



THE RESERVE

GOVERNORS TOWNE CLUB

DISTINCTIVE FEATURES

EXTERIOR FEATURES

- Architecturally controlled community with preselected exterior color packages to enhance the streetscape of the community
- Front elevations include brick, cultured stone, fiber cement siding, shake, board-n-batten, or a combination of, per plan*
- Side elevations include brick or stone watertable
- Pre-finished rectangular gutters and downspouts to compliment exterior color palette
- 30 Year Warranty architectural shingles
- Baked enamel metal roof, per plan*
- Wood shutters with hinges and handles, per plan*
- Professionally designed landscape package
- Fully sodded lawn
- Lawn irrigation - covers up to 4 zones
- Decorative, insulated garage doors; field painted, w/ hinges, handles with remote opener
- Wood grain fiberglass front door
- Concrete patio or pressure treated deck; Standard size 12 x 14
- Bora-Care® termite protection

INTERIOR FEATURES

- 9' smooth ceilings on first and second floor
- Latex paint color throughout
- “Carrara style” interior doors – 8’ on first floor
- Lever door hardware with matching hinges - Satin Nickel finish
- 6 x 6 box newell post at base and 4 x 4 handrail, wood stained staircase. Includes wrought iron-twist/double twist spindles
- Staircase to second floor – open ended treads w/carpet runner, painted risers, per plan*
- Prefinished hardwood flooring throughout entire first floor except for bedrooms and full bathrooms on the first floor
- Designer tile in all baths and laundry room
- Quality Shaw® carpet with 6 lb. underpad throughout non tiled or areas without hardwoods on main and second floor
- 2 piece crown throughout foyer, family room, study or living room on main, kitchen/breakfast room, dining room, first floor hallway(s), powder room, owners bedroom and upstairs hallway(s)*
- 7 1/4” baseboards on first floor and 5 1/4” baseboards on second floor
- Heavier casing (RB3) surrounding windows and interior doors on first and second floor
- 5 foot craftsman style wainscoting in dining room
- Valet bench in owners entry, per plan*
- 42” gas direct vent fireplace with gas logs, Barrington wood mantle, slate surround fire box
- Pre-wire for phone outlets in family room, owner’s bedroom and loft, per plan*
- Pre-wire for cable outlets in family room, all bedrooms and media/loft, per plan*
- Wire and brace for ceiling fans in family room and all bedrooms, and media/loft, per plan*
- Designer lighting package includes ceiling fan in family room and owners bedroom
- Decora® “rocker” style light switches throughout residence

4200 Governors Towne Club Drive, Acworth, Georgia 30132 | 678-578-6771 | PMCommunities.com



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DISTINCTIVE FEATURES

GOURMET KITCHEN

- Prefinished hardwood flooring throughout kitchen, breakfast area/room*
- Executive level designer 42" flat panel cabinets staggered with 2" crown
- Kitchenaid® stainless steel appliance package: gas cooktop w/vented microwave above, double oven stainless steel built in unit, and steel 4 cycle dishwasher
- Granite countertops - standard level
- Tile backsplash - standard level
- Stainless steel 50/50 double bowl undermount sink
- Delta chrome faucet
- Garbage disposal
- Recessed can lights (number of lights, per plan)*

POWDER ROOM

- Rectangular pedestal sink
- Elongated comfort height commode
- Framed mirror
- Prefinished hardwood flooring
- Delta chrome faucet

GUEST AND SECONDARY BATHS

- Raised height flat panel cabinets
- Cultured marble vanity with backsplash
- Delta chrome faucets
- Steel tub/shower combo with decorative tile surround
- Decorative tile flooring
- Scald guard shower valve
- Prefinished hardwood flooring
- Delta chrome faucet

OWNERS RETREAT AND BATH

- Trey and/or vaulted ceilings, per plan*
- Raised height flat panel cabinets
- Granite countertops
- Decorative tile flooring
- Fully tiled shower with semi frameless chrome shower door
- Recessed niche in owner's shower
- Tiled bench in owner's shower, per plan*
- Recessed can light above owner's shower
- Garden tub with tile surround and deck mount faucets, tub size per plan*
- Delta chrome faucets
- Elongated comfort height commode
- Walk-in closet with wire shelving
- Scald guard shower valve

QUALITY CONSTRUCTION & ENERGY EFFICIENCY

- Energy efficient insulated, double pane vinyl low E windows
- Housewrap – blocking air infiltration and creating a moisture barrier
- Programmable thermostat on each heated floor
- 14 seer Carrier® central air conditioner
- Carrier ® energy efficient gas furnace
- 50 gallon gas hot water heater Energy efficient low flow, water saving toilets and shower heads.
- Low flow aerators on all faucets
- Quality PEX plumbing water lines
- Engineered floor system on main and second floor with Advantech Flooring
- Pre-engineered roof truss system

WARRANTY & CUSTOMER SERVICE

- Your new PMC home is backed by over 3 decades of experience in building quality homes
- Comprehensive quality assurance inspections throughout the entire building process
- A personal homeowner orientation and pre-delivery inspection prior to closing
- 30 day and 11 month follow-up inspections by homeowner
- One (1) year warranty on the home being free of defects and workmanship
- Ten (10) year warranty on any major structural defect

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