



# THE RESERVE

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## GOVERNORS TOWNE CLUB

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### 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, per plan\*
- Pestban® termite protection

#### INTERIOR FEATURES

- 9' smooth ceilings on first and second floor
- Latex paint color throughout
- Carrara-style interior doors on first floor
- Lever door hardware with matching hinges - Satin Nickel finish
- 6010 Red Oak 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\*
- Hardwood flooring in foyer, extended foyer, kitchen/breakfast, powder, dining room, garage entry, downstairs hallway
- Designer tile in all baths and laundry room
- Quality Shaw® carpet with 6 lb. pad throughout non tiled or areas without hardwoods on main and second floor
- 5” cove in main living areas, owner’s bedroom and upstairs hallway
- 5 1/4” baseboards in main house and 3 1/4” baseboards in garage
- Heavier casing (445) 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

| 770-254-5401

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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
- Whirlpool® 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
- Oval bevel 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
- Delta chrome faucet

### OWNERS RETREAT AND BATH

- Trey and/or vaulted ceilings, per plan\*
- Raised height flat panel cabinets
- Cultured marble countertops
- Decorative tile flooring
- Fully tiled shower with chrome, framed shower door, per plan\*
- 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
- 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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