

SPRINGS CROSSING



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Priced from \$178,900

3-4 Beds | 2 Garages | 2-2.5 Baths | 1,501-2,548 Sq. Ft.

300 Springs Crossing Ln. Columbiana, AL 35051

COMMUNITY DETAILS

Phase II is almost sold out! Hurry in and visit this community located just minutes from downtown Columbiana and choose your new homesite before they are gone! With a variety of homes plans to choose from you're sure to find just what your family needs, whether it's a ranch or a 2-story home you'll find it with Smith Douglas Homes! Our designs feature convenient layouts, flexible spaces, modern interior selections and so much more! Be sure to ask about USDA, \$0 down, 100% financing available.* Come tour our Pruitt model open daily!

Contact New Home Specialists at 205.873.4162
springscrossing@smithdouglas.com

**Phase II Is
Selling Fast!**

**Make Plans
To Visit And
Find Your New
Homesite
Before They
Are Gone!**



QUALITY | INTEGRITY | VALUE

www.smithdouglas.com



*All information is believed to be accurate but is not guaranteed or warranted and subject to change without notice. Builder represented by Ingram New Homes. \$0 Down USDA Financing may not be available at all of our communities and is subject to buyer credit approval. Consult with a community sales associate for more information.09.01.20



Smith Douglas Homes Presents

SPRINGS CROSSING

INCLUDED FEATURES

LUXURIOUS INTERIORS

- Tray ceiling in owner's suite
- 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
- Pre-wire for ceiling fan in owners suite
- Pre-wired for cable in family room and owner's suite
- Pre-wired for phone in kitchen
- Smoke detectors on both first and second floors
- 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, functional windowson the front of the house

ELEGANT BATHROOMS

- Double bowl vanity in owner's bath
- Luxurious owner's bath Tub / Shower combo
- Bathroom cabinets match kitchen cabinets

SPACIOUS KITCHENS

- Frigidaire appliances: 30" Black Gas range, black dishwasher and mounted microwave
- Stainless double sinks
- Garbage disposal
- Ice-maker plumbing for refrigerator
- Aristokraft cabinets with crown molding

DURABLE FLOORING

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

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 joist for less bounce
- 20 Year limited transferrable warranty on roof shingles

LOW MAINTENANCE EXTERIORS

- Fiber cement siding with 50 year warranty
- Choice of beautifully designed ranch an 2-story house plans
- Several façade's to choose from for each plan
- Flood light at garage
- Sodded yards on front sides and up to 25 feet from rear of home
- 10' x 12' Concrete patio (perplan)
- Two exterior weather proof electrical outlets
- Aluminum gutters on all overhangs with splash blocks
- Termite treatment
- Ask us about security and home automation
- 10 Year Builder warranty program

ENERGY EFFICIENCY

- Electric water heater (per plan)
- Gas Furnace
- Insulated high efficiency front and reardoors with adjustable thresholds
- Insulation: R-30 Flat Ceilings, R-30 Vaulted ceilings and R-13 Framed Exterior Walls (per code)
- All homes completed with house wrap
- Solid vinyl insulated low-E window

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