

Morgan Chase Included Features

3145 Morgan Road
Buford, GA 30519

Exterior Design

- Front elevation with combination of stone/brick/siding/shake, board and batten material (per plan)
- Vinyl soffit, painted vinyl shutters and colored gutters
- Solid 6-panel fiberglass front door with Kwikset® smart deadbolt
- Painted columns and 20-year shingles
- Kevo2 Bluetooth deadbolt
- Standard insulated colonial-style garage door
- Beige vinyl windows 3-over-1 on the front and 1-over-1 on the sides and back
- Patio or deck (per plan)
- 2 exterior outlets and hose bibs

Interior Design

- Vinyl plank flooring throughout main floor, does not include bedrooms or flex rooms.
- Carpet in all bedrooms and formal dining room with 6-lb pad
- Meritage standard lighting package with LED disc lights and ceiling fan prewire in all bedrooms
- Cultured countertops in secondary bathrooms
- Standard trim package with 2 1/4" casing around, doors and 3 1/4" base
- Oak handrail with metal balusters on the first floor
- 2-panel smooth Carrera interior doors with brushed chrome hardware
- 2 WiFi-enabled light switches for foyer and front entry
- Structured wiring panel in the first floor closet with smart tube to exterior of the home
- 36" electric fireplace in family room
- Cable jack in family room
- Flat interior paint on walls, semi-gloss on doors and trim
- Tile flooring in secondary bathrooms and laundry room
- Rheem electric hybrid heat pump water heater

Exquisite Master Suites

- Tile flooring in bathroom
- Walk-in tile shower with chrome hinged door and a separate garden tub
- Tray ceiling
- Cultured marble countertops in bathroom
- Double comfort-height vanities
- Cable jack

Spacious Kitchens

- Granite countertops
- 42" upper cabinets and crown molding and tile backsplash
- Whirlpool® freestanding stainless steel appliance package includes range, dishwasher and microwave
- Garbage disposal
- Moen® Chateau chrome plumbing fixtures
- 2 110v/USB combo outlets on each side of the range

Health, Comfort and Energy Savings

- CFL/LED Lighting
- Conditioned attics
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- MERV 11 HVAC filtration
- Minimum 15 SEER HVAC
- Minimum MERV 8 HVAC filtration
- Sealed Insulated Ducts
- Spray Foam Insulation
- Spray Foam Insulation in the attic

M.Connected Home™ Automation Suite*

- Advanced thermostat
- Lighting controls
- Smart Door Lock
- Video Doorbell

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