

MANER STREET COMMONS



Signature Features

Built by Atlanta Signature Homes, Inc.

<p><u>KITCHEN</u> Solid Wood Cabinets - Stained Granite Countertop Stainless Steel Appliances Double Oven & Cooktop Hardwood Flooring Recessed Lighting Walk-in Pantries Island, Bar & Desk Area (per plan)</p>	<p><u>MASTER SUITE</u> Large Master Suites, Sitting Areas & Closets (per plans) Ceramic Tiled Flooring & Showers Walk-in Showers & Jetted Tubs Solid Wood Cabinetry Granite Countertop with under mount sinks Vanity & Dressing Areas (per plan) Elongated Toilets</p>
<p><u>INTERIOR</u> Hardwood Flooring in Common Areas 9' / 10' ceilings (per plan) Vaulted and Custom Ceilings (per plan) Two panel interior doors Brushed Nickel or Oil Rubbed Door Hardware Wainscoting in Dining Area 42" fireplace(s) with gas starters Iron Balusters</p>	<p><u>EXTERIOR/OTHER</u> Stone, brick and hardi-plank siding (per plan) Custom Carriage Style Garage Doors Architectural shingles - 30 year warranty Fully sodded with landscaping City Views (per plan) Pre-wired for security systems Basement plans studded for baths</p>
<p><u>SECONDARY BATHS</u> Ceramic Tiled flooring and tub surround Cultured marble countertops Elongated toilets</p>	<p><u>ENERGY EFFICIENT</u> Energy efficient house wrap and insulation 50-gallon water heater Gas heating and 13 SEER electric cooling Lo-E dual paneled composite windows R-30 vaults and R-38 flat ceilings</p>

Plans Options available with Mudroom, Oversized Laundry, Keeping Room, Butler's Pantry, Custom Office Area, Playroom, Teen Suite, Double Master, Guest Suites, Lofts, Sitting Rooms, Second Story Decks, Roof top Entertainment Deck with City View, Screened in Porch, Sunroom, Elevators, Partial or Fully Finished Basements & More.

Walk to Ivy Walk with some of Atlanta's Finest Shops, Spa & Restaurants & Services: the Oakdale Park, the Silver Comment Trail and the new St. Benedict's Preschool/Elementary. Swim, Club & Lake Access membership available @ Lake Laurel.