

# *The Taylor*

## CAMELLIA CROSSING



*The Taylor*  
3 Bed – 2.5 Bath  
1636 SQFT

# The Taylor's Standard Features

## **Building Standards:**

- Slab on grade concrete foundation
- Traditional stick framing methods
- Framed "Green Corners" for higher energy efficiency
- Engineered AdvanTech Sub Floor
- Eco friendly Sentricon Termite Bait Station
- Studs, ceiling joists, and rafters will be 24" on center

## **Exterior Features:**

- Hardie Lap & Board and Batten exterior siding
- 30 Year Dimensional Architectural Roof Shingles
- Exposed rafter tails
- Single hung, double paned, high efficiency, low E glass, vinyl windows
- Fiberglass front door & locking system
- Landscaping to include plant package, irrigation, and 10 pallets of sod

## **Interior Features:**

- 10' smooth ceilings on main level & 9' smooth ceilings on upper level
- Open cell R20 Spray Foam insulation installed on roof deck
- Traditional R13 Batt/Fiberglass insulation installed in exterior walls (draft stopping measures to seal insulation)
- 50-gallon heat pump water heater
- 14 SEER electric heat pump
- Foundation SmartHome Package that includes one SmartHome control panel, one video doorbell, 36 months of free SmartHome automation, and a welcome visit from Chorus SmartSecure after closing.
- Alabama Power Smart Home Package: includes Sonos One with Alexa/Google Assistant Built-In, smart thermostat, outdoor camera, smart door lock, 3 lamp modules, 2 smart switches, up to 3 door sensors, motion detector, smoke detector, carbon monoxide detector, NEMA Smart Car outlet, and 6 months of professional monitoring.

## **Interior Finishes:**

### ***Design Features***

- 6" baseboards & cased windows throughout
- Recessed lighting throughout kitchen, living room, dining room & master bedroom
- Wire shelving installed in all closets, pantry & laundry areas
- Interior walls primed & painted with Sherwin Williams® Super Paint. Includes two wall colors, one trim color & one ceiling color

### ***Flooring***

- Standard LVP flooring in the common areas, laundry room, and powder bathroom
- Ceramic tile in all full bathrooms
- Carpet in all bedrooms, closets, & any other rooms

### ***Kitchen***

- Shaker style, custom designed, wooden cabinets in kitchen & bathrooms
- Granite countertops throughout
- Stainless Steel appliances by Whirlpool®, including the dishwasher, glass top electric range & microwave
- Chrome Delta® Kitchen Fixtures
- Stainless Steel undermount sink in kitchen
- Tiled backsplash in kitchen

### ***Bathrooms***

- Large double vanity in master bathroom with under-mount sinks
- Vanity mirrors
- Fiberglass tub/shower in all full bathrooms
- Chrome Delta® Bath Fixtures

