



PO Box 565
Buford GA 30515
678-546-8230
KindredHomesGA.com

Distinguished Features The Live Oak

EXTERIORS:

- 4 side brick with stone & shake accents
- Fiberglass architectural roof shingles with 30 year manufacturer warranty
- Architectural front door per elevation
- Architectural non rot synthetic windows
- Painted fiber cement soffits and composite exterior trim
- 3 car garage with entry to home
- Professional landscaping including irrigation
- Architectural carriage style garage doors with openers
- Aluminum pre-finished seamless gutters
- Standing Seam metal front porch, dormer & water tables
- Cedar porch columns & brackets per design
- Covered rear deck with bead board ceiling and fan pre-wire
- Sentricon termite control system



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SAFETY FEATURES:

Pre-wired for alarm systems

Fortis deadbolt system on exterior doors

Flood lights per plan

Smoke/Carbon Monoxide detectors on each floor per local code

ENERGY FEATURES:

Low e double paned windows

Whirlpool appliance package

Goodman heating and air system per floor

Programmable thermostat

QUALITY CARE:

RWC 2-8yr Warranty

Pre-construction meeting with design coordinator

Pre-construction meeting with builder

Pre-sheetrock meeting with builder

Pre-closing orientation with builder

INTERIOR DETAILS:

9' Basement Height, 10' First Floor & 9' Second Floor

Hardwood floors throughout main level, including study

Carpet in secondary bedrooms and upstairs where applicable

Luxury carpet with 8lb. carpet pad



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Level one tile floor in bathrooms & laundry

Smooth finished ceilings

Decorative interior door design with smooth finish

Decorative trim package – RB3 Casing w/ 9 ¼ base on main level, Master & Upper Hall

Cedar box beams in breakfast room ceiling

All cased openings to be wood wrapped

Interior columns per plan

Coffered Ceiling in Great Room

Two Heatalator fireplaces

Custom mantles

Framed mirrors throughout

All bedrooms wired for ceiling fans

Ceiling lights in all bedrooms

Fortis handles with bronze finish

Pre-wire and Category 5 phone lines & jacks in kitchen and all bedrooms

TV outlets in all bedrooms and great room

Light fixture allowance \$3500

Electrical outlets per code

Recessed lights throughout great room and kitchen

Decorative batch color wall paint

Decorative batch color trim paint



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KITCHEN:

Large gourmet kitchen with island
Built in custom cabinetry per design plan
Walk-in pantry
Granite countertops with undermount sink
Price Pfister Faucets
Whirlpool stainless steel appliances
Decorative tile backsplash

MASTER BEDROOM SUITE:

Trey ceiling in bedroom & Vault in Mstr. Sitting Room
Large master bath w/ walk-in closet
Price Pfister faucets with 8" spread
6' soaker tub
Frameless shower surround
Granite countertops with undermount sinks
Elongated toilets
Level 3 tile floor, shower and tub surround



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SECONDARY BEDROOMS:

356 Casing with 5 1/4" Speed Base & No Crown

Spacious bedrooms w/ luxury carpet

Price Pfister faucets with 4" spread

Cast iron tubs

Level 1 tile floor and tub surround

FINISHED BONUS/MEDIA ROOM

All finishes to match a secondary bedroom

*Kindred Homes, LLC will continually put forth the effort to improve our homes and reserves the right to change features without notice.