



SHOALS CROSSING

STANDARD LUXURY FEATURES

COMMUNITY APPEAL

- Swimming Pool, Cabana and Playground
- Carefully Planned and Coordinated Streetscape Design with Sidewalks and Street Lights, and Beautiful Common Areas
- Professionally Managed Homeowners Association
- Professionally Landscaped and Maintained Yards

EXTERIOR HOME FEATURES

- Exterior Elevations include Painted Brick, Concrete Siding, Shake and Board & Batten
- Carriage Style Garage Door with WiFi Enabled Opener (Front and Rear Entry, per plan)
- Private Concrete Rear Patio (per plan)
- Single Cylinder Deadbolt Locks - Front and Rear Doors - Satin Nickel
- Steel Full Light Rear Door
- Flood Lights Front and Rear (per plan)
- Front Porch Barn Light or Disc (per plan)

INTERIOR HOME FEATURES

- Chrome Hardware
- Single Hung Tilt Sash Vinyl Windows
- 9' Smooth Ceilings on Main Floor & 8' on Second Floor
- Smoke and Carbon Monoxide Detectors
- Pre-wire for Ceiling Fans in Family Room, Secondary Bedrooms, and all Bonus / Loft / Game Rooms
- LVP on Main Floor
- Carpet Upstairs with 6 lb Pad
- Owner's Bedroom Walk-in Closets
- Owner's Bedroom Vaulted and Tray Ceiling (per plan)

ENERGY SAVING FEATURES

- R-13 Formaldehyde-free Insulation in Exterior Walls
- R-19 Insulation in Vaulted Ceilings
- R-30 Blown Insulation in Attic
- 14-Seer Rated Heating and Air System with Programmable Thermostat and Damper System
- Low E Double Pane Insulated Windows
- 220v Dryer Outlet with Dryer Vent
- 50 Gallon Electric Water Heater located in Garage

KITCHENS

- White/Grey Cabinets with Crown Molding (per plan)
- Granite Counter Tops
- Chrome Faucet All In One Sprayer
- Stainless Steel Double Bowl 9" Deep Sink
- Black Appliances include Dishwasher, Built-in Microwave and Electric Range
- Garbage Disposal
- Ice Maker Connection
- Kitchen Island and Cabinets (per plan)

BATHROOMS

- Powder Room Pedestal Sink with Chrome Faucets and Decorative Mirror
- Owner's Bath offers 5' Garden Tub, Glass Door Enclosed Shower and Private Water Closet
- Hall and Owner's Bath include Raised Granite Vanities, Single Lever Chrome Faucets
- Laundry and Secondary Baths feature Vinyl Flooring
- Elongated Toilets

UTILITY SERVICES PROVIDED BY

- Water and Sewer - Rockdale County
- Electric - Snapping Shoals EMC

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 03/11/25*