

# HIGHLAND *Communities*

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## **Exceptional Features** **2822 Stirling Ridge Court Milton, GA**

### **THE MANOR GOLF & COUNTRY CLUB**

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#### **FOUNDATION, FRAME & EXTERIOR**

- Poured Concrete **10'** Basement Walls with Damp Proof Warranty (Pre-planned for finish)
- Elegant Tudor-style Design with Brick and Hand-Cut Stone on all elevations
- Side Entry 4-Car Garage with 8' Carriage Style Garage Doors
- Pre-engineered and Open Web Floor Trusses (Per Plan)
- 3/4" Tongue and Groove Sub Flooring that is nailed, screwed and glued for silence and durability
- House Wrap for increased Energy Efficiency
- Energy Efficient Insulated Low E Glass Wood Windows with wide brick mullions on front elevation
- Premium Quality Sherwin Williams Exterior Paint
- Custom Designed Landscaping created by Landscape Architect with full sod, irrigation and low-voltage lighting package.
- Approx. 11' x 22' Deck with walnut travertine flooring, decorative wrought iron railings with brick and stone columns, prewired for speakers and volume control
- Approx. 10' x 15' Covered Screened Porch with walnut travertine flooring
- Approx. 9' x 10' Balcony @ Master Suite with walnut travertine flooring, decorative wrought iron railings and brick and stone columns, prewired for speakers and volume control
- 8' Mahogany, Glass and Wrought Iron Front Door

#### **SYSTEMS**

- Security System with 2 keypads, contacts on all accessible doors and windows, motion sensor and siren
- Smoke & Carbon Monoxide Detectors\*
- Structured Wiring Package including High Speed CAT5 Phone Wiring in all BR, Kitchen, Study/Office & RG-6 Cable outlets in all BR, FR and Library home run to central distribution panel in basement.
- Braced and conduit installed for 4 flat screen TV's in Family Room, Keeping Room, Bonus Room and Master Bedroom
- Dolby 5.1 Surround Sound pre-wiring in Keeping Room, Family Room and Bonus Room
- Wired for additional speakers and volume controls in Dining Room, Library, Master Bedroom, Master Bathroom and Main and Master Balconies

- 300 amp Electrical Service
- Low Environmental Impact Borate Termite System
- 75 gallon quick recovery Gas Water Heater
- Energy Efficient Insulation Package including R-30 Ceiling Insulation, R-13 Wall Insulation, Sealed Plates & Sealed Utility Penetrations
- Zoned Heating and Air System w/High Efficiency 13 Seer Equipment
- Programmable Thermostats on 1st & 2nd floors
- 410-A Environmentally Friendly Refrigerant
- Full Gutter System with Round Downspouts

## **PLUMBING**

- 6' Cast iron double slipper pedestal tub with elegant faucet and handheld shower fixture in Master Bath
- Full seamless glass enclosed steam shower with hand cut marble floors, walls and ceiling, rain head and traditional shower heads, bench seating in Master Bath
- Raised Sinks/ vanities in Master Bath with Moen oil rubbed bronze Vestige faucets
- Forged Steel Tubs w/High Quality Enamel Finish in Secondary Baths
- Elongated Kohler Toilets
- Quality Moen Fixtures in Kitchen and All Baths
- Farmhouse-style Kitchen Sink with Moen Arbor "One-Touch" Faucet
- Stainless steel bar sink and faucet in Butler's Pantry
- Water Line for Icemaker in Kitchen
- Garbage Disposal
- Rough Stub for Bath and Bar in basement
- Three Exterior Water Outlets

## **TRIM PACKAGE**

- 2-Panel Smooth Finish Interior Doors – 8' Solid Core on 1<sup>st</sup> floor and 6'8" on 2<sup>nd</sup> floor (per plan)
- Extensive Crown Moldings and trim details in Dining , Family Room, Library, Kitchen/ Keeping Room & Master Suite
- Crown moldings in all secondary bedrooms
- 10" Baseboard on First Floor, 7" Baseboards on Second Floor plus 4" custom casings on all doors, windows and cased openings.
- Floor to ceiling paneling in foyer with paneled arched headers in foyer, dining room, family room and kitchen
- Wainscot-style Moldings in Dining Room & Library
- 11' Coffered ceiling in Family Room with full window casement and precast stone fireplace mantel
- Vaulted ceiling in Master Suite with custom beam detailing
- Stairs with Solid Oak treads, wrought iron balusters with custom decorative details and heavy oak box newels
- Mud room with bench, basket storage, shoe storage, upper cabinetry, bead board and coat hooks
- Stained tongue and groove cypress ceilings on all porch ceilings

## INTERIORS

- 10' Ceilings Featured on First Floor (11' @ Family Room) with 9' Ceilings on Second Floor
- Large Master Suite Walk-In Closet with two crystal chandeliers – ready for custom closet finish
- Large walk-in pantry with automatic jamb light switch – ready for custom shelving finish
- Classic oil rubbed bronze “egg” door knobs and hinges
- Designer selected Lighting Package including crystal chandeliers in Family Room, Powder Room, Master Bedroom, Master Bathroom and Master Closet w/Ceiling Fans in Secondary Bedrooms, and Overhead Lights in all Bedrooms
- 42” Marble Fireplace, Gas Starter & Pre-cast stone mantel in Family Room & hand cut stacked stone hearth, surround and corbels in Keeping Room.
- Custom designed two-tiered kitchen cabinetry showcasing glass door with finished interiors and xenon lighting in upper cabinets and under cabinet/ countertop, brushed painted finish with range hood cabinet, heavy crown molding, soft close drawers and doors, pot drawers, concealed power strips under upper cabinets.
- Oversized Kitchen Island with Nova Blanca Oro imported white marble, decorative corbels, farmhouse-style sink & dishwasher
- Thermador Stainless Appliance Package including 48” Professional Duel Fuel Range with 1300 CFM Blower, 48” Built-In Stainless Refrigerator/ Freezer and Built-in Microwave and Dishwasher.
- 50-bottle under counter wine refrigerator in Butler’s Pantry
- Imported marble slab countertops in Master Bath and All Secondary Baths
- Nova Blanca Platinum imported marble slab counters, tile floors, wainscoting and complete shower surround
- 13”x13” Designer Tile Surround in Shower/Tub and Secondary Bath Tubs
- Ventilated Shelving in All Closets

## FLOORING

- 4” Site Finished Oak Hardwood flooring throughout main floor (except Guest Bedroom Suite) and upstairs hallway
- Nova Blanca Platinum imported marble slab counters, tile floors, wainscoting and complete shower surround in Master Bath
- 24 x 24 Travertine Marble mud-set and waterproofed on Main and Master Balconies
- Hand cut flagstone floors on front porch
- Shaw Recyclable Nylon continuous Filament Carpet w/RX2 Stain Treatment/Moisture Repellant System with 8 pound pad.
- 13”x13” Designer Stone/ Tile Flooring in Master Bath and Secondary Full Baths
- Finished Garages with Baseboard Trim

\* Per Plan / Rev 3/6/13

*All information is believed to be correct, but is subject to change and is not warranted. See a Sales Associate for a complete list of options and upgrades. Prices subject to change.*