

# J Lance Properties, Inc.

## Building Distinguished Homes

### STANDARD FEATURES

1852 Bragg Street

4 Bedrooms, 3 ½ Bathrooms

Walk Out Backyard with Pavilion, Patio and Fireplace

#### Exterior Features

- Three sides Brick with Stone and Cedar accents, rear-side brick water-table with siding above.
- True-divided light , stain grade, 8/0 front door
- SDL double hung 4/4 insulated windows on front elevation w/ 1x4 back band window casing
- 5" aluminum bronze gutters with round downspouts in front and square in rear
- Insulated carriage-style Savannah 6 panel garage door w/ cast iron architectural hinges, handles w/ Lift-Master door openers. Includes 2 remotes.
- High quality Duron/Sherwin Williams paint
- 30-year CertainTeed dimensional roofing shingles
- 2 Car garage with stained concrete floor and beadboard wainscoting trim surround
- Large vaulted covered pavilion with stamped slate & stained concrete patio. Includes two skylights in vaulted ceiling of pavilion roof.
- Brick patio fireplace with stone accents off covered pavilion
- Galvanized standing seam metal roofing over front porch and front-side returns

#### Gourmet Kitchen

- Upgraded recessed panel full overlay stained and glazed kitchen cabinetry
- Large 54" x 60" Island with veggie sink and disposal
- Upgraded granite countertops in kitchen (Level 2)
- Tile or stone backsplash (\$700 allowance) in Kitchen
- Upgraded Appliance Package: (Dacor) 6 Burner cook top, microwave, double convection ovens and Bosch dishwasher
- Recessed can lighting- Overall house allowance 26 cans
- Stainless steel under-mount kitchen sink-18 gauge-9"depth double bowl sink
- Moen Aberdeen oil rubbed bronze kitchen faucet with sprayer at both kitchen & veggie prep sinks
- Large walk in food/storage pantry with shelving
- Butlers Pantry with glass doors off kitchen area

#### Quality Flooring

- ¾" Advantech tongue & groove, screwed and glued sub flooring
- ¾" x 3-1/4" unfinished red oak hardwood flooring w/stain and 3 coats of polyurethane in foyer, kitchen/breakfast room, dining, great room, stairs and landing, 2<sup>nd</sup> floor hall.
- Ceramic tile in all secondary baths (\$2.25/per sq.ft. allowance)
- Travertine flooring in master bath, enclosed shower area & toilet closet
- \$18/per sq. yard carpet allowance

*Standard Features are subject to change without notice or at builder's discretion depending on market conditions*

## Quality Plumbing

- All copper supply lines with shut-off valves.
- 3 water spigots
- 50 gallon gas water heater
- Moen Kingsley Oil Rubbed Bronze fixtures throughout

## Landscaping Package

- Generous landscaping allowance includes design fee, sprinkler system, trees, shrubs and **Zoysia** sod on four sides with pine straw areas

## Distinctive Interiors

- 10' ceilings main, 9' 2<sup>nd</sup> floor ceilings
- 10" base board on first floor and Master Suite
- 6" base board on second floor
- 4" casing on all windows and doors
- One Piece 7" beaded cove crown molding in foyer, family room, kitchen, dining room, master bedroom, master bathroom and upstairs hall
- One-piece 5" crown in master bedroom treys, powder room and secondary bedrooms and baths
- Heavy chair mold with wainscot picture box and cove mold in dining room and main stair wall.
- Solid 8/0 two panel doors on first floor, standard two panel doors on second floor
- Oil rubbed bronze egg-shaped Kwikset knobs and door hardware
- Gas starter wood-burning upgraded 42" fireplaces in Family Room and outside pavilion
- 3 tier Tennessee dry stack stone mantle in Family Room
- Duron Paint throughout ( 1 color change allowance in 1 additional room)

## Lighting & Electrical

- \$3,500 lighting, chime, smoke detectors and fan allowance.
- Cable outlets and Cat 5 wiring in all bedrooms and family room. Wired for networking between rooms w/centralized network box.
- Recessed lighting (per plan) 26 cans
- Ceiling fans wired and braced in Porch, family room, master bedroom and all other bedrooms
- Security system fully operational with 2 keypads, one on each floor
- Surround sound wiring roughed in family room for rear speakers (STD). Extra wiring available for home theater/media/Plasma interconnect as upgrade. Speakers furnished in Family Room and Pavilion.
- All J Lance Homes are wired for the future.

## Exquisite Bathrooms

- Moen Kingsley oil rubbed bronze 4" vanity faucets with classic lever handles in secondary baths. Moen Kingsley oil-rubbed bronze 8" spread standard faucets in Master and Powder Room(per plan).
- Double shower heads in Master shower
- 72" Jetted Spa tub with travertine surround in master
- Custom travertine shower pan with travertine surround and bench in master shower.
- Steel and porcelain bathtubs with tile enclosure in secondary baths

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- Granite or Travertine(level 1) dual vanity tops and bowls with 4" spread in all secondary baths
- Travertine, Marble or Granite(level 2) vanity tops w/ under mount bowls STD in master bath
- Quality wood vanity cabinets with custom mirrors above granite/travertine countertops

## Energy Features

- Two HVAC systems with programmable thermostats. Includes 13 Seer Carrier Units
- Fiberglass Batt and Blown-in insulation to code
- Whole House Energy Wrap, plus additional flashing around all window openings

## Peace of Mind

- J Lance Properties is a member of the Greater Atlanta Homebuilders Association
- Home includes a one-year Limited Warranty approved by the GAHBA with a scheduled meeting to review the warranty with buyer.
- Customization includes visits with Builder's Floor Covering & Interiors, Inc. custom selection coordinator
- Termite Bond and repair warranty
- Waterproofing guarantee for basements
- For more information, visit our website at [www.jlanceproperties.com](http://www.jlanceproperties.com)