Soleil™

THE TIFTON

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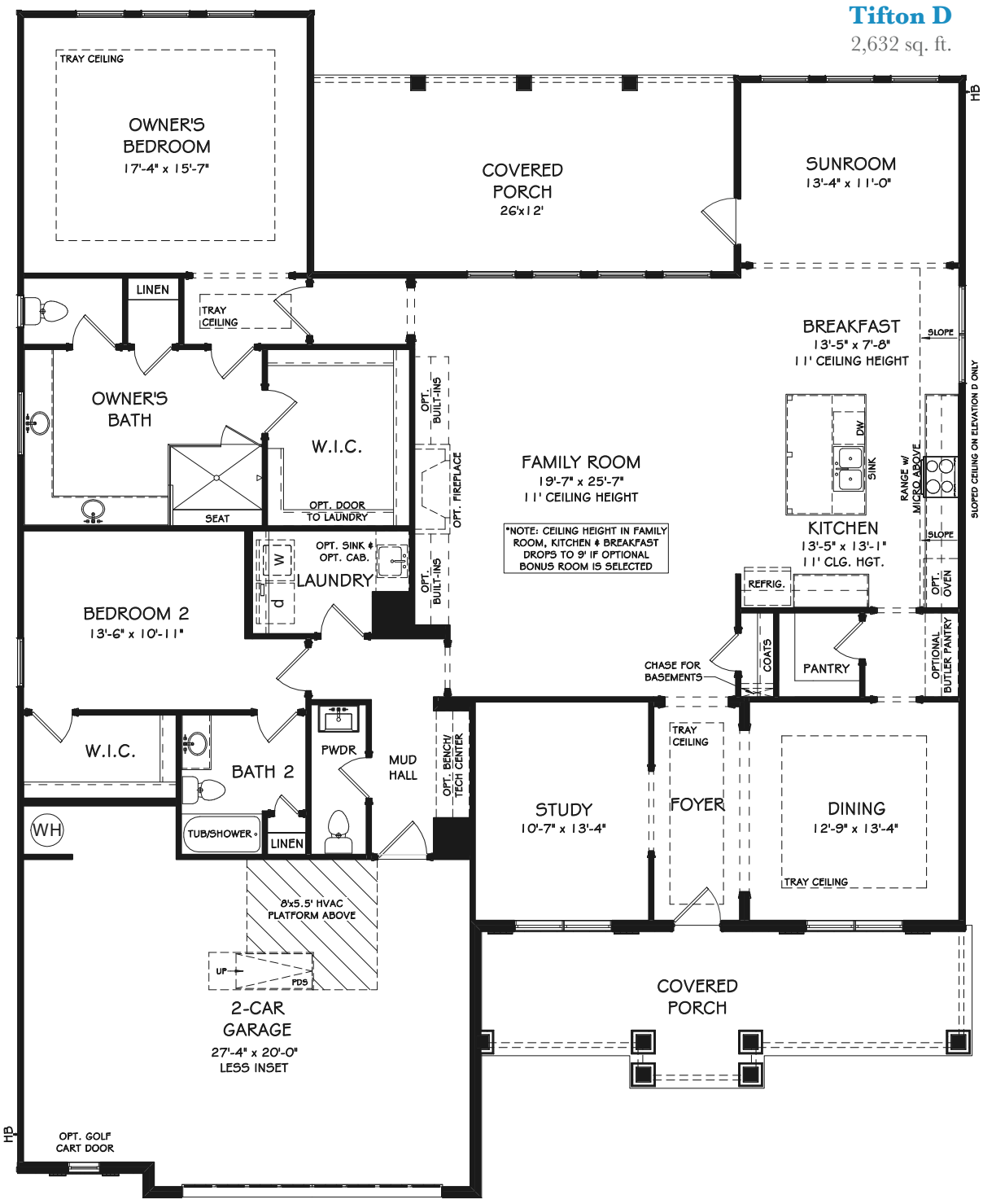
THE TIFTON

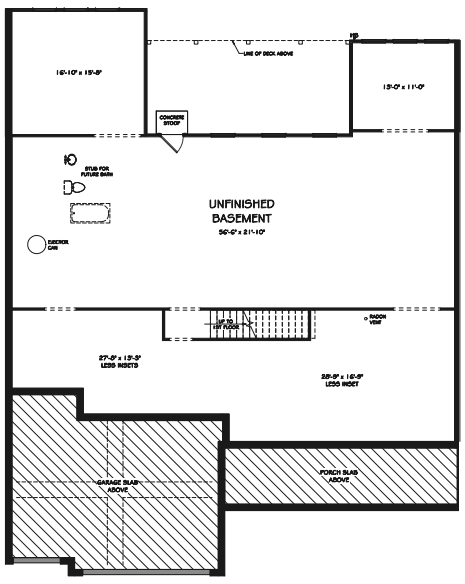
- 2 Bedrooms
- 2 and ½ Baths
- Study
- Breakfast Room
- Sunroom
- Dining Room
- Covered Front Porch
- Covered Patio
- Oversized Garage

Tifton D
2,632 sq. ft.

