

Standard Features for Garrett Creek & Pines Subdivision

Ray Wright Homes presented by Keller Williams Realty River Cities

{Building locally since the 1950's}

Directions: HWY 80 E (JR Allen Parkway), Left on Lynch Road, Right on Yarbrough Road, Left on Garrett Road. You will see multiple entrances to Garrett Pines Subdivision.

{Exterior}

- ✓ City Water
- ✓ City Sewer
- ✓ Custom Mailbox
- ✓ 7000 Square Feet Bermuda Sod, Fifteen (15) One (1) gallon plants, Five (5) Three (3) gallon plants and Two (2) Trees.
- ✓ Two (2) Exterior Hose Bibs
- ✓ Insulated Thermo Pane "Low E" Glass windows with tilt in sash
- ✓ Garage Door with Two (2) remotes
- ✓ Hardi Plank Siding Per Plan, Pre-finished with 15 Year Warranty
- ✓ Brick or Stone Front Per Plan
- ✓ Monolithic Slab

{Interior}

- ✓ Energy Efficient
- ✓ Zoned Heating and Cooling
- ✓ Pre-wired for Security First Floor (1st Floor)
- ✓ 1 Alarm Panel provided
- ✓ Ceiling Fans in all Bedrooms and Great Room
- ✓ Cable and Phone Jacks
- ✓ 9' Ceilings First Floor (1st Floor)
- ✓ Chair Rail in Dining Room and Kitchen
- ✓ Two (2) Interior Wall Colors
- ✓ One (1) Interior Trim Color
- ✓ 2" Faux Wood Blinds on all Operable Windows
- ✓ Spacious Master Suite with Separate Tub and Shower
- ✓ 36" Electric Fireplace with Stone or Brick Surround

All Electric

{Appliances}

- ✓ Level 1 Stainless Steel Appliance Package includes
- ✓ Range with smooth surface cook top,
- ✓ Dishwasher,
- ✓ Microwave
- ✓ Garbage Disposal

{Floor Covering}

- ✓ Hardwood in Foyer, Half Bath, Kitchen and Great Room
- ✓ Ceramic Tile Master Bath Floor and Tub Surround
- ✓ Vinyl in Hall Bath and Laundry Room.
- ✓ All remaining areas carpeted with Six (6) pound pad

{Cabinets and Countertops}

- ✓ Level 1 Birch or Oak Cabinets
- ✓ Hidden Hinges
- ✓ 42" Wall Cabinets
- ✓ Tier 1 Granite Counter Tops in Kitchen
- ✓ Cultured Marble Tops in Bathrooms
- ✓ Under Mount Stainless Steel Double Bowl Sink in Kitchen
- ✓ Delta Faucets, Oil Rubbed Knobs in Master Suite, Kitchen and Half Bath.

{Additional Features}

- ✓ You may customize home by selecting a lot and floor plan
- ✓ Builder offers 1-Year Home Warranty
- ✓ Walk-Through with Superintendent prior to Closing