

Clarke Hill

A New Subdivision in Decatur

3 McEvoy



Phil Cooper 404.735.6375
www.avenue-realty.com

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EXTERIOR FEATURES

1. Hardi-plank with brick water table
2. 30 year architectural shingles
3. Outdoor porch
4. Attached, two car garage
5. Double hung Low-E windows with tilt out sashes, decorative sashes on front elevation
6. 5"aluminum gutters
7. House wrap for energy efficiency

INTERIOR FEATURES

1. Interior design by professional designer
2. 10' ceilings main level. 9' ceilings second level
3. Large closet in master
4. 4" hardwood floors throughout
5. Wide hallways upstairs with wrought iron or wood pickets and stain grade step treads
6. Granite/solid surface 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. Pantry
4. Stainless steel under mount sink
5. Granite/solid surface countertops
6. Backsplash
7. Garbage Disposal
8. Icemaker connection
9. Under cabinet lighting
10. Pull-out under counter trash bin
11. Stainless steel appliance package

BATHROOMS

1. Custom designed cabinets
2. Double vanities in master bath
3. Granite/solid surface counter tops with under mount sinks
4. Tiled bathrooms throughout
5. Exhaust fans in all bathrooms
6. Elongated commodes in all baths

LAUNDRY

1. Clothes dryer stubbed for electric

BASEMENT

1. Unfinished basement

FLOORING

1. Hardwood flooring
2. Tile in all bathrooms
3. Tile in laundry room

PLUMBING

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

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

ELECTRICAL

1. Interior Outlets and switches located per code; w/ cover plates
2. Extensive recessed lighting throughout house
3. CAT5 for phone or high speed internet in all bedrooms, family room, and study
4. Cable TV jacks in all bedrooms, study, family room
5. Home stereo system wiring included in family room
6. Security system included with two keypads
7. Exterior outlets located per code
8. Smoke detectors installed per code
9. Four flood lights

LANDSCAPING

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

WARRANTY

1. One year full warranty

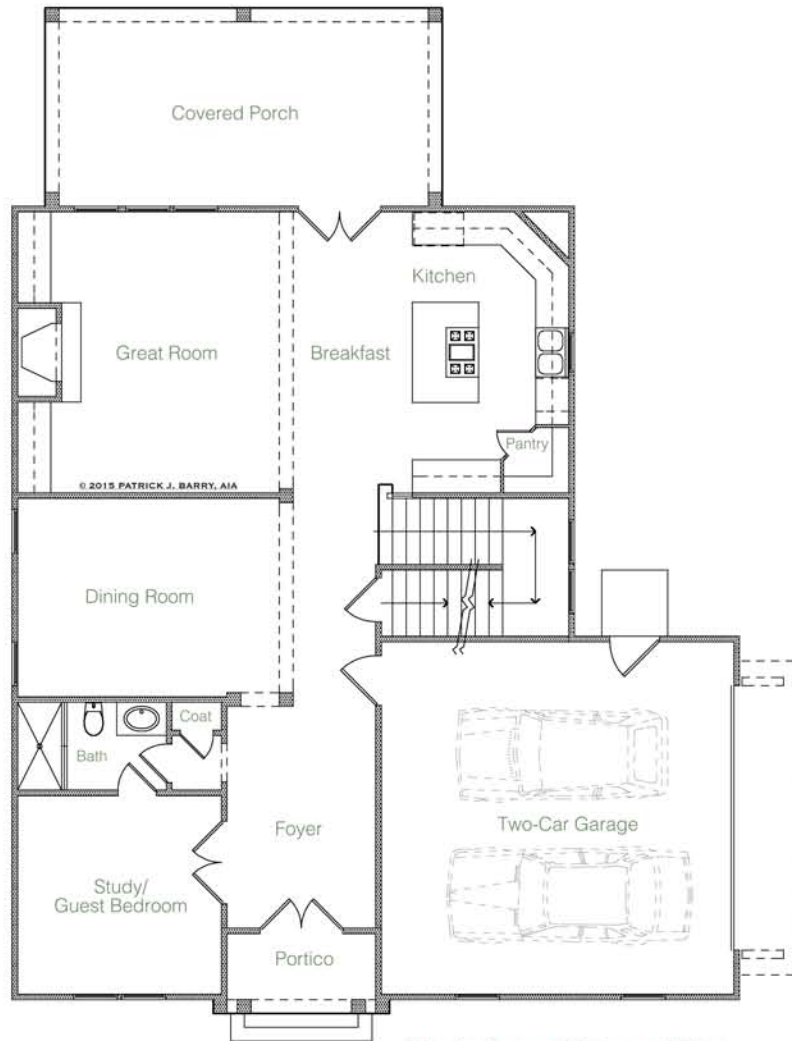


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Main Level Floor Plan



Upper Level Floor Plan



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