



Smith Douglas Homes

Settlers Grove

INCLUDED FEATURES

PREMIUM INTERIORS

- Nine foot ceilings on main and second floor per plan with smooth finish
- 2" faux wood blinds on all operable and accessible windows on front of the house
- Santa Fe style interior doors
- Overhead lighting in all secondary bedrooms
- Pre-wired for cable and phone per plan
- Pre-wired for ceiling fan in family room and owner's suite
- Choice of select interior paint colors
- Designer lighting fixtures
- Carbon monoxide/smoke detectors installed
- Plush carpet and 6 lb. rebond pad
- Premium vinyl floors in kitchen, bath, laundry, mudroom and foyer

QUALITY CONSTRUCTION

- Reinforced poured concrete foundations
- 14" floor joists
- 3 tab 30 year roof shingles
- Sentricon termite control system
- Structured wiring package
- Structurally engineered roof and truss system
- Pull down attic stairs (per plan)

LOW MAINTENANCE EXTERIOR

- Two car garage
- Premium vinyl siding
- Bermuda sodded front, side, and rear yards with landscaping package per plan
- Aluminum gutters with splash blocks
- Carriage-style garage door
- Deadbolt locks on entry and patio exterior door
- Minimum of 3 exterior electrical outlets
- Concrete patio (per plan)

SPACIOUS KITCHEN & BATHS

- Postform laminate counter tops with seamless backsplash
- Stainless sink in kitchen (top mount)
- Aristokraft 30" staggered cabinets with crown molding
- Frigidaire appliances: electric range, microwave, and dishwasher
- InSinkEerator garbage disposal
- Ice maker connection
- Designer postform laminate countertops in all baths
- Bathroom cabinets match color selection of kitchen cabinets
- Elongated toilets
- Garden tub/shower combination in the owner's bath

ENERGY EFFICIENCY

- 50 gallon electric water heater
- Dual zoned HVAC system with thermostats on each floor (per plan)
- Therma-Tru high efficiency exterior doors
- R-38 flat ceilings, R-38 vaulted ceilings and R-15 framed exterior walls
- All homes completed with high performance house wrap
- Solid vinyl single hung insulated Low-E tilt-in windows with screens

QUALITY ASSURANCE PROGRAM

- Pre-occupancy and acceptance review prior to closing
- Quality Assurance program that includes a 30 day, 90 day and 11 month follow up visit
- 10 yr. structural warranty

www.smithdouglas.com



*Information is believed to be accurate but is not warranted. Subject to change without notice. Smith Douglas Homes® 3/21/19

Contact A New Home Specialist at 980.288.5304,
salisbury@smithdouglas.com