

# WALKER ESTATES

## INCLUDED FEATURES

### CLASSIC EXTERIORS

- Brick with Hardie plank fiber cement on front elevation
- Maintenance-free vinyl siding on sides and rear
- Brushed concrete drive, walkways, and patio
- Maintenance-free color coordinated gutters & downspouts
- Attractive embossed metal garage door with Wi-Fi capable opener
- 30 Year dimensional fiberglass shingles
- 2 exterior outlets
- 2 frost-proof hose bibs
- Finished garage (dry walled, trimmed & painted)
- LOW-E double pane insulated glass tilt-in windows
- Exterior doors with deadbolt lock to provide maximum security for your home
- 1/4 light craftsman front entry door
- Low E insulated glass door to patio
- Professional landscape design to include mulch, shrubs & plant package
- Sod in front yard, seed & straw for sides and rear

### ELEGANT MASTER SUITE

- Tile shower walls with fiberglass pan and garden tub (per plan)
- White cultured marble vanity tops
- Comfort height vanities in all baths

### INTERIOR AMENITIES

- Choice of raised panel interior doors
- Brush nickel doorknobs & hinges
- Luxury plank flooring in kitchen, foyer, dining room, great room, and powder room (per plan)
- Designer carpet with 6 lb pad in all bedrooms, closets, stairs and bonus room (per plan)
- Large vanity mirrors in baths
- Wire ventilated dust free closet shelving
- Smooth 9' ceilings on first floor
- All bedrooms pre-wired for a ceiling fan
- Pre-wire for phone and cable jacks (6 total)
- Choice of Sherwin Williams Low VOC wall colors
- Semi-gloss paint on all interior trim
- Interior LED light (per plan)
- Recessed lights (per plan)
- Smoke detectors throughout home

### SMART HOME PACKAGE

- IQ Panel w/ touchscreen to control:
  - (1) Exterior lock
  - Video doorbell
  - Smart thermostat
  - (1) Light Fixture
- Pre-wire for alarm system

IT'S NOT JUST A HOME, IT'S YOUR LANDMARK



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HOMES OF TENNESSEE

## ENERGY SAVING FEATURES

- Energy efficient protective house wrap on all exterior walls
- High-efficiency electric heating & cooling system (14 seer)
- Fiberglass insulation: R-13 walls, R-38 ceilings and R-19 crawl space areas (per plan)
- 50 gallon electric water heater
- Low flow plumbing fixtures
- 200 AMP electrical services
- LP Techshield Radiant Roof Sheathing- reduces monthly cooling costs by blocking up to 97% of radiant heat and lowering attic temperature by up to 30°

## LIFESTYLE KITCHENS

- 36" straight custom wood cabinets with crown trim
- Coordinating granite kitchen counter tops
- Stainless appliance package to include: range, built-in microwave & dishwasher
- Garbage disposal
- Ice maker hookup for refrigerator
- Stainless steel 60/40 under mount kitchen sink with white cultured marble

## CUSTOMER PEACE OF MIND

- Locally family owned with 30 years of building experience
- Industry leading warranty and customer service

Lot # \_\_\_\_\_

Date: \_\_\_\_\_

Purchaser: \_\_\_\_\_

Seller: \_\_\_\_\_

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