

# IRIS GLEN



## Base Price Sheet

<b>The Heritage</b>	<b>5 Beds / 3 Baths</b>	<b>2,321 Sq. Ft.</b>	<b>\$274,900</b>
<b>The Jefferson</b>	<b>4 Beds / 2.5 Baths</b>	<b>2,400 Sq. Ft.</b>	<b>\$279,900</b>
<b>The Bradford</b>	<b>5 Beds / 3 Baths</b>	<b>2,703 Sq. Ft.</b>	<b>\$284,900</b>
<b>The Charleston</b>	<b>4 Beds / 3 Baths</b>	<b>2,895 Sq. Ft.</b>	<b>\$289,900</b>
<b>The Greyson</b>	<b>4 Beds / 2.5-4 Baths</b>	<b>3,248 Sq. Ft.</b>	<b>\$304,900</b>

Contact a New Home Specialist at 678.437.7724

[emchomesga.com](http://emchomesga.com)



\*Information is believed to be accurate but is not warranted. Subject to change without notice. Square footage is approximate. See New Home Specialist for complete details. EMC Homes®

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## Included Features

### AUTHENTIC EXTERIORS

- 4 sided brick homes
- Sodded yards\*
- Concrete patio or deck (per plan)
- Two exterior weather proof electrical outlets
- Two exterior water faucets
- Flood light over garage
- Aluminum gutters
- ¾ Lite steel front entry door
- Termite Treatment

### DISTINCTIVE INTERIORS

- Open railing with iron spindles (on first floor)
- Overhead lighting in all secondary bedrooms
- Ceiling fan with light in family room and owner's suite
- Pre-wired for cable in family room and owner's suite
- Pre-wired for phones in kitchen and owner's suite
- Smoke detectors on both first and second floor
- Carbon monoxide detector installed
- 220V connection in utility areas and dryer vent to exterior
- Choice of two different lighting finishes
- Choice of multiple different interior paint colors
- Two-car garage prewired for garage door opener
- Ventilated shelving in pantry and closets
- Smooth ceilings, nine-foot plate on main floor of two-story plans
- Two-piece crown molding on first floor in family areas
- Tray ceiling in owner's suite

### DURABLE FLOORING

- Laminated wood flooring in the foyer, kitchen & breakfast area
- Lush wall to wall carpet in family room, living room, dining room and bedrooms
- Luxurious vinyl in bathrooms and laundry room

### GOURMET KITCHENS

- Granite countertops and tile backsplash
- Crown molding on 36" cabinets
- Cabinet over refrigerator included
- Ice-maker plumbing for refrigerator
- Stainless steel gas range, dishwasher and microwave
- Stainless double sinks with single lever faucet and sprayer
- Recessed lighting
- Kitchen island (per plan)

### ELEGANT BATHROOMS

- Luxurious fiberglass shower with separate garden tub in owner's bath. Shower includes shower door.
- Adult height double-bowl vanity counter in owner's bathroom
- Bathroom cabinets match color selection of kitchen cabinets
- Cultured marble countertops in all bathrooms
- Elongated toilets in all bathrooms

### QUALITY CONSTRUCTION

- Steel reinforced poured concrete foundations
- Structurally engineered roof and floor truss system
- All sub-floors are fully secured using three-step technique: glued, nailed and screwed to minimize floor squeaks
- Floor joists for less bounce
- Structurally engineered stair system
- 20-year warranty on architectural roof shingles
- Durable PEX plumbing

### ENERGY EFFICIENCY

- Electric water heater
- Two-zoned HVAC system with thermostats on each floor
- Steel insulated high efficiency front and rear doors with adjustable thresholds and dead bolts
- Insulation: R-30 flat ceilings, R-30 vaulted ceilings and R-13 framed exterior walls (per code)
- All homes completed with house wrap
- Solid vinyl insulated Low-E windows