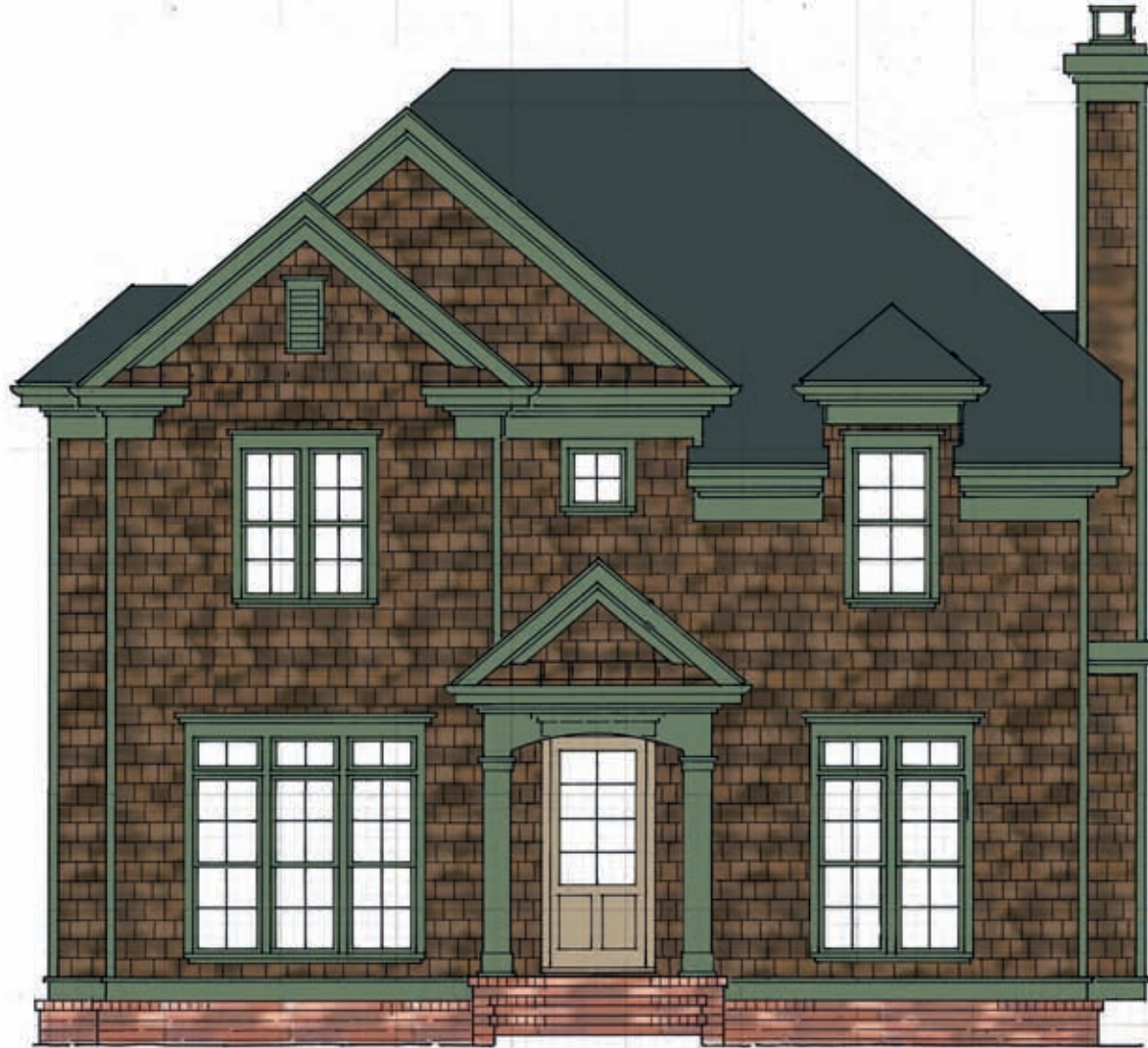


Clarke Hill

A New Subdivision in Decatur

49 McEvoy



Phil Cooper 404.735.6375
www.avenue-realty.com

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EXTERIOR FEATURES

1. Front Porch
2. Cedar shake siding with brick or stone water table
3. 30 year architectural shingles
4. Outdoor Porch in rear
5. Attached, two car garage
6. Double hung Low-E windows with tilt out sashes, decorative sashes on front elevation
7. 5"aluminum gutters
8. Hinged board & batten style shutters
9. House wrap for energy efficiency

INTERIOR FEATURES

1. Interior design service provided to assist with design selections
2. 10' ceilings main level. 9' ceilings second level
3. Built in closet systems in master
4. 4" hardwood floors throughout main level and upstairs hallway
5. Wide hallways upstairs with wrought iron or wood pickets and stain grade step treads
6. Granite or travertine standard on every counter
7. Beautiful trim package throughout entire home
8. Fold down stair to attic

