



## Amidon Estates 2008 Standard Features and Benefits

### Exterior Features

- Architecturally detailed home exteriors
- 2 Elevations per model
- Two-car garages
- Sodded front yards with seed & straw side and rear yards
- Carriage style metal garage doors
- 25 year Owens Corning asphalt shingles
- 2 exterior flood lights
- 2 exterior hose bibs

### Interior Features

- Hardwood flooring in entry and dining room
- 36" Wall cabinets in Kitchen
- Raised height vanities in master bathroom
- Smooth two-panel arched interior doors
- 9' smooth ceilings on main floor
- Crown molding and chair rail in dining room
- Ventilated shelving in all closets
- Phone & Cable jacks in all bedrooms
- Garage door opener included
- All homes pre-wired for alarms
- Ceiling fans included in master bedroom and great room
- Brushed nickel door knobs on doors
- Custom interior paint colors

### Construction Quality

- Pre-engineered open web floor truss systems, per plan
- Pre-engineered roof truss systems, per plan
- Watch Dog 10 year Warranty basement waterproofing
- Advantech tongue and groove OSB sub-flooring glued and screwed to joists
- Termite baiting system with repair bond at closing
- Smoke detectors in all bedrooms
- Basement stubbed for full bath and lift can, if necessary (no pump)

### Energy Features

- Double pane tilt-sash vinyl windows with low 'e' glass
- R-30 blown fiberglass ceiling insulation
- R-13 fiberglass insulation in walls
- Energy saving Green Guard house wrap
- Maintenance free vinyl siding w/vinyl soffit & metal fascia
- All Electric Utilities
- Electric line for clothes drying

### Kitchen & Baths

- Stainless Steel self-clean Electric range by GE
- Stainless Steel built-in microwave oven by GE
- Stainless Steel built-in dishwasher by GE
- Stainless steel double bowl kitchen sink
- Armstrong No-Wax flooring in kitchen, breakfast nook, master bathroom and guest bathroom
- Moen faucets with lifetime warranty
- Pantry with ventilated shelving (per plan)
- Icemaker connection at refrigerator
- Laminated counter tops in Kitchen
- Separate garden tub and shower with glass door in master
- Plate glass mirrors in all baths

### Warranties/Guarantees

- Greater Atlanta Homebuilders Association Homeowner Handbook Warranty
- Quality Builders Insurance ten year structural warranty
- Manufacturer's limited warranties
- Homeownership orientation & walk-through

All information is believed to be accurate but is not warranted.  
Prices, availability, plans and specifications are subject to change without notice.  
Please ask about our available upgrades and options.

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Updated March 31, 2008