



◆ *Waterford at Briarcliff* **STANDARD LUXURY FEATURES**

COMMUNITY APPEAL

- Carefully Planned and Coordinated Streetscape Design with Sidewalks and Street Lights
- Professionally Landscaped Yards
- Conveniently Located near both I-85 and I-285, Dining, Shopping and Entertainment

EXTERIOR HOME FEATURES

- Exterior Elevations include Painted Brick, Concrete Siding, Shake and Board and Batten
- Basements (*per plan*)
- Finished 2 or 3 Car Garage (*per plan*)
- Carriage Style, Insulated, Steel Garage Doors with WiFi Enabled Openers
- 200 AMP Garage Outlet
- 8' Mahogany Raised Panel, 4 Lite Insulated Glass Front Doors
- Wood Windows, 4 Lite Insulated Glass with Muntin on Front and Back of Home
- Oversized 3 Panel x 8' Sliding Patio Doors off Family Room
- Covered Full Front Porch/Wrap Around Front Porch/Double Front Porch (*per plan*)
- Covered Back Porch/Deck (*per plan*) with 42" Fireplace with Gas Logs and Poured Patio
- Certainteed 30 Year Architectural Roof Shingles
- Irrigation System and Sodded Yards with Professional Landscaping
- Gas Lanterns at Entry of Each Home
- Flood Lights and Electric Lanterns
- Single Cylinder Smart Deadbolt on Front and Rear Exterior Doors
- Wrought Iron Black Mailbox

INTERIOR HOME FEATURES

- Professionally Designed Interiors
- Professionally Designed Lighting Packages
- Primary and Secondary Owner's Suites (*per plan*)
- Owner's Suites on Main (*per plan*)
- Separate, Oversized Walk-in Closets in Owner's Suite
- Large Laundry Room with Sink and Cabinetry
- Security System Installed with Panel and Optional Smart Home Upgrades
- Private Bathroom for All Secondary Bedrooms
- Beautiful Wet Bar with Cabinetry, Beverage Refrigerator, Lighting and Shelving
- Solid White Oak Hardwood Floors on Main, Stairs, Hallways and Owner's Suites
- Double Hung Tilt Sash Wood Windows with Insulated Glass and Muntin Front and Back of Home
- Soaring 10' Smooth Ceilings on Main Floor and 9' on Second Floor
- Stained Wood Ceiling Beams in Family Room (*per plan*)
- Built-in Shelving and Cabinets in Family Room (*per plan*)
- Extensive Custom Trim Throughout including 10" Baseboards on Main
- Ceiling Fans in Family Room, Owner's Bedroom, All Secondary Bedrooms and Bonus Rooms
- 42" Wood Burning Fireplace with Gas Starter or Linear Gas Fireplace with Shiplap Accent Wall (*per plan*)
- Oversized Stained Fireplace Mantles
- Stained Oak Newel Posts and Handrails
- 36" Straight Wrought Iron Balusters (*per plan*)
- Vaulted and Tray Ceilings (*per plan*)
- Smoke and Carbon Monoxide Alarms

ENERGY SAVING FEATURES

- R-13 Formaldehyde-Free Insulation in Exterior Walls
- R-19 Insulation in Vaulted Ceilings
- R-30 Blown Insulation in Attic
- Lenox Gas Heating and Air System with Programmable Thermostat and Damper System (*per plan*)
- Low E Double Pane Insulated Windows
- 220v Dryer Outlet with Dryer Vent
- Navien NPE-2 Series Tankless Water Heater System

SMART HOME FEATURES

- Full Security System Installed with Options for Upgraded Smart Home Features
- Smart Home Structured Wiring with Cat-5 and RG-6 Wiring for Cable - Family Room, All Bedrooms, Game Room/Loft
- Phone Location – Owner's Bedroom (*per plan*)
- Data Locations – Owner's Bedroom, Family Room, Game Room/Loft (*per plan*)

KITCHENS

- Gourmet JennAir Professional Series Stainless Steel Appliances
48" Gas Range with Griddle, Double Oven, 24" Dishwasher, 24" Microwave Drawer, Bottom Mount Refrigerator
- 42" Painted Cabinets, Cabinets to Ceiling with Cove Molding
- Quartz Counter Tops with Tile or Solid Backsplash (*per plan*)
- Moen Faucet with All-in-One Sprayer
- Farm Sink (*per plan*)
- Garbage Disposal
- Oversized Kitchen Island with Pendant Lights
- Expansive Walk-In Pantry (*per plan*)

BATHROOMS

- Owner's Bath offers Free Standing Tub, Frameless Glass Door Enclosed Shower with Bench and Separate Vanities (*per plan*)
- Hall and Owner's Bath include Raised Quartz Vanities, Framed Mirrors, Tile Floor and Surround
- Elongated Toilets

UTILITY SERVICES PROVIDED BY

- Water and Sewer – DeKalb County
- Electric - Georgia Power
- Gas – Gas South

CUSTOM CARE SERVICES

- 2-10 Home Buyers Warranty Service Program
- Rocklyn Homes 1 Year Limited Warranty
- Pre-Closing Homeowner Orientation

** Rocklyn Homes reserves the right to change features, designs and specifications without prior notice at any time. Information is believed to be accurate, but not warranted. Effective date 07/10/23*