

# MORIAH WOODS



## Base Price Sheet

| PLAN           | BEDS / BATHS / SQ. FT.             | SLAB PRICE | BASEMENT PRICE |
|----------------|------------------------------------|------------|----------------|
| The Jackson    | 3 Beds / 2 Baths / 1,910 Sq. Ft.   | \$269,900  | \$304,900      |
| The Abington   | 4 Beds / 2.5 Baths / 2,138 Sq. Ft. | \$269,900  | \$304,900      |
| The Heritage   | 5 Beds / 3 Baths / 2,321 Sq. Ft.   | \$274,900  | \$309,900      |
| The Jefferson  | 4 Beds / 2.5 Baths / 2,404 Sq. Ft. | \$279,900  | \$312,900      |
| The McIntyre   | 4-5 Beds / 4 Baths / 2,619 Sq. Ft. | \$289,900  | \$324,900      |
| The Bradford   | 5 Beds / 3 Baths / 2,703 Sq. Ft.   | \$294,900  | \$329,900      |
| The Charleston | 4 Beds / 3 Baths / 2,895 Sq. Ft.   | \$309,900  | \$348,900      |
| The Kenleigh   | 4 Beds / 2.5 Baths / 2,403 Sq. Ft. | \$314,900  | \$354,900      |
| The Greyson    | 5 Beds / 3-4 Baths / 3,248 Sq. Ft. | \$319,900  | \$359,900      |

Contact a New Home Specialist at 678.300.2695

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\*Information is believed to be accurate but is not warranted. Subject to change without notice. Square footage is approximate. See New Home Specialist for complete details. EMC Homes®

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## Included Features

### AUTHENTIC EXTERIORS

- Fiber cement siding with brick or stone accents
- Sodded yards (up to 9 pallets)
- 120 Sq. Ft. Concrete patio or deck (per plan)
- Two exterior weather proof electrical outlets
- Two exterior water faucets
- Aluminum gutters
- ¾ Lite steel front entry door
- Termite treatment

### DISTINCTIVE INTERIORS

- Open railing with iron spindles (on first floor)
- Overhead lighting in all secondary bedrooms
- Ceiling fan with light in family room and owner's suite
- Flood light over garage
- Pre-wired for cable in family room and owner's suite
- Pre-wired for phones in kitchen and owner's suite
- Smoke detectors on both first and second floor
- Carbon monoxide detector installed
- 220V connection in utility areas and dryer vent to exterior
- Brushed nickel lighting, plumbing and hardware
- Choice of multiple different interior paint colors
- Two-car garage prewired for garage door opener
- Ventilated shelving in pantry and closets
- Smooth ceilings, nine-foot plate on main floor of two-story plans
- Two-piece crown molding on first floor in family areas

### DURABLE FLOORING

- Laminated wood flooring in the foyer, kitchen & breakfast area
- Lush wall to wall carpet in family room, living room, dining room and bedrooms
- Luxurious vinyl in bathrooms and laundry room

### GOURMET KITCHENS

- Granite countertops and tile backsplash
- Crown molding on 36" cabinets
- Cabinet over refrigerator included
- Ice-maker plumbing for refrigerator
- Black electric range, dishwasher and microwave
- Stainless double sinks with single lever faucet and sprayer
- Recessed lighting
- Kitchen island (per plan)

### ELEGANT BATHROOMS

- Luxurious fiberglass owner's shower with separate garden tub. Shower includes shower door.
- Adult height double-bowl vanity counter in owner's bathroom
- Bathroom cabinets match color selection of kitchen cabinets
- Cultured marble countertops in all bathrooms
- Elongated toilets in all bathrooms

### QUALITY CONSTRUCTION

- Steel reinforced poured concrete foundations
- Structurally engineered roof and floor truss system
- All sub-floors are fully secured using three-step technique: glued, nailed and screwed to minimize floor squeaks
- Floor joists for less bounce
- 20-year warranty on 3-tab roof shingles
- Durable PEX plumbing

### ENERGY EFFICIENCY

- Electric water heater
- Two-zoned HVAC system with thermostats on each floor
- Steel insulated high efficiency front and rear doors with adjustable thresholds and dead bolts
- Insulation: R-30 flat ceilings, R-30 vaulted ceilings and R-13 framed exterior walls (per code)
- All homes completed with house wrap
- Solid vinyl insulated Low-E windows

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## Community Site Plan



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