



JOHN THOMAS  
H O M E S

# Brookstone

## Included Features

### Elevation & Exterior

Unique custom elevations by one of Atlanta's leading Architect  
Weatherwood shingles with 20-year warranty  
Low E insulated maintenance free vinyl windows  
Premium Fiberglass 12 Lite Front Door  
1- 2 car garages with insulated metal doors (per plan)  
Garage interiors finished  
10' X 10' private patio area  
2 exterior hose bibs  
Soil-Liquid Termite Protection

### Interior Finish & Details

Ceiling heights: 9' 1<sup>st</sup> floor & 8' 2<sup>nd</sup> floor  
Crown molding with chair rail in dining room and foyer  
Vaulted ceiling in owners bedroom  
Distinctive raised three panel interior doors  
Nickel doorknobs with matching hinges  
Pre-wired and braced for ceiling fans in family, & owners bedroom  
12" Ventilated wire shelving in closets

### Gourmet Kitchen Details

30" Flat panel maple cabinets  
Large collection of Laminate countertops  
Food Disposal  
Stainless steel double bowl sink  
GE® appliance package includes:

- Free standing range and oven
- Lighted vent hood
- Dishwasher

Icemaker water line

### Flooring Features

Durable and easy to maintain resilient flooring in foyer, kitchen/breakfast, laundry, secondary baths, and owner's bath

### Bath Details

Raised 36" stained vanity cabinets though out  
Garden tub in owner's bath  
Cultured marble vanity tops in bathrooms  
Pedestal sink and oval mirror in powder room  
Elongated commodes in all baths  
Low maintenance fiberglass tub/surround  
Exhaust fans in all commode areas

### Systems Features

CPVC plumbing water supply lines  
40-gallon electric water heater  
Water supply cut-off valves at every fixture  
Emergency main water shut-off  
High-efficiency dual HVAC system with dual programmable thermostats  
RG6 Cable TV homerun receptacles in all bedrooms, and family room  
Category 5 Pre wire homerun for phone in family room, kitchen, & owner's bedroom  
Pre wire for Security System  
Exterior flood lights on rear  
Exterior GFI outlets on front porch and rear patio

### Landscaping Details

Comprehensive landscape design and installation with sodded front and rear yard

*All information is believed accurate, but is not warranted. These offers subject to errors, omissions, prior sale and withdrawal without notice.*

