



PINNACLE POINT

HALLMARK SERIES - HARVEST HIGHLIGHTS



COMMUNITY EXTERIOR FEATURES

- * All underground utilities
- * Community Sidewalks
- * Covered Front Entries, Front Entry 2-car Garage
- * **Planned exterior color schemes**
- * **Full brick elevation per plan**
- * **30 year dimensional roof shingles**
15lb felt moisture barrier and 12x12 black roof vents
- * Moisture resistant house wrap vapor barrier at exterior walls
- * Maintenance free vinyl siding and soffit
- * Maintenance free gutters and downspouts with splash blocks
- * Broom finished concrete front porch and 12 x10 rear patio
- * **Aggregate finished, concrete driveway**
- * Two (2) frost proof exterior hose bibs
- * Two (2) exterior light fixtures: one white ceiling mount at front porch, and one black wall mount at rear patio
- * **One black 3-bulb pedestal yard light at walkway**
- * Two (2) exterior electrical outlets, front and rear
- * Front door: 6-panel, fiberglass, insulated
- * Patio door: full view sliding glass, insulated per plan
- * Garage entry door: 6-panel, metal, insulated
- * Windows: maintenance free vinyl, insulated, tilt bottom sash with divided lite grids and screens
- * Garage Door - Metal Overhead Door with Embossed Panels
- * Garage Door Opener with 2 Remotes
- * **Garages are Fully Insulated and Sheetrocked with 5/8" fire-rated**

LANDSCAPING

- * **Final grade: seed & straw front, sides, and rear yard**
- * **(2) trees, (8) 3-gal shrubs, (8) 1-gal grasses, shrubs or lilies, mulch**
- * Mailbox-Custom black wrought iron with house number shingle

ENGINEERED STRUCTURAL SYSTEM FEATURES

- * Insulated, monolithic slab foundations with termite treatment
- * Engineered floor systems w/ T & G sub floor glued and nailed
- * Engineered wall panels, window and door headers, 16"oc. 2x4 stud with treated sill plate, interlocking double top plates and Sturdi-Brace wall sheathing with osb corners
- * Engineered roof trusses with 7/16" roof decking
- * **Quality Builders Warranty Corporation 10yr Structural Warranty**

ENERGY EFFICIENT FEATURES

- * R-13 Batts wall insulation
- * R-38 Blown ceiling insulation, R-30 Batts @ inaccessible ceiling
- * Sealed penetrations, wall plates, and corners
- * 13 Seer Electric central air conditioning and heat unit w/Digital thermostat
- * Water Heater - 50 gallon gas - Water pressure regulator valve

FLOORING

- * Mannington "**Performer**" No Wax Vinyl Flooring
- * Stain Resistant "**Shaw**" Plush Or **Berber** Carpet
- * **High Density Carpet Pad 8#**
- * **Hardwood Flooring in Foyer and Dining Room**

INTERIOR FEATURES

- * **Fireplace w/ gas logs, painted mantle, and tile surround**
- * **2"Plantation Blinds All Windows**
- * **Bronze Lighting Package Standard**
- * Full door bell system at front entry
- * Raised 2-panel bead board, triple hinged, arched top interior doors
- * **Oil rubbed bronze interior levered door hardware**
- * Deadbolt locks at front, rear and garage entry doors
- * Privacy locks at bedrooms and baths
- * Colonial Style 3 1/4" Base and 2 1/4" Door Casing
- * Ventilated Shelving in All Closets and Laundry Rooms
- * **Smooth finish Ceilings and Walls at Living Areas**
- * **(4) low sheen latex interior paint colors in (3) color scheme choices**
- * Painted Millwork with Semi-Gloss white
- * 225 amp electrical Service
- * Safety GFCI outlets per code requirement
- * Arch fault and smoke detectors per code requirement
- * **All Family Rooms, Bedrooms, and Game rooms Light Fixtures are Blocked and Wired For Future Ceiling Fan**
- * One Telephone Outlet in Kitchen, Master Bedroom, Gameroom
- * One Cable Outlet in Family Room, Master Bedroom, Gameroom
- * Washer and dryer connections

KITCHENS

- * (2) choices of flush birch cabinets w/ crown molding
- * **Custom, laminate, square edge counter top with 4" backsplash**
- * Sterling stainless steel kitchen sink w/ nickel faucet and sprayer
- * Whirlpool Black appliance package including ;
- * 18 cu.ft. refrigerator w/ ice maker
- * Self clean, smooth top, electric range
- * Microwave vent hood
- * Dishwasher, Garbage disposal

GLAMOUR MASTER BATHROOMS

- * Kohler Sterling 42"x 60" Vikrell garden tub, 4/0x4/0 obscure window
- * **Kohler Sterling 48"x 36" Vikrell shower unit and bronze shower door**
- * **Double sink vanity w/ bronze faucets**
- * Oil Rubbed Bronze bath hardware: towel bar, towel ring, and paper holder

BATHROOMS

- * Kohler Sterling 60" Vikrell tub/shower unit in hall bath
- * Flush Birch vanity cabinets matching kitchen color selection
- * White cultured marble vanity tops
- * White pedestal sink in powder baths
- * 42" tall x 1/4" plate glass mirror over vanities
- * **Bronze faucets and wall sconce lighting**
- * Oil Rubbed Bronze bath hardware-towel bar, towel ring, and paper holder
- * Bath exhaust fans vented to exterior

OPTIONAL FEATURES AVAILABLE

FOR MORE INFORMATION : 615-556-9364

www.harvesthomeoftn.com



Quality Builders Warranty
"Builders of Integrity"™