

MARINA PARC VILLAS

INCLUDED FEATURES

ROOFING

- Architectural shingles, 30 year warranty

HVAC

- Lennox high-energy, efficient air conditioning and electric heating system, with programmable thermostat per system size of unit applicable to square 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
- 3 TV coaxial cable and 3 cat5E (data)

TILE WORK

- Tile master bath shower walls and shower floor
- Tile kitchen backsplash
- Tile shower/tub surround in secondary baths

PLUMBING

- Moen plumbing fixtures in all baths and kitchens
- Stainless steel sink in kitchen - single, 50/50, 60/40 or 70/30
- Elongated toilets
- Plastic PVC water line from meter to home
- Electric water heater

FIREPLACE

- Napoleon Allure electric fireplace with remote and color flame options

FLOORING

- LVP flooring in all main living areas including baths
- Carpet in bedrooms and bedroom closets

MILLWORK

- 6" Craftsman style base trim
- 8' Interior doors - one panel shaker style
- 8' Front door - full light, smooth fiberglass
- Wood or equivalent windows
- Chrome door hardware

CABINETS & TOPS

- 42" standard overlay shaker panel
- **Optional cushion close drawers
- Level 1 Granite counter with Level 1 tile backsplash in kitchen
- Waterfall counter at kitchen island
- Level 1 Granite in baths with backsplash

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' flat ceilings on main level

SHELVING

- Ventilated shelving installed in all closets per builder layout

LIGHTING

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

APPLIANCES

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

EXTERIOR FINISHES

- Patio
- 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 will be kept within architectural control specifications

