

PRETORIA FALLS

INCLUDED FEATURES

CLASSIC EXTERIORS

- Brick to Grade per plan with James Hardie siding
- 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 (per plan)
- Landscape design to include mulch, shrubs & plant package
- Sod front, rear and side yard

LIFESTYLE KITCHENS

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

INTERIOR AMENITIES

- Cove molding in the dining room, master suite, study and great room (per plan)
- Interior windows cased with 3½" trim
- 5 ¼" baseboards throughout
- Raised panel interior doors
- Brushed nickel lever style door handles & hinges
- Hardwood floors in foyer, extended foyer, powder room, dining room, kitchen nook & great room (per plan)
- Designer carpet with 6 lb pad in all bedrooms bonus room, and staircase (per plan)
- Tile floors in all baths & laundry room
- Large vanity mirrors in baths
- Taller vanities with cultured marble tops in secondary bathrooms
- Brushed nickel bath faucets throughout home
- Elongated comfort height white commodes throughout home
- 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, bonus 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

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



6064 Central Pike
Mt. Juliet, TN 37122



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LANDMARK

HOMES OF TENNESSEE

Images, features, and sizes are approximate for illustration purposes only and may vary from the homes as built. Please refer to the Included Feature and Pricing Sheets for product design, features, materials, specifications, prices and terms. Square footage stated or implied are approximate. Information believed to be accurate, but is not warranted and is subject to changes, omissions and withdrawal without notice.

Last Revised 3/23/21

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

ELEGANT MASTER SUITE

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

CUSTOMER PEACE OF MIND

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

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 (per plan)

Lot # _____

Date: _____

X _____
Purchaser

X _____
Purchaser

X _____
Seller

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