



THE SAVANNAH COLLECTION OF SINGLE FAMILY HOMES

INCLUDED FEATURES - SWEETWATER COMMUNITY, APEX

EXTERIOR FEATURES

- 13 distinctively different period architectural styles (4 or 5 used for each floor plan)
- Fiberglass architectural shingles with 35-year warranty
- Tennessee blue field stone front porch or stoop per plan
- Fully sodded lawn
- 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 sidelights
- 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
- Oversize 2-car rear-entry detached garage with large storage area above with pull down stairway
- Covered breezeway from home to garage
- Exterior garage light

- 7’ deep, rocking chair friendly, first and second front porches on most plans

INTERIOR FEATURES

- Smooth ceilings (10’ first floor in most plans); volume ceilings per plan
- Custom oak tread staircase with handrail & metal balusters
- Level 1 or 2 LVP or level 1 hardwood flooring in kitchen/ breakfast, dining, family, study & foyer
- Quality level 2 carpeting in choice of colors with upgraded 8 lb. spill blocker pad
- High quality Merillat “Ralston” full overlay maple cabinets w/ soft close doors, drawers & hardware. Kitchen includes staggered height cabinets with crown molding. Choice of 8 stains.
- 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.
- Overhead lights in secondary bedrooms, braced for ceiling fans
- 5 panel smooth interior doors
- Schlage Avila Levers w/Addison trim plate interior door hardware in choice of chrome, satin nickel or oil-rubbed bronze finish
- Washer and electric dryer connections
- Upgraded 4” 470 style door and window casings
- Oversize 9 ¼” baseboards
- Large attic storage in all 2-car garages with pull-down ladder access
- Overhead garage door opener with 2 remotes
- 2-piece crown molding on first floor except closets, master bedroom and bath and laundry where possible



SWEETWATER

- Custom full wall paneling with crown molding in dining room
- Custom paneling with crown molding in tray ceiling in dining room (most plans)
- Custom window trim in family room with panels underneath (where possible)
- Custom paneling under bar top between kitchen and family room (where possible)
- 5' high panel design wainscot in powder room
- Tray or volume ceiling in dining room per plan
- Tray or volume ceiling in master bedroom per plan
- Sheet rocked, painted and trimmed garage

GOURMET KITCHEN FEATURES

- Quality GE Quality GE appliances including upgraded built-in combination oven (microwave upper with self-cleaning lower oven), 36" gas cook-top, upgraded canopy cook-top hood vented outside, upgraded dishwasher, choice of white, black, stainless steel or slate
- Level 1 granite kitchen countertops in choice of colors
- Level 1 tile backsplash
- Can light package
- 3 pendent lights above peninsulas
- High quality Mirabelle pull-out kitchen faucet in choice of bright chrome, satin nickel or oil-rubbed bronze finish
- Icemaker water supply connection

GUEST BATH FEATURES

- Decorative console lavatory in powder room
- Level 1 tile flooring in hall bath and powder room
- Level 1 granite vanity tops in guest baths
- High quality Mirabelle faucets and tub fixtures in choice of bright chrome, satin nickel, or oil-rubbed bronze finish
- Americast tubs with tile surround in full baths

MASTER BEDROOM AND BATH FEATURES

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

- Separate 42" glass enclosed shower in most plans
- Large walk-in closet with custom built-in shelving
- Ceiling fan & light kit
- Raised master bathroom vanity with level 1 granite top, dual sinks, and bank of drawers
- High quality Mirabelle 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
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- LP Tech Shield Radiant Barrier roof sheathing. Reduces attic temperatures up to 30 degrees.
- 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
- Standard and optional 3rd floors feature a high efficiency heat pump
- Thermostat on each floor
- Pex water pipes throughout
- 10-year structural warranty provided by Bonded Builders Warranty Group
- 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

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

NOTE: Features are subject to change without notice

