



# SOUTHPOINT

## Single Family Home Included Features

### CLASSIC EXTERIORS

- Brick to grade per plan with maintenance free fiber cement & fiber cement accents.
- Concrete drive, walkways, & patio
- Maintenance-free 5" gutters & downspouts
- Carriage style metal garage door with glass inserts (with 2 remotes)
- 30 Year dimensional fiberglass shingles
- 3 Exterior outlets located in the front, rear & side
- 2 Frost-proof hose bibs
- Finished garage (drywalled, trimmed & painted)
- Double-pane LOW-E insulated glass tilt-in windows
- Decorative panel front entry door with LOW-E glass
- Insulated LOW-E glass door to patio or deck (per plan)
- Landscape design to include mulch, shrubs & plant package
- Sod front yard with straw & seed rear and side yard

### INTERIOR AMENITIES

- Cove molding in the dining room, master suite, study and great room(per plan)
- Interior windows cased with 3 1/2" trim
- 5 1/4" baseboards throughout
- Raised panel interior doors
- Brushed nickel lever style door handles & hinges
- Hardwood floors in foyer, extended foyer, powder, dining room, kitchen nook & great room (per plan)

- Designer Carpet with 6 lb pad in all bedrooms & bonus room (per plan)
- Tile floors in all baths & laundry room
- Large vanity mirrors in baths
- Taller vanities with cultured marble tops in all baths
- Brushed nickel bath faucets throughout home
- Elongated white commodes
- Pedestal sink in powder bath (per plan)
- Wire ventilated shelving
- All bedrooms pre-wired for a ceiling fan
- Ceiling fans with light kit include in master suite, living room & porch
- Choice of 2 Sherwin Williams Low VOC wall colors
- Minimum 10' smooth white ceilings on main level
- Semi-gloss paint on all interior trim
- Smoke detectors throughout home

### LIFESTYLE KITCHENS

- Staggering wood raised panel cabinets with crown trim
- Granite or quartz counter tops
- Under-mount stainless steel sink
- Whirlpool gold stainless appliance package to include: Smooth top range, built-in microwave & dishwasher
- Garbage disposal
- Ice maker hookup for refrigerator

### ELEGANT MASTER SUITE

- Walk-in closet
- Tray ceiling (per plan)
- Granite or quartz vanity tops
- Tile shower & separate large soaker tub (per plan)

### SMART HOME PACKAGE

- IQ Panel w/ Touchscreen to Control:
  - (1) Exterior lock
  - Video doorbell
  - Smart thermostats
  - (1) Light fixture
- Pre-wired jacks in all main areas
- Central Hub low-voltage panel
- Pre-wire for Alarm System
- Pre-wired jacks in all main areas

### ENERGY SAVING FEATURES

- Energy efficient protective house wrap on all exterior walls
- High-efficiency electric heating & cooling system (14 seer)
- Programmable digital thermostat (7 day)
- Fiberglass insulation: R-13 walls, R-38 ceilings
- 50-gallon water heater
- Low flow plumbing fixtures
- 200 AMP electrical service
- GFI outlets in all baths, kitchen & garage
- Dedicated freezer plug in garage
- 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°
- LED Fixtures & bulbs throughout home

### CUSTOMER PEACE OF MIND

- Interior Designer will assist buyers with their home selections at our custom design center
- Locally family owned with 30 years of building experience
- Industry leading warranty & customer service

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6064 Central Pike  
Mt. Juliet, TN 37122



Sales (615) 346-9320



info@yourlandmark.com



www.yourlandmark.com



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