ENERGY SAVERS

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

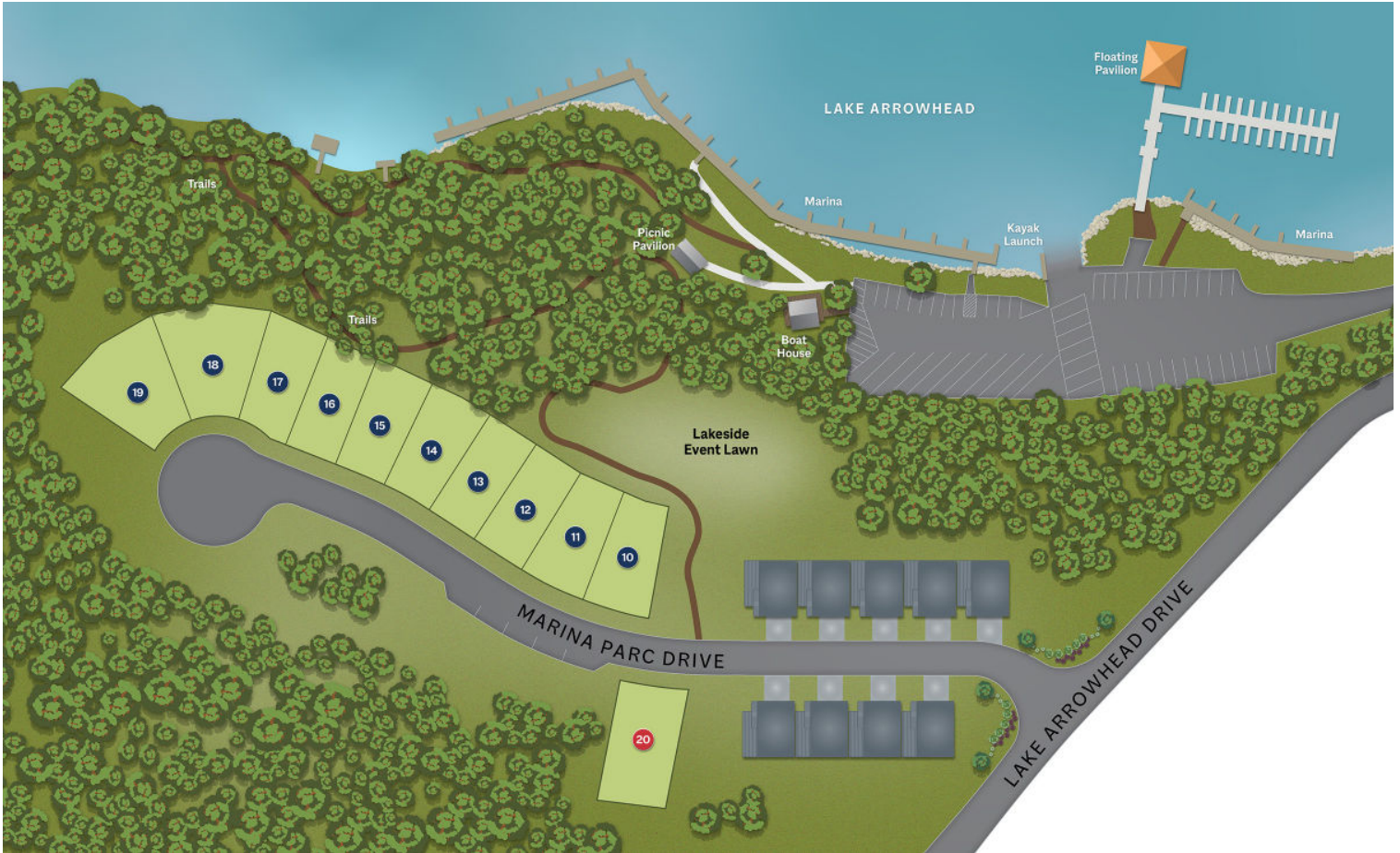
WARRANTY

- One year Greater Atlanta Homebuilder's warranty



MARINA PARC VILLAS

SITE PLAN



- Available
- Inventory Home
- Sold



LAKEARROWHEADGA.COM | 770-720-2700

The information contained herein is subject to change without notice including change in size, location and configuration of lots, structures, streets and recreational amenities. 09-12-22

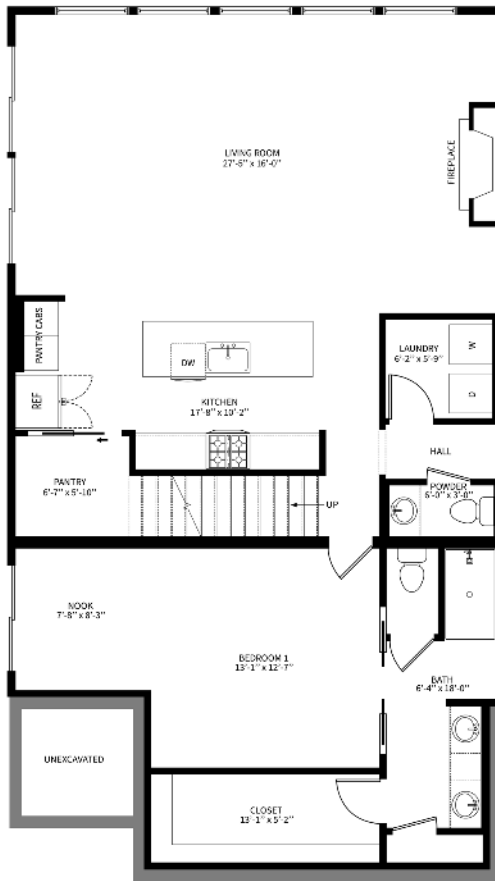


MARINA PARC VILLAS

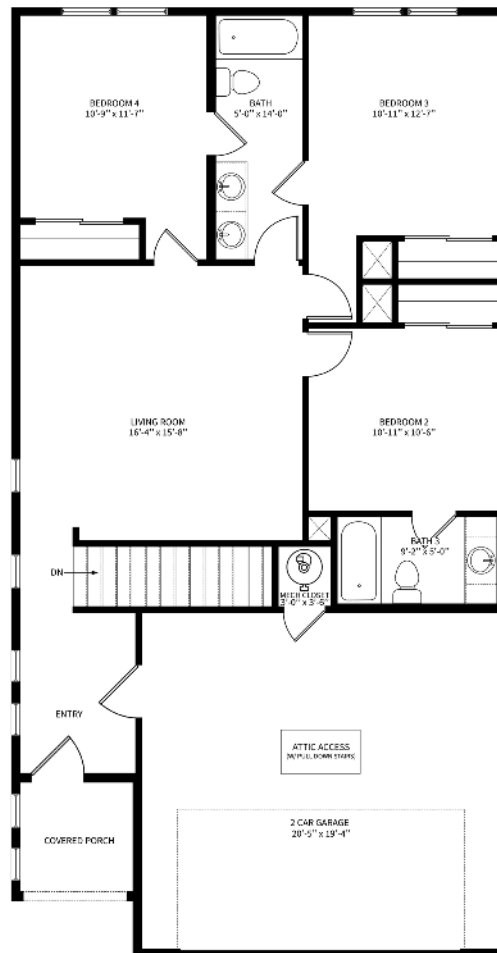
SEASCAPE FLOOR PLAN



TERRACE LEVEL



MAIN LEVEL



Main Level: 3 Bedrooms | 2 Baths

Lower Level: 1 Bedroom | 1.5 Baths

Square Footage: 1,003 Terrace Level; 1,337 Main Level

LAKEARROWHEADGA.COM | 770-720-2700

Renderings are for illustrative purposes only and may vary in precise detail from the actual plans and standard specifications for Marina Parc Villas. Information is believed accurate, but not warranted and is subject to change without notice and at builders discretion. 06-03-23

