



Smith Douglas Homes Presents

# TWIN RIDGE

## INCLUDED FEATURES

### LUXURIOUS INTERIORS

- Ventilated shelving in pantry and closets
- Smooth ceilings, nine foot plate main floor on two story plans
- Overhead lighting in all secondary bedrooms
- Ceiling fan with light in family room and owner's suite
- Pre-wired for cable in family room and owner's suite
- Pre-wired for phone in kitchen
- Smoke detectors on first and second floors -per plan
- Carbon monoxide detector installed
- 220V connection in utility areas and dryer vent to exterior
- Choice of designer lighting finishes
- Choice of designer interior paint colors
- 2" faux wood blinds on all accessible windows on the front of the house

### ELEGANT BATHROOMS

- Luxurious owner's Bathroom with large garden tub/shower combination.
- Linen closet - per plan
- Bathroom cabinets match color selection of kitchen cabinets
- Designer light fixtures

### SPACIOUS KITCHENS

- Frigidaire appliances: Black Gas range, dishwasher and microwave
- Stainless double sinks with single lever faucet and sprayer
- Garbage disposal
- Ice-maker plumbing for refrigerator

### DURABLE FLOORING

- Lush wall to wall carpeting with padding in designated areas
- Premium no-wax vinyl floors in foyer, baths, laundry, kitchen, and breakfast area

### QUALITY CONSTRUCTION

- Steel reinforced poured concrete foundations
- Structurally engineered roof and floor truss system
- All sub-floors are fully secured using three-step technique: glued, nailed and screwed to minimize floor squeaks
- Structurally engineered stair system
- 14" floor joists for less bounce
- 20 year limited transferrable warranty on architectural roof shingles

### LOW MAINTENANCE EXTERIORS

- Choice of stone or brick veneers
- Vinyl siding
- Sodded yards
- 10' x 12' Concrete patio or deck (per plan)
- Three exterior weather proof electrical outlets
- Aluminum gutters on all overhangs with splash blocks
- Termite treatment
- Ask us about security and home automation

### ENERGY EFFICIENCY

- Electric water heater (per plan)
- HVAC system with thermostats on each floor (per plan)
- Steel insulated high efficiency front and rear doors with adjustable thresholds
- Electric outlet for clothes dryer
- Insulation: R-30 Flat Ceilings, R-30 Vaulted ceilings and R-13 Framed Exterior Walls (per code)
- All homes completed with energy efficient house wrap
- Solid vinyl insulated low-E windows

[www.smithdouglas.com](http://www.smithdouglas.com)



QUALITY | INTEGRITY | VALUE



Contact A New Home Specialist at  
205.734.2846



\*Information is believed to be accurate but is not warranted.  
Subject to change without notice. Smith Douglas Homes® 1/1/18

08/01/19