



# JOHN THOMAS H O M E S

## Herring Township

### Included Features

#### Elevation & Exterior

Unique custom elevations by one of Atlanta's leading Architect  
Brick, shake, natural stone, and plank combinations  
Weatherwood shingles with 20-year warranty  
Low E insulated maintenance free vinyl windows  
Fiberglass exterior doors  
2-car garages with distinctive carriage-style doors  
Garage interiors finished  
10' X 10' private patio area  
2 exterior hose bibs  
Sentricon Termite Protection

#### Interior Finish & Details

Ceiling heights: 9' 1<sup>st</sup> floor & 8' 2<sup>nd</sup> floor  
Architectural Niche (per plan)  
Architectural Columns with crown (per plan)  
Crown molding with chair rail, and shadowbox in dining room and foyer  
Vaulted/Trey ceiling in secondary bedrooms, owners bedroom and owners bath (per plan)  
Ceiling Fan with lighting in family room  
Distinctive raised panel interior doors  
36" direct vent fireplaces in family room with gas logs, wood mantel, and granite surround  
Nickel doorknobs with matching hinges  
12" Ventilated wire shelving in closets  
Wide range of custom Sherwin Williams paint colors

#### Gourmet Kitchen Details

30" Flat panel maple cabinets with crown  
Large collection of Laminate countertops  
Food Disposal  
Stainless steel double bowl sink with Delta pullout facet  
GE® appliance package includes:

- Free standing range and oven
- Lighted vent hood
- Dishwasher

Icemaker water line

#### Flooring Features

Hardwood flooring in foyer  
Durable and easy to maintain resilient flooring in kitchen/breakfast, laundry, secondary baths, and owner's bath

#### Bath Details

Raised stained vanity cabinets though out  
Separate shower with glass door in owner's bath  
Garden tub in owner's bath  
Cultured marble vanity tops in bathrooms  
Pedestal sink and oval mirror in powder room  
Elongated commodes in all baths  
Low maintenance fiberglass tub/surround  
Exhaust fans in all commode areas

#### Systems Features

Security System  
CPVC plumbing water supply lines  
50-gallon electric water heater  
200 amp electrical panel (per plan)  
220 electric dryer outlet  
Water supply cut-off valves at every fixture  
Emergency main water shut-off  
High-efficiency zoned HVAC system with programmable thermostats (per plan)  
RG6 Cable TV homerun receptacles in all bedrooms, and family room  
Category 5 Pre wire homerun for phone in all bedrooms, family room, & kitchen  
Exterior flood lights on rear  
Exterior GFI outlets on front porch and rear patio  
Edge Gold Silent Floor System with 50 year warranty  
OSB exterior sheathing for s more Solid Home  
Quality Roofing Shingles with 20 year warranty

#### Landscaping Details

Comprehensive landscape design and installation with sodded front and rear yard



*All information is believed accurate, but is not warranted.  
These offers subject to errors, omissions, prior sale and withdrawal  
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