



1110 Dawn View Lane
BUCKHEAD

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SPECIFICATIONS & FEATURES

FOUNDATION

Footings- Poured concrete, steel reinforced

Basement Walls- 10' Poured concrete (stepped with grade), steel reinforced

Basement Slab/Garage Slab- Poured concrete, steel reinforced, 4+” thick, vapor barrier

Waterproofing- All poured walls below grade with waterproofing spray, and foundation drains

Termite Treatment- Framing treatments with 1 year termite letter, repair and retreatment warranty

FRAMING

Floor Joists- Engineered TJI Silent Floor System(1st and 2nd floor)

Sub-Floor- 4’x8’x3/4” Tongue and Groove, Advantech or equivalent flooring, glued, nailed and screwed down

Exterior Sheathing- 4’x8’x1/2” OSB Board, whole house wrap

Roof Material- 30 Year Architectural Asphalt Shingles with standing seam metal roof accents

Exterior Walls- Brick (foundation veneer), brick (1st floor veneer), brick (2nd floor veneer)

Ceiling height- 10’ Basement, 10’ 1st Floor, 9’ 2nd Floor

Roof Decking- 4’x8’x1/2” OSB Board

WINDOWS, EXTERIOR DOORS AND LOCKS

Windows- Wood Sashes, brick mould, double hung or fixed sash, insulated, divided light(SDL), “Low E”

Exterior Doors- Front Entry: 8’ Mahogany French Doors, with glass, (per plan)

Basement: 6’8 Fiberglass doors with full glass, double bore

Other: Fiberglass with glass if allowed by the building code, double bore

BATHS

Master Bath

1. Sinks and Counter: Granite with Ogee Edge (from allowance)

2. Cabinetry: Custom cabinets (from cabinet allowance)

3. Shower: Tile or natural stone (from tile allowance), double shower heads (from plumbing allowance), seat and wall niche(s), frameless glass door and panels (as required)

4. Tub: Free standing pedestal tub (from plumbing allowance)

5. Mirrors: Framed, hanging mirrors (from mirror allowance)

6. Watercloset: (from plumbing allowance)

7. Sink Faucets: 8” spread, two handle (from plumbing allowance)

POWDER ROOM AND SECONDARY BATHS

1. Secondary Baths: Granite tops (from granite allowance) with sinks on custom cabinets (from cabinet allowance), 8” spread, two handle faucet (from plumbing allowance)

2. Powder Room: Decorative Vanity and faucet (from plumbing allowance)

3. Tub/Shower: White enamel steel tub with tile surround (from tile allowance), tub/shower kit

PAINT

Interior Walls- 2 coats flat latex (up to four different colors) Each additional color change is \$300/color

Interior Trim- 2 coats (Base and Gloss)

Exterior- Prime coat and one coat acrylic latex

LANDSCAPING (FROM ALLOWANCE)

Professional landscape plan included

Grass- Sod on front, sides and rear (from allowance)

Shrubs- (from allowance)

FIREPLACES

Interior Prefabricated with gas log lighter (per plan)
Surround and Hearth: Tile, Marble or Granite (see respective allowance)
Brick surround in Living Room and Family Room

GUTTERS AND DOWNSPOUTS

6" Aluminum with 3x4 round downspouts

TRIM AND INTERIOR DOORS

Main Level- Baseboard: 1x10 with basecap
Crown Molding: 6" cove crown with basecap
Window and Door Casing: 4.5" casing
Interior Doors: 8' doors – Solid Core
Staircase Balusters: Metal pickets, black finish (double twist, double twist basket, double twist pattern)
Foyer: Full height wainscoting (1x with basecap)
Porch ceilings: 1x6 tongue and groove pine, painted
Upstairs- Secondary Bedrooms Baseboard: 7" speed base
Crown molding: 5" crown
Window and Door Casing: 4.5" casing
Interior doors: 6'8" doors Solide Core

FLOORING

Foyer and Stair Hall- 3" #1 Red Oak hardwood
Living Room- 3" #1 Red Oak hardwood
Powder Room Bath- 3" #1 Red Oak hardwood
Family Dining- 3" #1 Red Oak hardwood
Kitchen, Butler's Pantry and Pantry- 3" #1 Red Oak hardwood
Master Bedroom and Closets- Carpet (from allowance)
Secondary Bedrooms and Closets- Carpet (from allowance)
Upstairs Stair Hall- 3" #1 Red Oak hardwood
Mud Room- Tile or Natural Stone (from allowance)
Laundry Room- Tile or Natural Stone (from allowance)
Master Bathroom- Tile or Natural Stone (from allowance)
Secondary Bathrooms- Tile or Natural Stone (from allowance)

