

# GOLF VILLA

LAKE ARROWHEAD

CALL: 770-720-2700

SQUARE FOOTAGE: 1474 SQ FT



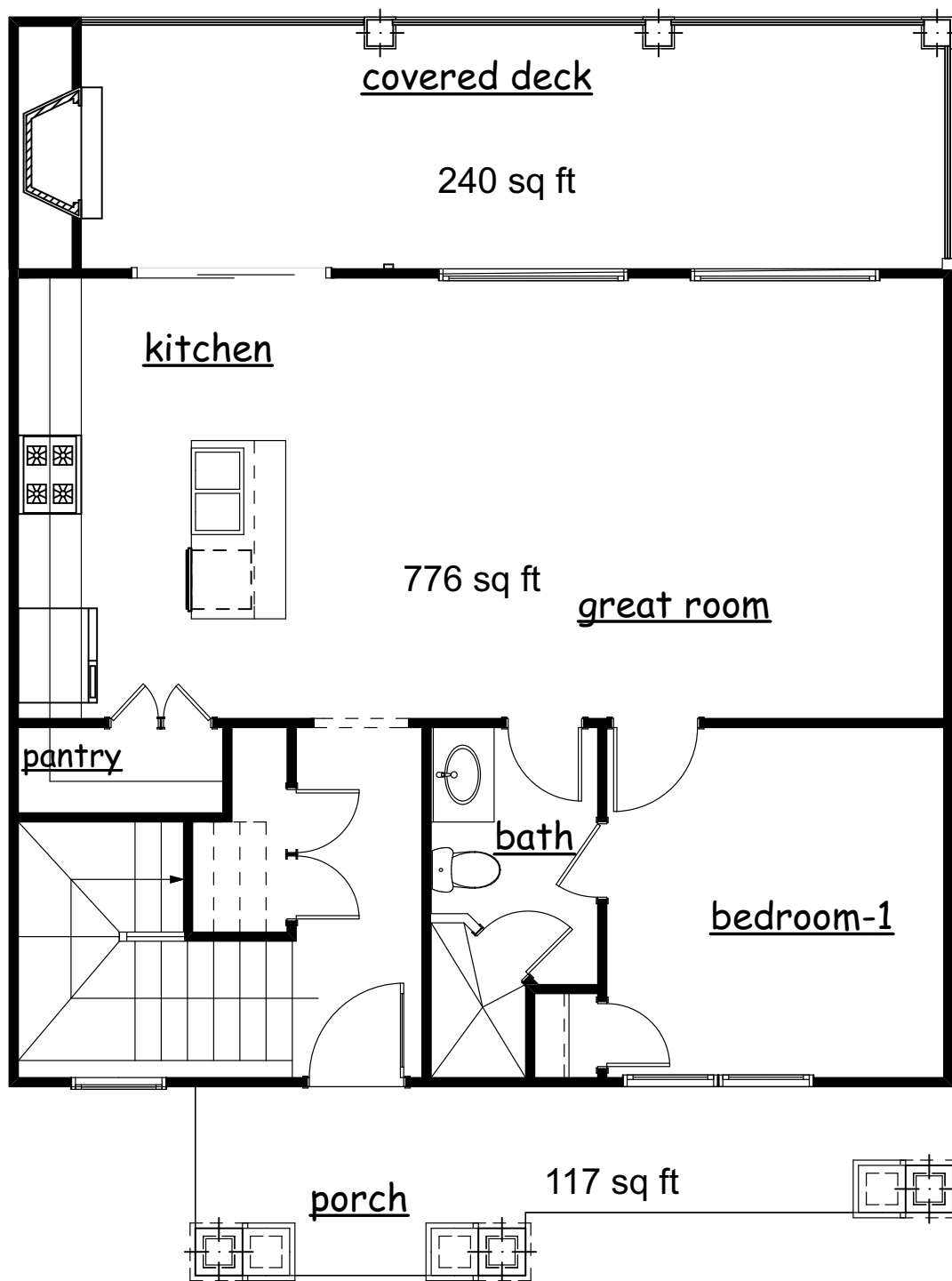
All renderings are artist conceptions. Information is subject to changes, omissions and errors without notice. All is believed to be accurate, but is not warranted. The total square footage is based on the main level & upper optional level. Please consult with our Sales Professional Team for details.

