



Smith Douglas Homes

# Autumn Brook

## INCLUDED FEATURES

### PREMIUM INTERIORS

- Nine foot ceilings on main and second floor per plan with smooth white finish
- 2" faux wood blinds on all operable and accessible windows on front of the house
- Santa Fe style interior doors
- Two-piece crown molding on first floor main living area per plan
- Chair rail and shadow box in foyer and dining room per plan
- Overhead lighting in all secondary bedrooms
- Pre-wired for cable and ceiling fan in family room and owner's suite
- Pre-wired for phone in owner's suite
- Choice of select interior paint colors
- Designer lighting fixtures
- Carbon monoxide/smoke detectors installed
- Engineered hardwood in foyer, powder room and kitchen
- Plush carpet and 6 lb. rebond pad
- Premium vinyl floors in bath, laundry and mudrooms

### QUALITY CONSTRUCTION

- Reinforced poured concrete foundations
- 14" floor joists
- Architectural roof shingles
- Taexx built-in pest control system
- Sentricon Termite Control System
- Structured wiring package
- Structurally engineered roof and truss system
- Pull down attic stairs

### LOW MAINTENANCE EXTERIOR

- Fully drywalled and insulated two car garage with garage door opener and two remotes
- Fiber cement siding
- Bermuda sodded front yard to corners, seed/straw rear and sides with landscaping package per plan
- Aluminum gutters with splash blocks
- Insulated carriage-style garage door with hardware
- 2 carriage lights at garage
- Deadbolt locks on entry and patio exterior door
- Concrete patio (per plan)
- Minimum of 3 exterior electrical outlets

### SPACIOUS KITCHEN & BATHS

- Kitchen granite countertops with tile backsplash
- Undermount stainless sink in kitchen
- Aristokraft 36" staggered cabinets with crown molding
- Frigidaire appliances: electric range, dishwasher and microwave
- Ice maker connection
- Single lever faucet and sprayer
- Recessed can lights per plan in kitchen
- Designer cultured marble countertops with matte finish in all baths
- Raised vanity counter in owner's bath with double bowls
- 42"X 60" garden tub shower combo in owner's bath
- Bathroom cabinets match color selection of kitchen cabinets
- Elongated toilets

### ENERGY EFFICIENCY

- 50 gallon electric water heater
- Dual zoned gas HVAC system with thermostats on each floor (per plan)
- Therma-Tru high efficiency exterior doors
- R-38 flat ceilings, R-38 vaulted ceilings and R-15 framed exterior walls
- All homes completed with high performance house wrap
- Solid vinyl single hung insulated Low-E tilt-in windows with screens

### QUALITY ASSURANCE PROGRAM

- Pre-occupancy and acceptance review prior to closing
- Quality Assurance program that includes a 30 day, 90 day and 11 month follow up visit
- 10 yr. structural warranty

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QUALITY | INTEGRITY | VALUE



\*Information is believed to be accurate but is not warranted. Subject to change without notice. Smith Douglas Homes® 2/6/19

Contact A New Home Specialist at 980.288.5304