



Smith Douglas Homes Presents

The Meadows

INCLUDED FEATURES

LUXURIOUS INTERIORS

- Ventilated shelving in pantry and closets
- Smooth ceilings, nine-foot plate on main and second floors, per plan
- Laminate flooring and "Wainscoting" at home entrance per plan
- Pre-wired for ceiling fan in owner's suite
- Cable in family room and owner's suite
- 1 Pre-wire for phone in kitchen
- Smoke detectors on all floors, per plan
- Carbon monoxide detector installed
- 220V connection in utility areas and dryer vent to exterior
- Decorative lighting package

ELEGANT BATHROOMS

- Luxurious owner's shower with large garden tub/ shower combination.
- Linen closet
- Bathroom cabinets match kitchen cabinets
- Separate and private "Water Closets/Toilet"
- Cultured marble countertops
- Elegant chrome fixtures (throughout home)

SPACIOUS KITCHENS

- Black Frigidaire appliances: electric range, dishwasher and microwave
- Stainless 60/40 double sinks with single lever faucet
- Garbage disposal
- Icemaker plumbing for refrigerator
- Granite countertops
- 30" cabinets with choice of stains
- Recessed lights (6) per plan
- Decorative "Wainscoting" in dining area, per plan

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
- 30-year architectural roof shingles
- Garage pre-wire for door opener
- Radon System Infrastructure

LOW MAINTENANCE EXTERIORS

- Primary fiber cement exteriors w/ brick or stone
- Fiber cement siding with 50-year warranty
- Sodded front and side yards w/ mat and seed back (5 pallets)
- Full landscape package
- 3' x 3' Concrete patio
- Two exterior weatherproof electrical outlets
- Aluminum gutters w/ splash blocks
- Two exterior frost-free hose bibs
- Termite treatment w/ 1 yr. warranty
- Coach light at garage
- Front door- 6 panel smooth fiberglass w/ peephole
- Decorative mailbox

ENERGY EFFICIENCY

- "Dual Zone" HVAC system with thermostats on each floor (per plan)
- Steel insulated high efficiency front and rear doors with adjustable thresholds
- Insulation: R-38 Attic, R-13 Wall, R-19 Knee wall, R-10 Slab
- 50 Gallon electric water heaters, per plan
- All homes completed with house wrap
- Solid vinyl insulated low-E windows

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