



Smith Douglas Homes Presents

Ginhouse Landing

INCLUDED FEATURES

LUXURIOUS INTERIORS

- Overhead lighting in all secondary bedrooms
- Ceiling fan prewire in family room and owner's suite
- Pre-wired for cable in family room and owner's suite
- Pre-wired for phones in owner's suite
- Smoke detectors on both first and second floors
- Carbon monoxide detector installed
- Choice of designer lighting finishes
- Choice of designer interior paint colors

ELEGANT BATHROOMS

- Luxurious owner's shower with large tub/shower combination.
- Chrome hardware in bathrooms
- Bathroom cabinets match color selection of kitchen cabinets

SPACIOUS KITCHENS

- Frigidaire appliances: gas range, dishwasher and microwave
- Garbage disposal
- Water line for refrigerator
- Laminate countertops in kitchen

DURABLE FLOORING

- Lush wall to wall carpeting with padding in designated areas
- Premium no-wax vinyl floors in baths, laundry, kitchen, foyer, and breakfast

QUALITY CONSTRUCTION

- Steel reinforced poured concrete foundations
- Structurally engineered roof and floor truss system
- All sub-floors are fully secured using three-step technique: glued, nailed and screwed to minimize floor squeaks
- Structurally engineered stair system
- 14" floor joists for less bounce
- 20 year limited transferrable warranty on architectural roof shingles

LOW MAINTENANCE EXTERIORS

- Brick and stone accents per plan
- Fiber cement siding
- Sodded yards
- 3x3 Concrete patio or deck (per plan)
- Exterior weather proof electrical outlets
- Termite treatment

ENERGY EFFICIENCY

- Electric water heater (per plan)
- Gas HVAC system with thermostats on each floor (per plan)
- Electric outlet for clothes dryer
- Insulation: R-30 Flat Ceilings, R-30 Vaulted ceilings and R-13 Framed Exterior Walls (per code)
- All homes completed with house wrap
- Solid vinyl insulated low-E windows

www.smithdouglas.com



QUALITY | INTEGRITY | VALUE



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