



Smith Douglas Homes Presents

# BLACKWELL MEADOWS

## 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 phone 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

### ELEGANT BATHROOMS

- Luxurious owner's bathroom with large garden tub/shower combination, and single bowl lavatory
- Linen closet (per plan)
- Bathroom cabinets match color selection of kitchen cabinets
- Choice of durable Laminate countertops

### SPACIOUS KITCHENS

- Frigidaire appliances: Black Gas range, dishwasher and microwave
- Durable Laminate Countertops
- Stainless steel split sink with single lever faucet and sprayer
- Ice-maker plumbing for refrigerator
- Garbage disposal

### 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 (per plan)
- All sub-floors are fully secured using three-step technique: glued, nailed and screwed to minimize floor squeaks
- 20 year limited warranty on roof shingles

### LOW MAINTENANCE EXTERIORS

- Fiber cement siding with choice of stone or brick accents
- Sodded yards
- 3' x 3' Concrete patio stoop
- 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
- Gas HVAC system with thermostats on each floor (per plan)
- Craftsman style front door with peephole 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
- Coach Light at garage

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QUALITY | INTEGRITY | VALUE



For more information and to join our interest list please call 205.916.8761



\*Information is believed to be accurate but is not warranted. Subject to change without notice. Smith Douglas Homes 06.28.21