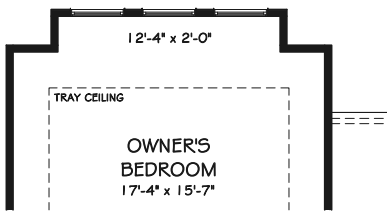


TIFTON OPTIONS

Optional Unfinished Basement

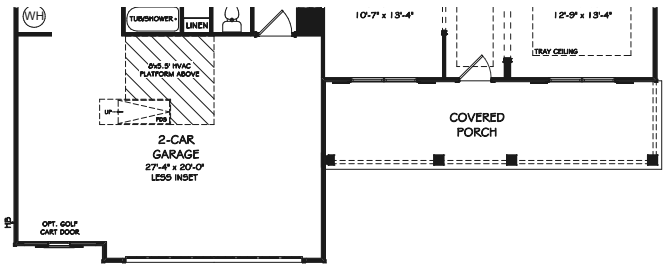


Optional Owners Sitting Bay

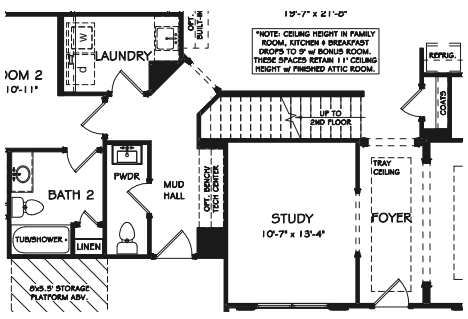


Front Layout Tifton A, B and C

2,632 sq. ft.

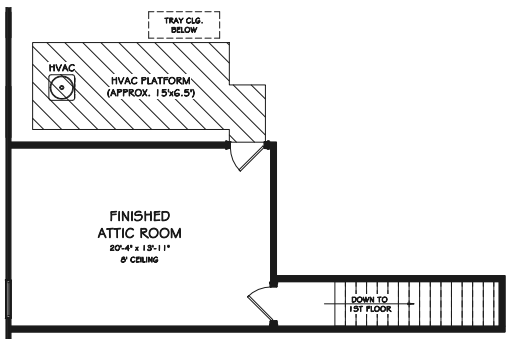


Main Floor Stair Location for Optional Upstairs Bonus Room



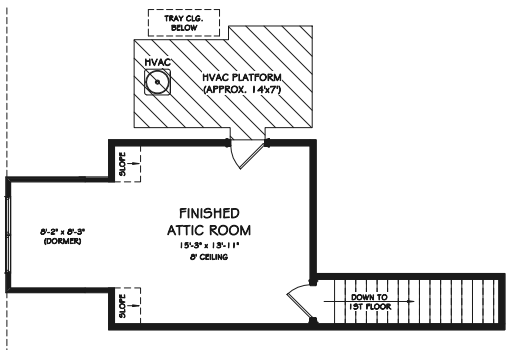
Optional Finished Attic Room

For elevations A, B, and C, see alternate layout for elevation D.

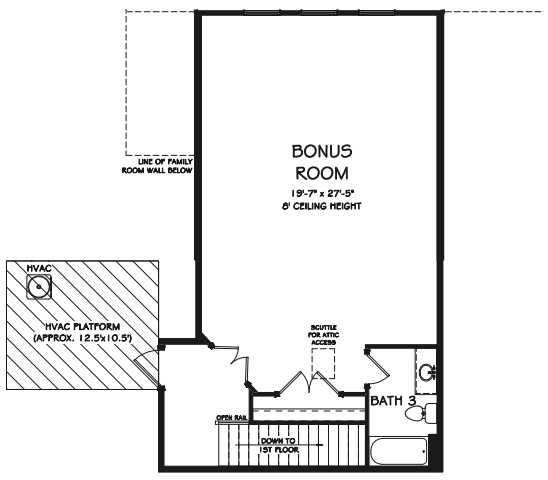


Optional Finished Attic Room

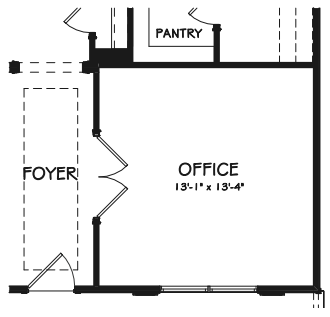
For elevations D, see alternate layout for elevations A, B and C.



