surround in guest baths

MASTER BEDROOM AND BATH FEATURES

- Level 1 tile flooring in master bath
- 66" free standing garden tub with choice of 2 styles

- Separate 42" glass enclosed shower
- Large walk-in closet with custom built in shelving
- Raised master bathroom vanity with level 1 granite top, dual sinks, and bank of drawers
- Upgraded Proflo faucets and tub fixtures in choice of bright chrome, satin nickel, or oil-rubbed bronze finish

CONSTRUCTION AND ENERGY SAVING FEATURES

- Structural designs by professional registered engineers
- ZIP System OSB exterior wall sheathing (with integral vapor barrier) for exceptional structural integrity
- LP Top Notch 350 ¾" sub floor either glued, nailed and screwed or installed with glue and Paslode Tetragrip fasteners to floor sub-structure
- LP Tech Shield Radiant Barrier roof sheathing. Reduces attic temperatures up to 30 degrees.
- Pex water pipes throughout
- 10-year structural warranty provided by QBW (Quality Builders Warranty Group)
- High-efficiency (90% AFUE rating) zoned natural gas heating, high-efficiency 14 SEER air conditioning, and electronically controlled outside make up air is included as part of our ecoSelect energy efficiency program. Optional 3rd floors feature a high-efficiency heat pump.
- Thermostat on each floor
- 50 gallon quick-recovery natural gas water heater
- Insulated exterior doors
- Double-pane insulated windows with low-E glass
- Insulated to R30-38 in ceilings (where applicable) and R15 in walls
- LED light bulbs throughout
- ExperienceOne Homes ecoSelect energy efficiency program inspected by Southern Energy Management

Upgrades are available for you to custom tailor your new home; ask Builder Representative for details.

NOTE: Features are subject to change without notice

