



BASE PRICE LIST

PLAN	APPROX HEATED SF	SLAB PRICE	BSMT PRICE
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TRADITIONAL TWO STORY PLANS

ELLINGTON	2885	\$436,900	\$485,900
VICKERY II	3310	\$467,900	\$518,900
CALLAWAY	3470	\$475,900	\$523,900
ASHFORD II	3300	\$467,900	\$520,900
HAMMOND	3485	\$476,900	\$529,900
VICKFORD	3535	\$486,900	\$540,900

MASTER ON MAIN PLANS

CROMWELL	3250	\$466,900	\$523,900
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THIRD-CAR GARAGE	+	\$15,000	\$17,000
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See Sales Manager for Pricing on Stone and Other Elevations

Waterford Homes reserves the right to change plans & specifications without notice

PRICES SUBJECT TO CHANGE WITHOUT NOTICE

ALL HOMES INCLUDE THE INSURED HBW 2/10 WARRANTY

Revised 2/20/18

SALES OFFICE — 678-631-8801

www.ellismarietta.com



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"Your Confidence Builder"



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ELLIS

PLAN DETAILS

PLAN	APPROX HEATED SF	BEDS / BATHS	FEATURES
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TRADITIONAL TWO STORY PLANS

ELLINGTON	2885	4 / 3.5	Open Plan / Option to Open Dining Room to Family / Generous His & Hers Master Closets
VICKERY II	3310	5 / 4	Open Plan w/ Breakfast Room / Bonus Room / Huge Master BR w/ Sitting Room & Large Closet
CALLAWAY	3470	5 / 4	Keeping Room w/ Fireplace / Large Entertaining Kitchen w/ Oversize Kitchen Island / Bonus Room
ASHFORD II	3300	5 / 4	Open Plan / Large Mudroom / Oversize Kitchen Island / Butler's Pantry w/ Glass Doors / Vaulted Office / Over-size Wrap-Around Master Closet
HAMMOND	3485	5 / 4	Open Plan / Oversize Mudroom / Secret Walk-In Pantry / Bonus Room / Oversize Master Closet
VICKFORD	3535	5 / 4	Angled Keeping Room w/ Vaulted Ceiling & Fireplace / Large Walk-In Pantry / Pocket Office / Large Master BR w/ Sitting Room

MASTER ON MAIN PLANS

CROMWELL	3250	4 / 3.5	Master on Main / Open Plan / Large Kitchen Island Open to Family Room / Additional Half Bath on Main
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STANDARD FEATURES

Elegant Interior Designs

Inviting Open Floorplans w/ Abundant Natural Light
10' Ceilings on Main Level and 9' Ceiling 2nd Level per plan
8' Exterior & Interior Doors on Main Level per plan
42" Direct Vent Fireplace w/. Glass Panel & Logs
Satin Nickel Egg Shaped Interior Door Knobs & Entrance Door Hardware
3 ¼ inch Hardwood Floors on Main Level minus Bedroom
Wide Selection of Luxurious Mohawk Carpeting with 6 lb. Padding
Designer Tile Selections In Master Suite & Secondary Baths
Designer Tile Selections In Laundry Room
Engineered Staircase w/Solid Oak Treads
Wrought Iron Style Balusters w/Solid Oak Handrail
7"1/4" Base Boards on Main Level & Extensive 7" Cove Molding
5"1/4" Base Boards on Second Level & Terrace If Finished
Deep Coffered Ceiling in Family Room (Per Plan)
2-piece Chair Rail with Picture Boxes in Dining & Foyer
Mudroom with Custom Bench & Paneling (Per Plan)
Designer Sherwin Williams Interior Paint

Gourmet Kitchens

Solid Maple Stained 42" Cabinets w/Decorative Crown Molding
Granite Kitchen Countertops with Tile Backsplash
Oversized Island with Granite Top per plan
60/40 Stainless Undermount Sink with Disposal
Brushed Nickel Delta Pull Down Faucet w/Sprayer
Whirlpool 36" 5 Burner Gas Cooktop
Whirlpool Stainless Electric Double Oven
Whirlpool Built-in Microwave Vented to Exterior (Per Plan)
Whirlpool Stainless Dishwasher

Owner's Suite

Tray or Raised Ceiling in Master Suite (Per Plan)
Maple Wood Cabinets with Granite Countertops with Undermount Sinks
Gentleman's Height Raised Vanities (Per Plan)
Delta 8" Spread Stainless Steel Faucet
Designer Framed Mirrors Selections
Soaking Tub with Designer Tile Surround
Designer Tile Selections for Floors & Shower Surround
Custom Tile Shower Niche In Master Suite Shower
Separate Shower with Glass Enclosure
"Water Conservation" Rated Elongated Toilets
Crown Molding in Master Bedroom

