



Shoals Crossing STANDARD LUXURY FEATURES

COMMUNITY APPEAL

- Carefully Planned and Coordinated Streetscape Design with Sidewalks and Street Lights
- Professionally Managed Homeowners Association
- Professionally Landscaped and Maintained Yards

EXTERIOR HOME FEATURES

- Exterior Elevations include Brick, Concrete Siding, Shake and Board and Batten
- Carriage Style Garage Door with Opener
- Craftsman Style Front Door
- Private Concrete Rear Patio
- Deadbolt Locks on all Exterior Doors
- Cement Siding
- Steel Full Light with 10" Transom Rear Door
- Flood Lights Front and Rear

INTERIOR HOME FEATURES

- Satin Nickel Hardware
- Single Hung Tilt Sash Vinyl Windows
- Smart Home Structured Wiring with Cat-5 and RG-6 Wiring for Cable and Satellite
- 9' Smooth Ceilings on Main Floor
- Smoke Detectors
- Full Security System
- Ceiling Fans in Family Room and Owner Bedroom
- Pre-wire for Ceiling Fans in Secondary Bedrooms and all Bonus / Loft / Game Rooms
- 36" Electric Fireplace with Granite Surround, Decorative Mantel and Remote Control
- Stained Colonial Oak Newel Posts and Handrails
- 36" Metal Balusters
- Engineered Flooring on Main Floor with similar Stairs
- Carpet Upstairs with 6 lb Pad
- Owner Bedroom Walk-in Closets
- Owner 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

KITCHENS

- 42" Flat Panel Door Cabinets with Crown Molding
- Granite Counter Tops with Tile Backsplash
- Chrome Faucet with Side Spray
- Stainless Steel Double Bowl Sink
- Complete Black Appliances include Dishwasher, Built-in Microwave, and Electric Range
- Garbage Disposal
- Icemaker Connection
- Kitchen Island and Cabinets (*per plan*)

BATHROOMS

- Powder Room Pedestal Sink with Chrome Faucets and Decorative Mirror
- Owner Bath offers 5' Garden Tub, Glass Door Enclosed Shower and Private Water Closet, Tile Flooring
- Hall and Owner Bath include Raised Granite Countertops, Single Lever Chrome Faucets, Hall Bath Vinyl Flooring

UTILITY SERVICES PROVIDED BY

- Water and Sewer - Rockdale County
- Electric - Sapping Shoals

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 01/27/23