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## MAIN LEVEL

776 SQ FT



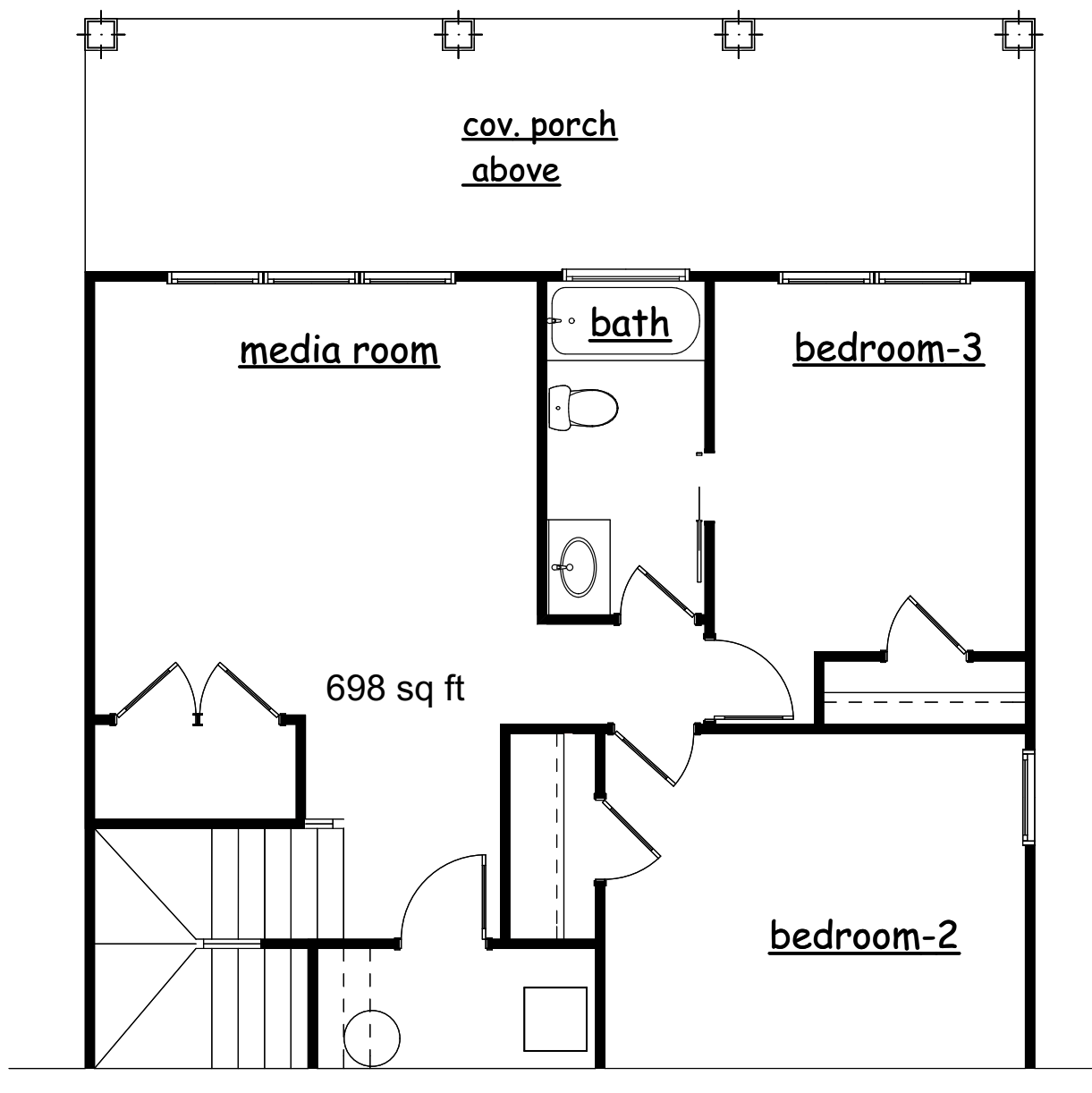
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## TERRACE LEVEL

