



Smith Douglas Homes Presents

ORCHARD CREEK

INCLUDED FEATURES

PREMIUM INTERIORS

- 9' ceilings on first and second floors (per plan)
- Overhead lighting in all secondary bedrooms
- Pre-wired for cable and phone per plan
- Pre-wired for ceiling fan in family room and owner's suite
- Choice of select interior paint colors
- Designer lighting fixtures
- Stain resistant carpet and 6 lb. rebond pad
- Premium no-wax vinyl floors in kitchen, breakfast, bath, laundry, mudroom and foyer
- Fully drywalled two-car garage
- Structured wiring package
- Garage prewire for door opener

LOW MAINTENANCE EXTERIOR

- Architecturally designed exterior elevations with choice of stone and brick accents (per plan)
- Durable, low maintenance vinyl siding with professional coordinated color packages
- Professionally landscaped homesite with fully sodded front, side and rear yard
- Aluminum gutters with splash blocks
- Deadbolt locks all exterior doors
- Minimum of 3 exterior weather-proof electrical outlets
- Coach light at garage
- 6 panel fiberglass front door
- 2 exterior hose bibbs

PEACE OF MIND

- Pre-closing Quality Assurance inspection
- 1-year limited warranty program including a 30 day, 90 day and 11 month follow up visit
- 10-year transferable structural warranty
- Combo smoke and carbon monoxide detectors installed

KITCHEN & BATHS

- Designer laminate countertops with backsplash
- Stainless 50/50 sink in kitchen
- 30" cabinets with choice of color
- Appliances: electric range, microwave, and dishwasher
- Garbage disposal
- Ice maker connection
- Bathroom cabinets match color selection of kitchen cabinets
- Low-flow elongated toilets
- Garden tub/shower combination in the owner's bath
- Countertop width vanity mirrors
- Ventilated shelving in pantry & closets

QUALITY CONSTRUCTION

- Reinforced poured concrete foundations
- 25-year warranted 3-Tab roof shingles
- Termite prevention system
- Engineered roof and truss system
- Engineered stair system (per plan)

ENERGY EFFICIENCY

- 50 gallon electric water heater
- Zoned HVAC system with thermostats on each floor (per plan)
- High efficiency exterior doors
- R-38 insulated ceilings and R-15 insulated exterior walls
- Quality Low-E single hung vinyl easy care windows

Our Mission

Our mission is to provide the opportunity for home ownership by efficiently building affordable homes of enduring value.

www.smithdouglas.com



QUALITY | INTEGRITY | VALUE



*Information is believed to be accurate but is not warranted. Subject to change without notice. Smith Douglas Homes® 10.26.22



Contact A New Home Specialist at 980.288.5304