



# A.P. DODSON

CONSTRUCTION GROUP

## Standard Community Features

### Atwater Reserve

#### Kitchen

- Stainless Steel Appliance Package: Including: Gas Range, OTR Microwave, Dishwasher and Pneumatic Disposal (Plan Specific)
- Stainless Steel Under Mount Kitchen Sink with Pull Down Faucet
- 3 CM Slab Granite Kitchen Countertops (Tier1)
- Subway Tile Backsplash (Tier 1)
- Custom Paint Grade Cabinets, Staggered at Install, with a Mix of Cabinet Knobs and Drawer Pulls (Tier 1)
- Two Hanging Pendant Lights (Plan Specific)
- Built In Trash Drawer (Plan specific)

#### Bathrooms

- Plumbing Fixtures in Matte Black or Brushed Nickel Finish, with Upgraded 8" Faucet Spread in the Master Bathroom and 4" Faucet Spreads in the Additional Bathrooms (Tier 1)
- Custom Built Tile Shower in Master Bath Including Tile Walls and Floor and a Frameless Glass Enclosure
- Soaking Tub in Master Bath with Granite Deck and Tile Surround (Tier 1)
- 3 CM Granite Vanity Tops with Porcelain Under Mount Square Sinks (Tier 1)
- Custom Framed Mirrors in Bathrooms

#### Flooring

- Luxury Vinyl Plank Flooring (Tier 1)
- Oversized Tile at Wet Areas (Level 1)

#### Lighting

- Matte Black or Brushed Nickel Lighting Package (Tier 1)
- Ceiling Fan in Living Room and Master Bedroom
- Prewired for Ceiling Fans in Secondary Bedrooms
- Recessed Can Lighting Throughout (Plan Specific)
- Decorative Chandelier in Dining Area
- Pendant Lighting Over Island and Foyer (Plan Specific)

#### Notable Systems

- Pex Plumbing System
- Traditional Slab Foundation
- Energy Efficient Double Paned, Insulated Vinyl Window with Low E Glass
- 14 Seer Energy Efficient Forced-Air Cooling with Furnace and Thermostat
- Water Management Faucets, Dishwashers and Toilets
- Energy Star Appliance Package

#### Exterior Features

- Brick, Hardi and Vinyl Siding Front, Side and Rear Elevations (Plan Specific)
- Professionally Landscaped and Sodded Yards
- 30 Year Architectural Shingles
- Rear Flood Light
- Garage Doors with ½ HP Wi-Fi Enabled Opener and 2 Remotes
- Custom Wood Shutters

#### Miscellaneous Features

- 9', 10' and 11' Ceiling (Plan Specific)
- 8' Interior Doors (Plan Specific)
- 42" Ventless Gas Fireplace with Gas Log Set and Brick Surround with Pine Mantle
- Cove Style Crown Molding at Open Living Area and Master Bedroom and Base Molding Throughout (Plan Specific)
- Window Trim in Master Bedroom and Living Room (Plan Specific)
- Buyers Selections Available (Dependent Upon Completion Timeline)

#### Community Amenities

- Walkable Community with Scenic Lakes and Green Spaces
- 2 Pickle Ball Courts and Playgrounds