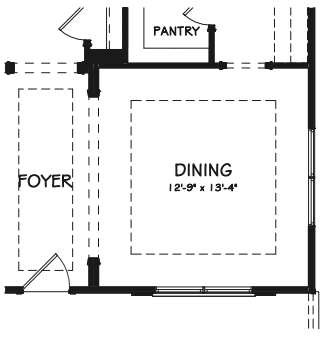
Optional Upstairs Bonus Room with Full Bath



Optional Office ILO Dining Room



Optional Dining Room Side Windows



Resort-Level, 55-and-Better Living

DISTINCTIVE FEATURES

EXTERIOR FEATURES

- Professionally Designed Exterior Elevation Featuring Stone and Brick Options
- Hardie Plank Siding with 30 Year Warranty for Low Maintenance Living
- Upgrade Exterior Trim Package with Custom Gutters & Downspouts
- Landmark Architectural Shingles (30 Year Warranty)
- Vinyl Windows (Low E) Clay with Screens
- Professionally Designed Landscaped Package
- Full Yard Irrigation System (4 Zone)
- Decorative Stamped Aluminum Insulated Garage Door
- Belt Drive Garage Door Opener & 2 Remotes with Wi-Fi
- Concrete Patio or Pressure Treated Deck
- Steel Full Glass Patio Door
- Fiberglass 8 Light Front Door
- Front & Rear Porches Per Plan
- Two Garden Hose Connections
- R13 Insulation in Walls
- R38 Insulation in Attic
- Pestban Bait System
- Sherwin Williams Interior & Exterior Paint
- Finished & Painted Garage Walls & Ceiling

LIVING AREA

- Zero Entry Access with Stepless Living
- Easy Style Living with Majority of Doors 36”
- 11’ Ceiling in Main Living Area
- Lever Satin Nickel Door Hardware with Matching Hinges
- Shaw LVP Flooring in Foyer, Garage Entry or Mudroom
- Data Outlets in Study, Family Room & Owner’s Bedroom
- Cable Outlets in Study, Family Room & Owner’s Bedroom
- Designer Lighting Package
- All Windows Face Cased
- Ceramic Tile Flooring in Laundry Room
- 50 Gallon Gas Water Heater
- Energy Efficient Heat Pumps
- Recirculation Pump & Loop Line for Quicker Hot Water Delivery
- Security System - Monitoring included in HOA
- Digital Thermostat
- Pull Down Attic Access

POWDER ROOM*

- Pedestal Sink with Delta Chrome Faucet
- Shaw LVP Flooring
- Elongated Commode

KITCHEN

- Shaw LVP Flooring in Kitchen & Breakfast Area
- Designer 30” Flat Panel Cabinets with European Hidden Hinges
- Frigidaire Appliances
- 30” Free Standing Gas Range
- Over the Range Microwave/Hood
- Multi Cycle Dishwasher
- Granite Level 1 Countertops & Backsplash
- Single Bowl Stainless Steel Undermount Sink
- Built in Garbage Disposal
- Delta Chrome Faucets
- Walk-in Pantry Closet*

SECONDARY BATH

- Designer Cabinets with European Style Hidden Hinges
- Granite Vanities & Backsplash
- Delta Chrome Faucets
- Fiberglass Tub/Shower
- Raised Vanity
- Ceramic Tile Flooring
- Scald Guard Shower Valve
- Elongated Commode

OWNER’S BEDROOM & BATH

- Oversized, Zero Entry Shower with Tiled Walls & Floors for Safe Easy Access
- Trey Ceilings*
- Raised Vanity
- Granite Vanities & Backsplash
- Designer Cabinets with European Style Hidden Hinges
- Delta Chrome Faucets
- Scald Guard Shower Valve
- Ceramic Tile Flooring
- Walk-in Closet with Double Ventilated Clad Shelving
- Elongated Comfort Height Commode

CUSTOMER SERVICE

- Full Service Mortgage with Preferred Lender
- Comprehensive Quality Assurance Inspections
- Homeowner Orientation Prior to Closing
- 30 Day and 11 Month Warranty Walk Through
- 1 Year Limited Builder’s Warranty
- 10 Year Structural Warranty
- Manufacturer’s Limited Warranties

PATRICK MALLOY COMMUNITIES

PMCommunities.com

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Soleil Summit Chase | 3465 Rosebud Road SW, Snellville, GA 30078 | 770-635-4081

BERKSHIRE HATHAWAY HOMESERVICES | GEORGIA PROPERTIES

NEW HOMES DIVISION
CONDOS • SINGLE FAMILY • TOWNHOMES

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Equal Housing Opportunity. ☎ *Per Plan

All exterior renderings are artist’s concept. All plans and dimensions are approximate and subject to change without notice. Plans and room dimensions may vary according to elevation. All informations is believed to be accurate but is not warranted and is subject to error, omissions, changes or withdrawal without notice. @ Equal Housing Opportunity