ALLOWANCES

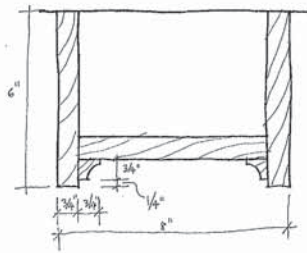
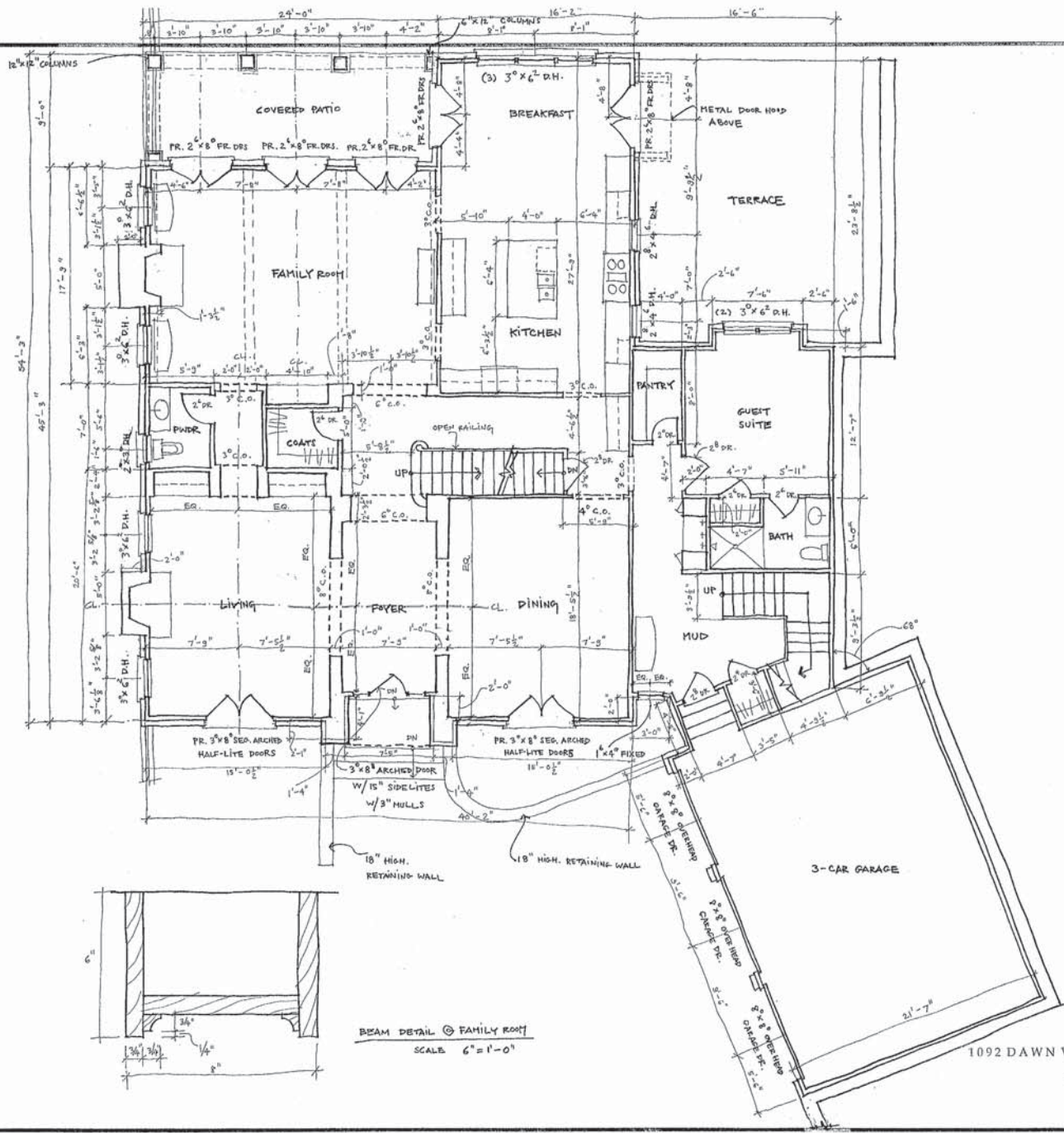
Electrical (all materials including light fixtures, light bulbs, smoke detectors, doorbell, dimmer switches, can lights, fan speed controls)- \$7500.00
Granite and Solid Surface Countertops- \$40.00 sq ft for kitchen and master, \$35.00 sq ft for all other
Landscaping- \$12500.00 (inclusive of sod, trees, bushes, pine straw, etc.)
Kitchen Appliances- \$18,000.00 (range, range hood, microwave, dishwasher, etc.)
Tile, Natural Stone, and All Tub and Shower Surrounds- \$12,500.00 (labor and material)
Outdoor Lighting- From Landscaping Allowance
Carpet- \$22.00 sq yd for master and \$18.00 sq yd for all other carpeted areas
Bedroom Closets and Pantry Shelving(site build by builder) - \$2,500.00 (labor and materials)
Cabinets/Hardware/Finishing- \$26,000.00

KEY FEATURES

- 5500 sq. ft.
- 6 bedrooms & 6.5 baths
- 4 fireplaces
- Finished basement
- Multiple outdoor living areas include covered porch and terrace with fireplace
- .70+/- acre lot
- Morris Brandon Elementary School district

(This information is believed to be accurate but is not warranted. In the event the construction specifications differ from the construction drawings, the construction specifications shall dictate the treatment or material to be used. All specifications, features, house plans and site plans are subject to change at builders discretion.)