GOURMET KITCHEN

1. Custom designed hand made cabinets
2. Built-in Island
3. Walk-in Pantry
4. Stainless steel under mount sink
5. Sink Faucet (TBD)
6. Granite countertops (TBD)
7. Tile backsplash (TBD)
8. Garbage Disposal
9. Icemaker connection
10. Under cabinet lighting
11. Pull-out under counter trash bin
12. Stainless steel appliance package

BATHROOMS

1. Custom designed cabinets
2. Double vanities in master bath
3. Granite counter tops with white under mount bowls in master and secondary baths
4. Tile in master shower
5. Tile surround in secondary shower walls
6. Exhaust fans in all bathrooms
7. Elongated commodes in all baths

LAUNDRY

1. Clothes dryer stubbed for electric

FLOORING

1. Four inch hardwood flooring throughout entire first floor and upstairs landing
2. Tile in secondary bathroom
3. Tile in master bathroom
4. Carpet and 6 lb. pad in bedrooms and closets
5. Tile in laundry room

PLUMBING

1. Delta plumbing fixtures
2. (1) 50 gallon gas hot water heater
3. (2) outdoor spigot

ELECTRICAL

1. Interior Outlets and switches located per code; white w/ white cover plates
2. Extensive recessed lighting throughout house
3. CAT5 for phone or high speed internet in all bedrooms, kitchen, family room, mud room, basement, and study
4. Cable TV jacks in all bedrooms, study, family room, basement, and exterior porch
5. Home stereo system wiring included (kitchen, foyer, family room, master bedroom and bath, rear porch

6. Security system included with two keypads
7. Exterior outlets located per code
8. Smoke detectors installed per code
9. Four flood lights

HVAC

1. High efficiency heating and cooling systems
2. Digital thermostats for zoned heating and cooling
3. Individual air returns for each room for efficiency

LANDSCAPING

1. Sodded Front, side, and back yard along with a combination of in-season flowers and plants

WARRANTY

1. One year full warranty



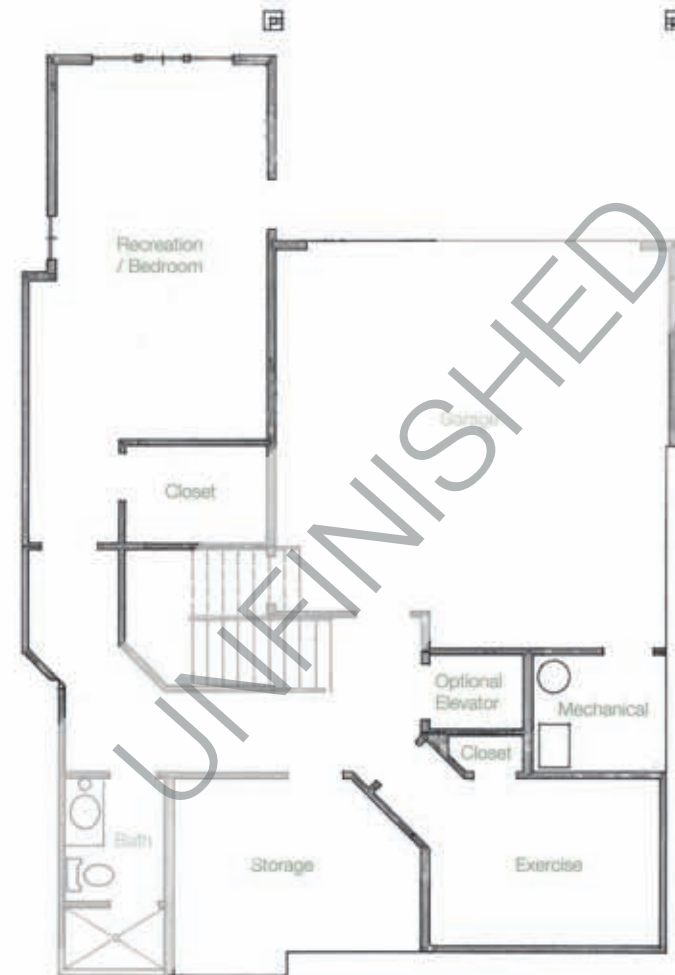
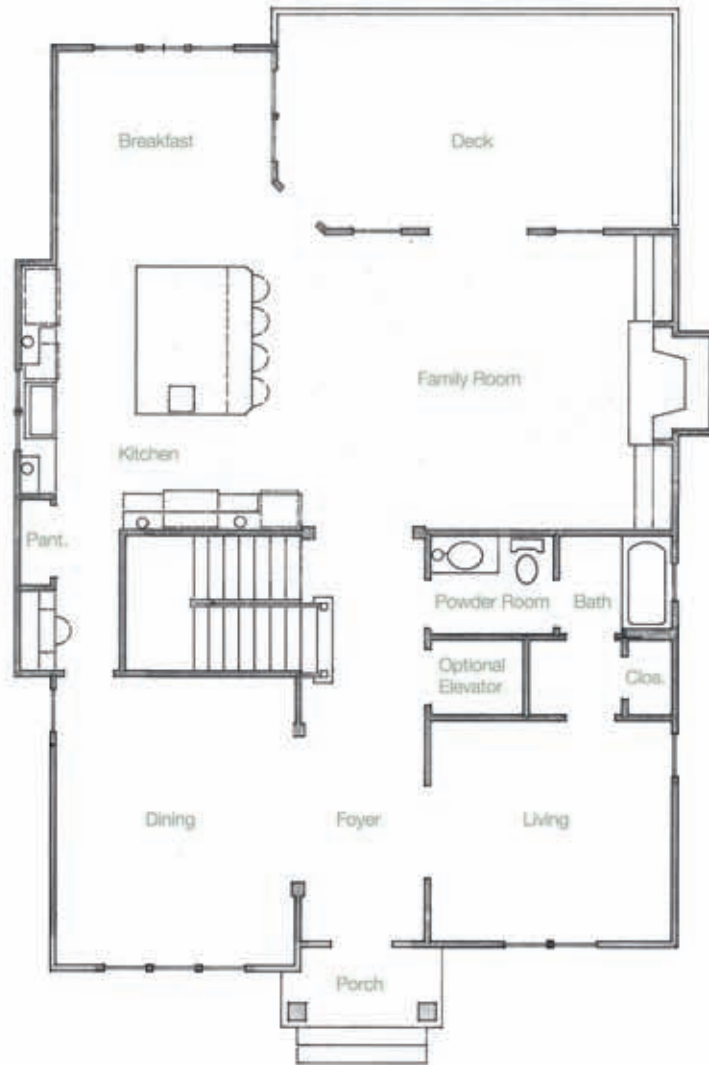
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Entry
Level



