



JOHN THOMAS
H O M E S

Pinnacle Glen

Included Features

Elevation & Exterior

Unique custom elevations by one of Atlanta's leading Architect
Brick, shake, stone, and plank combinations
Weatherwood shingles with 20-year warranty
Fiber cement cornice with a 15 year warranty
Fiber cement siding with a 25 year warranty
Low E insulated maintenance free vinyl windows
2-car garages with distinctive carriage-style doors
Garage interiors finished
10' X 10' private patio area
Partywall 2 hour fire protection
2 exterior hose bibs
Soil-Liquid Termite Protection

Interior Finish & Details

Ceiling heights: 9' 1st floor & 8' 2nd floor
Architectural Niche (per plan)
Architectural Columns with crown (per plan)
Crown molding with chair rail in dining and foyer
Vaulted ceiling in owners bedroom and bath (per plan)
Distinctive raised panel interior doors
36" direct vent fireplaces in family room with gas logs, wood mantel, and marble surround
Nickel doorknobs with matching hinges
12" Ventilated wire shelving in closets
Sherwin Williams medium paint tones

Gourmet Kitchen Details

30" Flat panel maple stained cabinets with crown molding
Laminate countertops
Food Disposal
Stainless steel double bowl sink
GE® black or white appliance package includes:

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

Icemaker water line

Flooring Features

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

Bath Details

Pedestal sink and oval mirror in powder room
Cultured marble vanity tops in owners bath and secondary bath
Stained cabinets in owners and secondary bath
Separate shower with glass door in owners bath
Garden tub in owners bath
Low maintenance fiberglass tub/surround in secondary bath
Elongated commodes in all baths
Exhaust fans in all commode areas

Systems Features

Security System
CPVC plumbing water supply lines
50-gallon electric water heater
200 amp electrical panel
220 electric dryer outlet
Water supply cut-off valves at every fixture
Emergency main water shut-off
High-efficiency dual HVAC system with programmable thermostats
RG6 Cable TV receptacles in all bedrooms, study, and family room
Category 5 Pre wire for phone in all bedrooms, family room, & study
Ceiling fan in family room
Pre-wire for ceiling fan in all bedrooms
Exterior flood light on rear
Exterior GFI outlets on front porch and rear patio

Landscaping Details

Comprehensive landscape design and installation with sodded front and backyard
Peace of mind by HOA Monthly Fee \$115
Cabana, swim, and tennis courts
Exterior maintenance-free living including lawn care and pine straw, exterior painting, and roof
Fire insurance and exterior liability
Pest/Termite Control



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