

# Harbor Club Lake Oconee Distinctive Features

## ARCHITECTURAL

- Beautifully crafted, architecturally controlled exteriors with brick and low-maintenance fiber cement siding products – designed to last
- 10-foot smooth finish ceilings on the main level and 9-foot smooth finish ceilings on the second level
- 9-foot basement walls (where applicable)
- Side-entry three-car garage
- 30-year Owens Corning® architectural shingles
- Professionally landscaped yard with zoned irrigation for all sodded areas
- Covered rear patio deck (per plan)
- Carriage-style insulated steel garage doors with openers
- Family room with a 42-inch gas fireplace with a cedar mantle
- 8-foot fir or mahogany front door
- Satin nickel or oil-rubbed, bronze lever or egg-shaped knob door hardware
- 9-inch wide-plank LVP or 6.5-inch engineered birch wood in the common areas and owner's suite on the main floor – manufacturer's lifetime limited warranty on LVP
- Shaw® Fastball II carpet with six-pound padding
- 8-inch baseboards on the main level
- 6-inch baseboards on the second level
- Square wood balusters with solid oak handrails
- Floating shelves and lower cabinets in the living room
- Mudroom with a custom mud bench
- Sherwin-Williams® paint, one color for interior walls and one color for interior trim

## GOURMET KITCHEN

- Custom Woodmont® 42-inch cabinets with four-inch crown molding
- Cabinetry hood with Zephyr® ventilation
- Quartz countertops with ceramic tile backsplash in an assortment of styles and colors
- Undercabinet LED lighting
- Recessed LED can lighting with pendants above the island
- Trash and recycling pull-out bin
- Oversized island with a quartz countertop
- Handmade stainless steel single-bowl undermount sink with a Badger® I Disposal
- Delta® pull-down faucet with a sprayer
- KitchenAid® 30-inch single oven, KitchenAid 1.6-cubic foot microwave, KitchenAid 36-inch Electric cooktop or gas cooktop and KitchenAid stainless steel dishwasher

## OWNER'S SUITE

- Trey ceiling in the owner's bedroom (per plan)
- Generously sized walk-in closet
- Custom Woodmont® cabinets
- Quartz countertops with square undermount sink
- Delta® 8-inch spread chrome or satin nickel finish
- Frameless glass shower enclosures with tile walls and floors
- 66-inch freestanding bathtub with a floor-mount tub filler
- Comfort height toilet
- Custom shower niche and seat in the shower
- Designer-framed mirrors
- 36-inch wide-entry door to owner's bedroom and bathroom
- Designer barn door to the owner's toilet room

## SECONDARY BATHROOM FEATURES

- Custom Woodmont® cabinets in the secondary bathrooms and a Gerber® pedestal sink in the powder room
- Quartz countertops with square undermount sink
- Delta® 8-inch spread chrome or satin nickel faucets and tub fillers
- Designer wood-framed mirror in powder bathroom
- Designer tile or LVP flooring selections
- Designer tile on all shower walls
- Custom shower niche
- Comfort height toilets

## ENERGY EFFICIENCY

- Housewrap that helps keep air and water out while letting water vapor escape. As a result, it can contribute to improved building durability by helping to protect homes against damaging wind and rain that can penetrate the exterior cladding
- Personalized lighting package (\$4,000 allowance for fixtures)
- Recirculating 50-gallon quick recovery water heater
- Zoned 14-SEER Lennox® heat pumps
- Honeywell® T6 programmable thermostat with Z-Wave®
- Radiant barrier sheathing (blocks up to 97% of radiant heat in roof panels and lowers attic temperatures up to 30°F)
- R-13 exterior walls, R-38 blown insulation attic, R-19 in vaulted ceilings
- Low-maintenance energy-efficient (Low-E) vinyl windows
- Family room and all bedrooms pre-wired for ceiling fans
- Water conservation rated Gerber® or equivalent toilets

## WARRANTY AND CUSTOMER CARE

- Industry-leading HBW® 2-10 insured and transferable home warranty
- Termite pre-treated with a renewable warranty
- Design center meeting with a Green Park interior designer to make the selections
- Pre-construction consultation with the builder
- Pre-sheetrock consultation with the builder for option verification
- Pre-closing walk-through with the builder

## SMART HOME FEATURES

- Next Generation CAT 6 structured wiring
- Alarm.com® Smart Homes phone app with a one-year free Smart Home and Security Monitoring by KMT Security
- Qolsys® IQ panel (with three door sensors and one motion sensor)
- Honeywell® T6 Pro Smart thermostats with Z-Wave
- Alarm.com® video doorbell with alarm.com video analytics
- One Leviton® smart light switch
- Schlage® Connect Smart deadbolt
- Rain Bird® – ESP-TM2 irrigation controller bundled with a WiFi module
- Expandable platform (see [alarm.com/hardware](http://alarm.com/hardware) for further details)

All buyers are allotted six hours with Green Park Homes' interior design team – this applies to pre-sale customers only. Advanced appointments at the design center required. Additional hours may be purchased for \$150 per hour.

## LISA COLLINS

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