



Smith Douglas Homes Presents

Morgan Meadows

INCLUDED FEATURES

LUXURIOUS INTERIORS

- Ventilated shelving in pantry and closets
- Nine-foot smooth ceilings on first and second floor
- Overhead lighting in all secondary bedrooms
- Ceiling fan pre-wire in family room and owner's suite
- 2 Data drops with included 12 x 15 data panel
- Smoke detectors on both first and second floors
- Carbon monoxide detector installed
- Designer light fixtures

ELEGANT BATHROOMS

- Luxurious owner's shower with large garden tub combination
- Bathroom cabinets match color selection of kitchen cabinets
- Upgraded light fixtures

SPACIOUS KITCHEN PACKAGE

- Frigidaire appliances: gas range, dishwasher and microwave
- Stainless double sinks with single lever faucet and sprayer
- Garbage disposal
- Icemaker plumbing for refrigerator

DURABLE FLOORING

- Lush wall to wall carpeting with padding in designated areas
- Premium no-wax vinyl floors in baths, laundry, kitchen, 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
- Structurally engineered stair system
- 14" floor joists for less bounce
- 20 year limited warranty on 3-tab roof shingles

LOW MAINTENANCE EXTERIORS

- Fiber cement siding with brick or stone accents
- Fully sodded yard up to 40' from back of home OR to natural areas
- Three exterior weatherproof electrical outlets
- Aluminum gutters with splash blocks
- 1-year termite treatment

ENERGY EFFICIENCY

- 50 Gallon electric water heater (per plan)
- Zoned Lennox HVAC system with thermostats on each floor (per plan)
- Fiberglass insulated high efficiency front and rear doors with adjustable thresholds
- Insulation: R-38 Flat Ceilings, R-38 Vaulted ceilings and R-20 Exterior Walls (per code)
- Solid vinyl insulated low-E windows
- LED light bulbs throughout

www.smithdouglas.com



QUALITY | INTEGRITY | VALUE



*Information is believed to be accurate but is not warranted. Subject to change without notice. Smith Douglas Homes@ 1/1/18

Contact A New Home Specialist at 555.555.5555