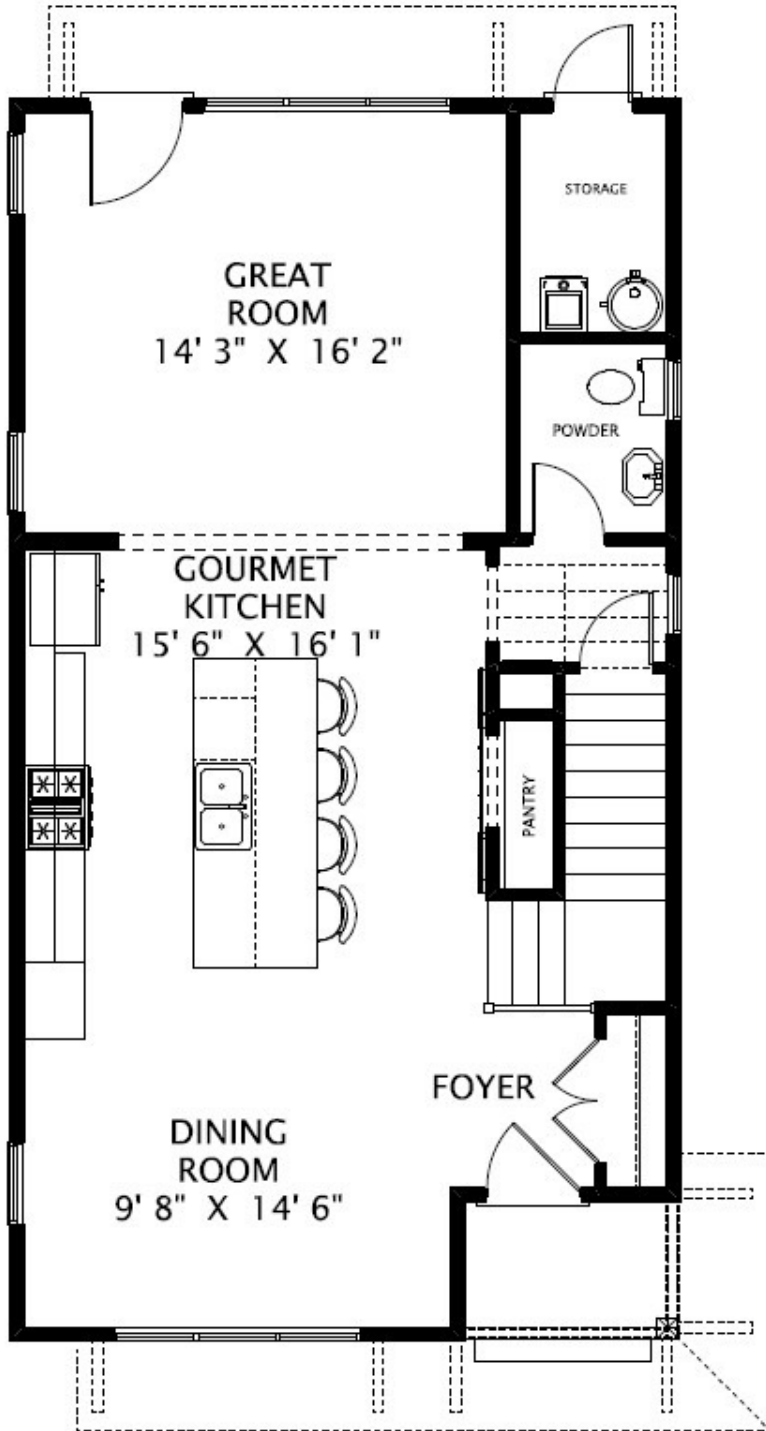
### ***Bedrooms***

- All Bedrooms will have ceiling fans

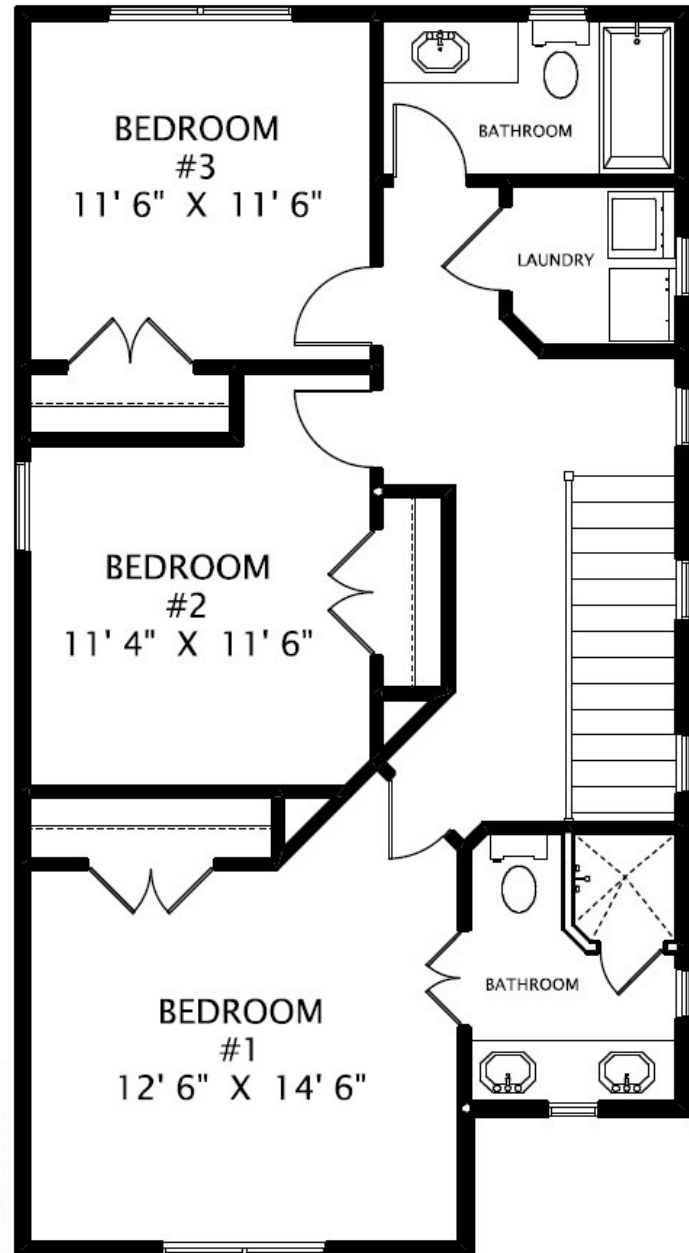
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**MAIN LEVEL**



**UPPER LEVEL**





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