

Stonehall

At Vinings Gateway

EXTERIOR FEATURES

- Boutique Townhomes with all the finest finishes
- Gated community inside the perimeter in Vinings
- Located on popular Log Cabin Drive in Cobb County (low county taxes and no city taxes)
- Architecturally controlled neighborhood with welcoming stone and brick estate wall, streetlights, expansive sidewalks
- All sides brick with Concrete siding, as per plan.
- Inviting front porch
- Outdoor living space
- Carriage-style garage doors without glass, garage door openers included
- Architectural roof shingles
- Maximum Security front door lockset
- First Line baiting termite system
- Seal all exterior sheathing penetrations, bottom plate of exterior walls and foam seal all windows and exterior doors
- Pressure treated deck, no steps included, as plan and site permit
- Engineered floor open web truss flooring on all levels

LANDSCAPING FEATURES

- Lush landscaping with Bermuda sod front yard, with natural area left where possible
- Conforming neighborhood CBU pedestal mailbox

ENERGY FEATURES

- Zoned High efficiency, 13 SEER HVAC systems designed for optimum delivery with Climate Control thermostats,
- ducts sealed for Energy Efficiency
- Custom house wrap for extra R value and Moisture Barrier
- Insulated double hung tilt sash energy efficient Low E windows, window grids on front elevation
- Attic ventilation by roof and ridge vents, where applicable.
- Exterior walls insulated to yield R-13 value, ceilings below attic areas blown to yield R-30 value, vaulted areas insulated to yield R-30 value, R-19 in garage ceiling. T ply pre batt behind all tubs and showers
- All penetrations sealed throughout

INTERIOR FEATURES

- 9' ceiling height on all levels, as plan permits
- Large Owners Suites feature vaulted ceiling
- Two panel smooth finish 6' 8" doors with Schlage (or comparable) brushed nickel hinges and doorknobs (or comparable finish)
- Barn Doors, where plan permits
- Two coats Sherwin Williams interior flat latex (PROMAR 200) on walls from Builder's color is Knitting Needles (#7672) everywhere, except Pewter Cast (#7673) above chairrail in Dining Room and Powder Room
- Two coats semi-gloss upgraded Sherwin Williams SUPERPAINT on wood trim and two coats flat on ceilings color is Extra White (#7006)
- Direct Vent Fireplace in Family Room
- Ventilated shelving in closets
- 3 stop elevator shaft built, sheetrocked with 5/8" sheetrock, ready for future finish
- Unit 10 has unique Home Office on Main level, featuring Barn Door, exterior door and unique 5'0x2'0 transom

INTERIOR CUSTOM TRIM

- 4" crown in all main floor and Owner's Retreat living areas, except closets and utility
- Chairrail in Dining Room
- Speed base and 445 casing in Foyer, Dining, Powder Room, Owner's Retreat
- Speed base in secondary bedroom, 3.5" base and 356 casing throughout utility areas
- Oak stair treads on stairs with newels and metal balusters
- No mirrors provided
- Custom fireplace surround with custom wood mantle, with Shiplap feature wall here and behind built in bookcases flanking fireplace, as plan permits
- Mud Hall Entry on 1st Floor featuring convenient Drop Zone with prefinished engineered hardwood floors

STANDARD FEATURES (CONTINUED)

CHEF'S KITCHEN FEATURES

- Granite countertops from Benchmark's standard Level 1 selection with brick-laid tile backsplash, stainless steel single or double bowl (as plan permits) undermount sink and 1/3 hp garbage disposal
- Pull out sprayer sink faucet
- White cabinets throughout, white island cabinet
- Stainless steel Double Oven, 36" gas cooktop, Microwave with trim kit and Energy Efficient Dishwasher (or comparable manufacturer)
- Butler's Pantry
- Icemaker hook-up

FLOORING FEATURES

- Designer oversized engineered pre finished hardwood floors on Main level, Mud Hall and 3rd floor hall.
- Owner's Master Bath and all bathrooms (except Powder Room)- Designer Ceramic Tile floor, shower walls and floor and wainscot behind stand alone Master tub (as plan permits)
- Laundry Room is Ceramic Tile floor
- Shaw Industries carpet from Benchmark's standard selections, installed over heavy pad

BATH FEATURES

- Granite from Level I selection counter tops with undermount oval bowls in all baths
- White vanities in all baths
- White stand alone soaking tub in Owner's bath in Unit 9 and 10
- Chrome shower door in Owner's bath
- Elongated Water Saver commodes, designer exhaust fans in commode areas, as per plan
- 8" spread chrome faucet in Owner's bath and powder room
- 4" spread faucets with chrome finish in secondary baths
- White steel tubs in all secondary baths, with tile surround

PLUMBING FEATURES

- All water supply lines under fixtures have cut-offs (in addition to emergency main cut off)
- 50 gallon gas water heater
- Two Exterior hose bib
- Seal all plumbing, electrical and HVAC penetrations

LIGHTING AND WIRING FEATURES

- \$2000 personalized lighting allowance at Progressive Lighting
- Ceiling fan/light prewire in Owner's Retreat, Great Room
- Pre wire Structured wiring for 1 RG-6 phone jacks and 2 CAT5 cable jacks
- Exterior outlet off of front porch and outdoor living space/deck
- 220V in Laundry Room for Dryer
- Smoke Detector wired on each floor and outside all bedrooms, as per code
- Carbon Monoxide Detector wired on each floor, as per code

CUSTOMER CARE and WARRANTIES

- Benchmark's Quality Assurance Program (includes Owner Pre-Construction Orientation, Pre-Drywall Orientation, Presettlement Walk through with Builder, Owner's Manual Review and Benchmark Referral Program/Quality Survey (30 day follow-up and 6 month and one year)
- Transferable 10-year structural warranty
- One-year Limited Builder Warranty

CERTIFICATION AND COMMUNITY ASSOCIATIONS

- Certified Professional Home Builder
- Greater Atlanta Home Builders Association, Cobb County
- Neighborhood Protective Covenants and Restrictions with Homeowner's Association (Initiation fee of \$1500 and annual fees of \$2400)

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