

THE RETREAT AT AUGUSTA PINES

BUILD SPECIFICATIONS

INTERIOR

- 3000 PSI Concrete Post Tension Engineered Foundation.
- Onsite Stick Frame Structural.
- Interceramic Tile Floors @ Entry, Kitchen, Breakfast, all Bath wet areas, and Utility Family room
- Interceramic Tile backsplash @ Kitchen, Butlers and all shower surrounds.
- Schluter Kerdi Water Proofing System At all showers.
- Shaw Carpet Flooring at family, Gameroom, Media, Stairs, Hallways and all Bedroom & Closets, Formal Dining & Study
- Custom Cabinetry at Kitchen and Baths with choice of stain finish.
- Granite or Silestone Quartz Countertops at Kitchen, Powder Bath and Master Bath with Under Mount sinks.
- Cultured Marble tops with integral sink at all Secondary Baths.
- Free standing master tub
- Semi frameless Glass Shower Enclosure at Master Bath.
- Oak Handrail with Choice of Metal Stairparts at stairs and Balcony overlooking the Entry.
- Designer Light Package. LED Disc Lights. 4 TV / 4 Telephone. All Bedrooms Blocked & wired for C-fans.
- Kwikset privacy locks at all Bathrooms and Master Bedroom. Passage Locks at all other interior Doors.
- ¾" Tongue and Groove subfloor glue, nailed & screw down.
- Kitchen Aid Stainless Steel Appliance Package includes a 36" Drop In Gas Cooktop, Built in Microwave and Wall oven, Hood vent and Dishwasher and Refrigerator.
- Stained cabinets at all secondary baths with cultured marble tops
Tubs at all Secondary Baths.
- Modern tapered wood beam ceiling at study with wall panel trim
- Delta Plumbing Fixtures.
- Two Bowl Stainless Steele under mount sink at Kitchen.
- 8' Tall two Panel Square top Hollow Core Interior Doors through- out 1st Floor, 6'8" Tall Doors At 2nd Floor.
- MDF closet shelving with metal support Brackets at all closets.
- Yellow Pine FJ Base trim at all wet areas and all window sills. MDF trim everywhere else.
- Custom modern design fireplace wall with Floating shelves and Puck LED lighting
- Walls and Ceilings Lightly Spray Textured. Sherwin Williams Flat Latex wall & Ceiling Paint, Oil Enamel Interior Trim.
- 5.1 Speaker Surround Sound Pre-wire
- Summer kitchen with 36" stainless natural gas grill and a 36" SS sink

Engineered wood flooring at study & formal dining.

EXTERIOR

- Brick, Natural Stone, 50 Year Warranty LP Smart Siding, Sherwin Williams 15 Year Warranty Paint.
- Certainteed Landmark Dimensional Roof Shingles Limited Lifetime Warranty.
- 8' Entry Door.
- Landscaped front yard with a minimum of two Oak Trees, a variety of shrubs, evergreens & flowering plants.
- Sod front, sides
- Irrigation system. Front, Sides controller in garage and rain sensor outdoors.
- 2500 psi concrete flatwork with a broom swept finish and Paver Border along driveway.
- Cedar Fence "Good Neighbor" capped with Two Gates, Wrought Iron

ENERGY EFFICIENCY

- Environments for Living Gold Certified.
- Low E Vinyl Windows.
- Insulated Oversized 2 car garage door
- Radiant Barrier Roof Deck.
- Trane 14 Seer HVAC System with gas Furnace and Programmable Thermostats.
- R-13 Batt Wall Insulation, R-30 Blown Attic Insulation, triple seal silicone & foam gaskets.
- LED Disc Lights

INSPECTIONS & WARRANTY

- Independent 3rd Party Foundation, Insulation, Frame and Final Inspections.
- Aces Warranty
- 1-Year Comprehensive Warranty
- 2-Year Mechanical Supply Warranty
- 10-Year Structural Warranty

JDALAN
HOMES

Maps, site plans, floor plans, drawings, and elevations are artist renderings and are for informational purposes only. Product availability, prices, community locations, floor plans, elevations, and specification levels are subject to change. Elevation rendering is an artist's interpretation only. Architectural elements may vary from rendering shown. Elevations shown may be with optional stone, stucco and front porches. Ask your sales counselor for details.