Basement



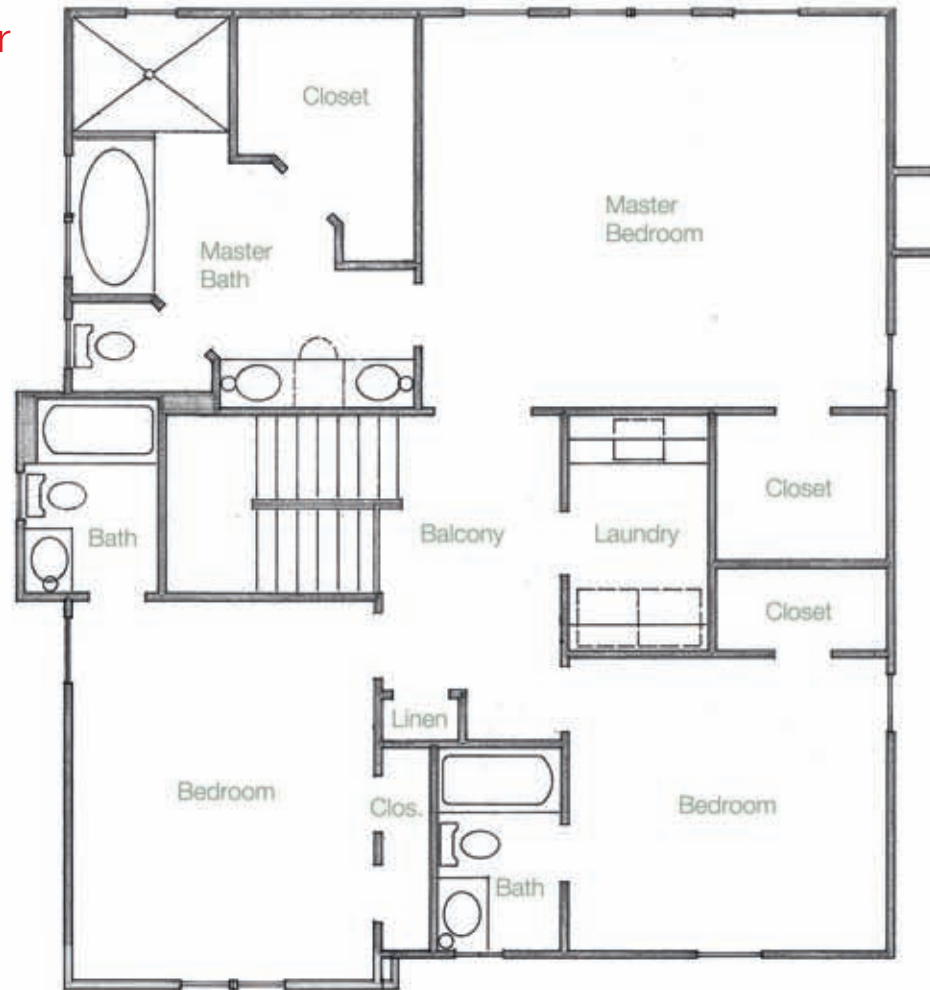
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Upper
Level



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