



Smith Douglas Homes Presents

FARMINGDALE ESTATES

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 bedrooms
- Ceiling fan Pre-Wire with bracing in family room and owner's suite
- Pre-wired for cable in family room and owner's suite
- Pre-wired for phones in Owners bedroom
- 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
- Screens for all functional windows

ELEGANT BATHROOMS

- Luxurious owner's bathroom with large garden tub/shower combination.
- Linen closet (per plan)
- Bathroom cabinets match color selection of kitchen cabinets with enduring laminate tops

SPACIOUS KITCHENS

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

DURABLE FLOORING

- 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
- 14" floor joists for less bounce (per plan)
- 30 year limited warranty on roof shingles

LOW MAINTENANCE EXTERIORS

- Choice of stone or brick veneers
- Fiber cement 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
- HVAC system with thermostats on each floor (per plan)
- Craftsman style front door with 2 panel window and steel insulated high efficiency rear door with adjustable threshold
- 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
- Flood Light at garage

www.smithdouglas.com



QUALITY | INTEGRITY | VALUE



Contact A New Home Specialist at
205.306.9423



*Information is believed to be accurate but is not warranted.
Subject to change without notice. Smith Douglas Homes® 11.13.19