

Terrace Brook

Chateau Series

Energy Saving Features

- ★ Certified GHBA Green Builder
- ★ Fiberglass Insulation
 - R-30 blown in flat ceiling areas
 - R-22 batts in inaccessible flat ceiling areas
 - R-19 batts in knee walls
 - R-22 batts in sloped areas
 - R-13 batts in exterior walls
- ★ High efficiency 14 SEER air conditioning system
- ★ Honeywell programmable thermostat -Energy Star Certified
 - Air conditioning ducts tested to exceed Energy Star standards
 - Supply air vents in all bedrooms to balance temperature & pressure for consistent comfort
- ★ Energy Star Certified gas water heater
 - 1-50 gallon or 2-40 gallon if 3 or more full baths
- ★ Ridge vents with Hardie vented soffit
- ★ Low E double pane white frame energy efficient windows with tinted glass

Quality Construction

- ★ Timberline Natural Shadow architectural shingles with 30-year warranty
- ★ Engineered post tension cable and 2500 PSI concrete
- ★ Wide selection of Acme Brick or Boral Brick on 3 sides of 1st floor (per plan)
- ★ Fiber-cement exterior siding, trim, soffit and fascia with 25-yr. limited warranty
- ★ Aluminum gutters on front of home
- ★ Zurn/Pex plumbing system with centralized manifold with 25-year warranty
- ★ Trust Joist System for 2nd story flooring
- ★ Durable Sherwin Williams paint with mildecides designed to endure the southern climate
- ★ Water resistant barrier around window sills to prevent water leakage

Exterior Details

- ★ Innovative architectural designs with choice of 2 tone paint
- x ★ Solid six panel Mahogany entry door
- ★ UltraMax lifetime finish antique nickel handleset and deadbolt
- ★ Landscaping package to include professionally installed trees, shrubbery and front yard sod
- ★ 6' rear yard privacy fence with gate (fence covering master bath window for maximum privacy)
- ★ Concrete rear patio per plan with covered patio optional
- ★ Solid core colonist garage access door with 2 car garage and garage door opener
- ★ Cast stone engraved address block on front of home
- ★ Front entry with brick porch pavers

Interior Features

- ★ Colonists 6 panel interior doors
- ★ 12" x 12" ceramic tile flooring in entry, powder room, utility room, and secondary baths
- ★ Abrasive wear carpet over rebond pad (carries 5-year abrasive wear warranty)
- ★ Sherwin Williams paint with white enamel trim
- ★ Crown Moulding and chair rail in dining room
- ★ Elegant Moen Kingsley chrome bath faucets throughout
- ★ Rounded sheetrock corners in select living areas
- ★ 36" wood burning fireplace with gas log starter, ceramic tile surround and Victorian Mantle with chair rail
- ★ Pedestal sink, elongated commode, and beveled mirror in powder room (per plan)
- ★ Dramatic staircase with stained newel posts and stained hand rail with painted spindles (per plan)
- ★ Energy Star Certified reversible 3-speed 52" ceiling fans located in family room, master suite and choice of 2 additional rooms. Choice of Weathered Brick or Pewter and includes alabaster light kit



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Luxurious Owner's Suite

- ★ Spacious walk-in closets with durable wood-base shelving and stained clothing rods
- ★ 12" x12" ceramic tile flooring in master bath
- ★ Acrylic garden tub with cultured marble surround
- ★ Separate shower with ceramic wall tile
- ★ Cultured marble vanity tops with white vanity cabinets
- ★ Elegant **Moen Kingsley** chrome faucets
- ★ Elongated commode in master bath water closet

Gourmet Kitchen

- ★ 12" x 12 " ceramic tile flooring in kitchen, breakfast and utility room
- ★ 42" flat panel pre-finished "Aristokraft" cabinets
- ★ Bright White "Tresca" countertops with ceramic tile backsplash
- ★ GE white-on-white appliances
 - Energy Star Certified)
 - Built-in turntable microwave oven
- ★ 50/50 white porcelain sink with **Moen Kingsley** faucet and vegetable sprayer with garbage disposal
- ★ Recessed lighting in kitchen and breakfast room areas (per plan)
- ★ Ice maker connection for refrigerator
- ★ DuPure filtered drinking water system at kitchen sink

Electrical & Safety Features

- ★ State of the art CAT-5 advanced wiring for communications pre wired for phones in kitchen, master suite & #3 TBD by buyer
- ★ State of the art RG-6 digital ready coaxial cable quad shield pre-wired for cable TV in family room, master suite & #3 TBD by buyer
- ★ Elegant Bronze Lighting Package
- ★ Smoke detectors with battery back-up in all bedrooms
- ★ Honeywell Security Systems
 - All accessible openings wired (Excluding windows at 2nd floor with no roof system under) to include wiring only of 3 keypads, motion & glassbreak.
 - One LCD keypad installed at garage entry
 - Interior siren installed
 - System is programmed and tested

Customer Care

- ★ One Year Workmanship and Material Warranty
- ★ Limited Two Year Mechanical Warranty
- ★ Limited 10-Year Structural Warranty
- ★ Pre-construction owner's orientation
- ★ Pre-drywall meeting
- ★ New Home Demonstration
- ★ Builder initiated home warranty
 - Inspection Schedule:
 - 30days after closing
 - 11 months after closing

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morrison

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Homes Inspired by You

