



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 reardors 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

www.smithdouglas.com



QUALITY | INTEGRITY | VALUE



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

Contact A New Home Specialist at 205-873-4162