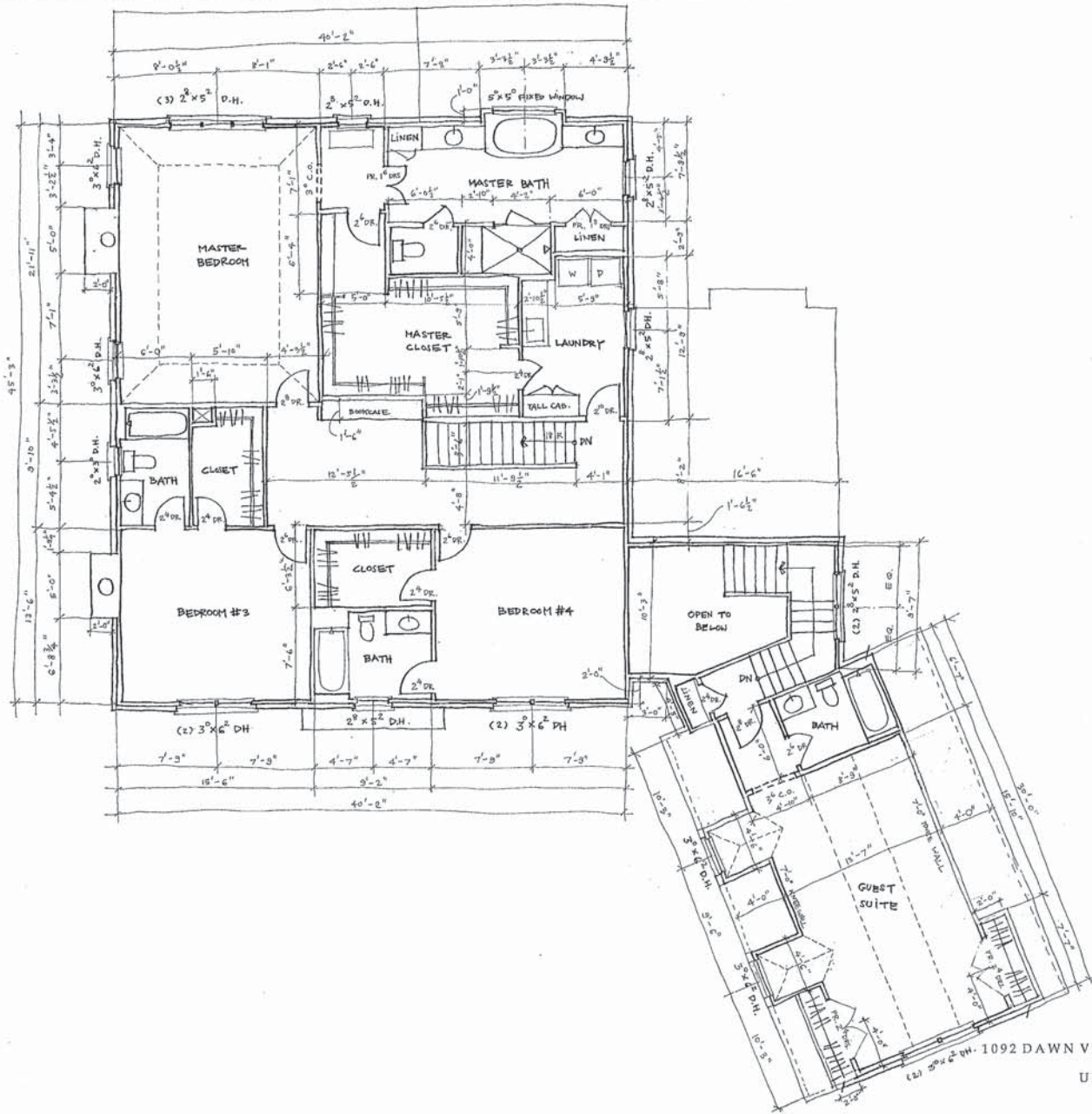


1092 DAWN VIEW LANE, ATLANTA, GA

MAIN LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

HARRISON
DESIGN
ASSOCIATES
ARCHITECTS



1092 DAWN VIEW LANE, ATLANTA, GA
 UPPER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"





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