

SWEETWATER PARK

Features

INTERIOR

- Ceiling Fan in Family Room & Wired for in Master Bedroom
- Bronze Lighting Package
- Santa Fe Craftsman Doors
- Bronze Knobs & Hinges
- Hardwood in Foyer
- 9' Smooth Ceilings
- Smooth ceilings throughout
- Double Tray Ceilings in Master Bedroom*
- Wood burning Fireplace with Custom Mantle
- Pre-Finished Engineered Shelving
- Large Walk-In Closets
- Garage Door Opener
- Disappearing Stairway
- Smoke Detector on Every Level
- Chair Rail in Dining Room
- Crown Molding in Dining Room
- Designer Craftsman Columns*
- Phone Jacks in Every Bedroom & Kitchen
- Cable outlet in Every Bedroom & Family Room
- Pre-Wired for Security System
- Quality Plumbing Fixtures
- Divided Light Window Grids on Front
- Indoor Utility /Laundry Room with Electrical Connections & Vent
- Protective Ground Fault Interceptor Circuit in Wet Areas
- All secondary baths have single vanities

KITCHEN

- Energy Efficient Stainless Steel/Black Frigidaire Appliances
- Smooth Top Electric Range
- Feature Dishwasher
- Armstrong Tough Guard Vinyl Floor
- Stained Cabinets with Designer Knobs
- Crown Molding above Cabinets
- Stainless Steel Sink

- Waterline for Ice Maker
- Chef's Pantry with Shelving Suite

MASTER SUITE

- Double Custom Vanities*
- Garden Tub & Separate Shower
- Vaulted Ceilings*
- Large Carpeted Walk-In Closets
- Private Sitting Room*

color

- Brick
- Exterior Shutters*
- Exterior Vinyl Shakes and Board & Batten
- Hardwood in Foyer
- Counter tops
- Carpet
- Vinyl flooring in Kitchen, Laundry & Baths
- Lighting
- Cabinets (Coffee, Pecan, Honey, Chestnut, Ginger, Carmel)

exterior

- 4-Side brick
- Master Planned Landscape Packages
- Brick & Stone with Craftsman Accent Fronts
- Architectural Controlled Elevations with Feature Sidings & Architectural Windows*
- Twin Flood Lights at Garage & Rear Patio
- Patio
- Front and Rear Electrical Outlets & Water Faucets
- Mail Box & Post
- Two-Car Side Entry Garage
- Traditional "Stick Built" Construction

*Varies per plan, per subdivision. See fine print below and Exhibit K 2(b)

This information is subject to changes, errors, omissions and prior sales. Builder reserves the right to approve any house on any lot. Finished home details may vary slightly. Dimensions, elevations and features are approximate and subject to change. Some lots have additional premiums that must be added in to the base price. See Agent for details. Buyer to pay for appraisal and credit report. Seller to pay up to \$3,500.00 towards closing costs on Seller approved Mortgage Company. If Buyer uses a mortgage company not approved by Seller, Seller will pay up to \$1,000.00 towards closing costs.

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Marketed by:



**KENNON, PARKER,
DUNCAN & KEY**

706-256-1000

Features

ENERGY FEATURES

- Electric Dryer Hook-up
- 50-gallon Hot Water Heater
- Quick Recovery Electric Hot Water Heater
- Energy Efficient Heat & Air Systems
- Insulated Low E Windows & Doors
- R-19 Vaulted Ceilings
- R-19 Exterior Walls
- R-13 Insulation
- R-38 Flat Ceilings

DEVELOPMENT AMENITIES

- City Water & Septic Tanks
- Street Lights
- Underground Power
- FHA/VA Approved
- Protective Covenants
- Wooded Lots

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