698 SQ FT



REZIDE PROPERTIES  
JUST LIVE BETTER

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# GOLF VILLAS

## AT LAKE ARROWHEAD

## INCLUDED FEATURES

### HVAC

- Carrier, Trane, York, Amana or equivalent high energy efficient air conditioning and electric heating system, with programmable thermostat per system size of unit applicable to sq. footage of unit required by code – 14 seer rated

### ELECTRICAL

- All switches (toggle), receptacles and appliance outlets to code
- Bath vent per plan and per code
- Dishwasher outlet and disposal switch
- Block, wire & switch for ceiling fan option in bedrooms
- Electric for range
- 220v electric for washer/dryer
- Weatherproof receptacle on deck (per plan)
- TV coaxial cable and cat5E (data) in family room & bedrooms
- Two exterior flood lights

### FLOORING

- Luxury vinyl plank flooring in baths, laundry, kitchen, breakfast, family room & main level hall
- Carpet in bedrooms, bedroom closets and upstairs hall

### FIREPLACE

- Napoleon Allura fireplace with heater, remote and color flame options, per plan.

### CABINETS & TOPS

- 42" standard overlay shaker panel
- \*\*Optional cushion close drawers
- Level 1 granite with Level 1 tile backsplash in kitchen
- Level 1 granite in baths with backsplash

### PLUMBING

- Delta chrome plumbing fixtures in all baths and kitchens
- Stainless steel sink in kitchen – single, 50/50, 60/40 or 70/30
- Elongated toilets
- Low maintenance shower/tub surround in secondary baths
- Plastic PVC water line from meter to home
- Electric 50 gallon water heater

### MILLWORK

- 5 1/4" speed base
- 8/0 – 2 panel smooth Carrara with 356 casing
- 6/8 – 2 panel smooth Carrara with 356 casing
- Front door – wood, stainable Craftsman 3 lite
- Rear door – full lite fiberglass, clear
- Windows – white vinyl
- Satin nickel hardware

### SHELVING

- Ventilated shelving installed in all closets per builder layout

### TILE WORK

- 7' tile master bath shower walls & shower floor

### ROOFING

- 30 year manufacturer warranted fiberglass
- Shingles with felt underlayment.
- Shingle type and color per architectural control guidelines.

### EXTERIOR FINISHES

- Pressure treated pine deck (per plan)
- Courtyard (per plan)
- Cement fiber siding
- Aluminum gutters with round aluminum downspouts
- Exterior colors are predetermined by the Architectural Design Board.
- Pest Ban termite treatment – limited lifetime warranty
- All landscaping kept within architectural control specifications.

### PAINT

- All drywall surfaces painted with Sherwin Williams flat latex paint (builder standard).
- All wood trim painted with semi-gloss latex enamel (builder standard).
- Smooth ceiling finish painted same color as walls
- 10' ceilings main level, 9' second

### LIGHTING

- LED lights in main living area
- Designer satin nickel lighting package
- Exterior lighting per builder selections

### APPLIANCES

- Whirlpool stainless steel electric range
- Whirlpool stainless steel over range microwave
- Whirlpool stainless steel dishwasher

### ENERGY SAVERS

- Exterior OSB sheathing
- Programmable thermostats
- Efficient 50 gallon water heater

### WARRANTY

- One year Greater Atlanta Homebuilder's Warranty and Manufacturer Warranty.

All specifications & features are subject to change without notice and at builder's discretion. 06-03-21



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