Powder / Main Level Bath

Wood Stained Maple Cabinets with Granite Countertop
With Undermount Sink
Delta 8" Spread Stainless Steel Faucet
Designer Framed Mirror Selections
Designer Tile or Hardwood Flooring Selection
Designer Tile In All Secondary Bath walls
Custom Shower Niche in All Secondary Baths
Water Conservation Rated Elongated Toilets

Inspiring Exterior Designs

Variety of Stunning Exteriors Available (Per Plan & Home site)
Brick Front and Side Foundations
8" Smooth Siding (Fiber Cement) on Sides and Rear
Architectural Shingles – 30 Year Manufacturer Warranty
Two Car Side Entry (Per Home Site and Elevation)
Custom Solid 8' Wood Front Door with 6 Light Panes (Per Plan)
Carriage Style Steel Insulated Garage Doors with Openers
Professionally Landscaped yards, sod on front, rear, & sides
Irrigation System for All Sodded Areas
Poured Concrete Patio 192 Sq. Ft. (Per Plan)
Pressure Treated Deck Up To 192 Sq. Ft. w/ Stairs Up To 15 Steps (Per Plan)
Low E Wood Insulated Glass Tilt-Sash Windows
Seamless Gutters & Downspouts Pre-painted with Baked Enamel

Energy Efficient and Safety Features

Personalized Lighting Package (\$2,500 Allowance)
Recessed Can Lighting in Kitchen and Halls (Per Plan)
Front & Rear Exterior Double Floodlights
Family Room and All Bedrooms Pre-wired for Ceiling Fans
Exterior GFI outlets on Front & Rear Doors, Basement (Per Plan)
Prewired Security System (Per Plan)
Smoke Detector Wired & Installed Each Floor/All Bedrooms
Carbon Monoxide Detector Wired & Installed On Each Floor
Seal Light Fixture Boxes to Drywall on 2nd Floor
Seal All Exterior Switches & Outlets to Drywall
Radon Passive Air Piping Installed In Basement
Recirculating 50 Gallon Quick Recovery Gas Water Heater
"Water Conservation" Rated Elongated Toilets in Secondary Baths
Seal All Plumbing, Electrical, and HVAC Penetrations
Dual HVAC System (80% + Efficient Furnace) Ducts Sealed Energy Efficiency
Electronic HVAC Fresh Air Damper
14 Seer Air Conditioning Compressors
Two Programmable Thermostats for Climate Control
LP TechShield Radiant Barrier Sheathing in Attic
Low E, Insulated Wood Windows with SDL Grids on Front
R-30 Blown Insulation Attic, R-30 in Garage Ceilings under heated area,
R-19 in Vaulted & Basement ceiling & R-13 in Ext Walls /1st & 2nd Floor
House Wrap for Moisture Barrier
Mastic All HVAC Fittings, Boots, and Connections
Seal HVAC Boots to Floor of Drywall and Bath Fan Housing to Drywall
2x6 Attic Knee Wall – R-19 Insulation and Sheathing
Seal Bottom Plate of Exterior Walls and Sheathing Penetrations

Customer Service Commitment

HBW® 2-10 Insured & Transferable Home Warranty
Termite Pre-Treatment with Renewable Warranty
Pre-Construction consultation with Builder
Pre-Sheetrock Consultation with Builder for Option Verification
Professional Interior Design Consultation
Professional Lighting Selection Consultation
Certified Professional Homebuilder

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LOT MATRIX

<u>Lot</u>	<u>Garage</u>	<u>Garage Type</u>	<u>Foundation</u>	<u>Ellington</u>	<u>Vickery II</u>	<u>Callaway</u>	<u>Ashford II</u>	<u>Hammond</u>	<u>Vickford</u>
9	3	Front Entry	Basement	N/A	N/A	N/A	X	N/A	N/A
88	2 or 3*	Front or Side Entry**	Slab	Y	Y	Y	Y	Y	Y
89	2 or 3*	Front or Side Entry**	Slab	Y	Y	Y	Y	Y	Y
15	3	Front Entry	Basement	N/A	N/A	N/A	N/A	X	N/A
114	2 or 3*	Side Entry	Basement	Y	Y	Y	Y	Y	Y
115	3	Side Entry	Basement	N/A	X	N/A	N/A	N/A	N/A
117	2 or 3*	Front or Side Entry**	Basement	Y	Y	Y	Y	Y	Y

X = Plan Already Selected for the Lot

* 3 Car Garage Available with Certain Plans

** Side Entry Available with Certain Plans

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