

GLENN LAYTON HOMES

BUILDER OF THE  SMARTHOME

ATLANTIC BEACH COUNTRY CLUB ATLANTIC BEACH, FL



WWW.GLENNLAYTONHOMES.COM

At Glenn Layton Homesquality means teaming with trade partners who take pride in their work and install top-grade materials, which will endure the test of time. We use superior products, new systems, quality control procedures and third-party inspections to protect your most important asset for years to come. We also invite you to a series of on-site visits to ensure your home is being built according to your approved plans and construction specifications.Glenn Layton Homes is “Building Your Coastal Lifestyle.”



PRELIMINARY DETAILS

- Atlantic Beach Country Club specific plans and coastal elevations
- Ten hours with a Senior Design Consultant
- Create your unique style with plenty of included choices and upgrade options*
- All applicableARB approvals, building permits and related fees are handled by Glenn Layton Homes

YOUR HOME SITE

- Termite soil treatment and BoraCare wood treatment
- Professionally designed landscape package with one hour on-site design consultation
- Automatic low-volume irrigation system
- All underground utilities, meters, water and sewer hook-up included

YOUR EXTERIOR DETAIL

- The homes of Atlantic Beach Country Club feature historically inspired architectural elements such as decorative balconies, structural brackets, sidelights, transom windows, authentic shutters and lap and shake siding (per plan)
- 24 Gauge prefinished standing seam metal roofing
- Extended open soffit design with detailed rafter tails
- 2x6 exterior wall framing, 1st and 2nd floors
- Decorative custom wood entry door and decorative handleset with lifetime finish
- Access your exterior living space through full view insulated Fiberglass doors

YOUR EXTERIOR DETAIL (CONTINUED)

- All exterior doors include a single-key deadbolt
- Off-grade wood front porches
- Decorative porch floor finishes (choice of stained concrete or pavers), handrails and exterior columns
- Your detached finished garage will be drywalled and painted, 5 ½” baseboards, 3 ½” door casings, decorative overhead steel door, access door and windows for natural lighting
- 2-bay garages are standard on all home sites, with one 16’ x 7’ door, one opener and two remotes
- 2-bay garages with 2nd floor storage, bonus or carriage houses are optional, with two 8’ x 7’ doors and two openers and two remotes
- Two exterior hose bibs
- Paver driveways and walks
- Community designed mailboxes and lot specific picket style fencing at front yards

YOUR INTERIOR DETAIL

- High volume ceilings with smooth finish
- Cased openings for room transitions (per plan)
- Large profile 7 ½” baseboards with 3 ½” door casings and detailed window trim
- Smooth wall finishthroughout with two coats of flat latex low VOC interior paint
- Painted wood window casing and sills with apron
- Shaker paneled smooth interior solid core doors with decorative hardware
- Stain Resistant carpeting with upgraded pad
- Pre-finished wood in foyer, gathering room, kitchen, eating and transition halls (per plan)
- Stained handrail at stairs with stained oak treads, painted risers, skirt boards and wall caps (per plan)
- ClosetMaid shelving in Owner’s closet and kitchen
- Decorative bath accessories to match plumbing fixture finish

YOUR ENERGY SAVING FEATURES

- High-efficiency (14 SEER) air-to-air heat pump system with programmable digital thermostat
- Vinyl Low-EII insulated double-pane windows with upgraded structural performance
- SucaraSeal Polyurethane open cell spray foam insulation installed at the roof line of the attic space and R-19 exterior walls
- Foam and seal all air penetrations on exterior walls
- Full gas package with energy efficient gas tankless water heaters (per plan)
- Off-ridge roof venting (per plan)

YOUR KITCHEN AND BATHS

- GE Café Series appliance package with a Refrigerator, duel fuel Range, heavy duty quiet Dishwasher, full size built in Microwave, deluxe Hood vent and ½ HP large capacity garbage disposer
- Icemaker connection
- Choice of painted or stained shaker wood cabinets with 42” uppers in the kitchen
- Granite kitchen countertops with under mount sink, Moen chrome faucet and sprayer
- Choice of wood cabinets in all full baths
- Full 42” high vanity mirrors in all full baths with painted wood trim
- Granite vanities with under mount sinks and Moen chrome faucets in all full baths
- Raised vanity in all bathrooms
- Acrylic soaking tub in owner’s bath
- Separate ceramic tile walk-in shower in the owner’s bath (per plan)
- Americast tubs with ceramic tile walls in full baths
- Owner’s Shower frameless enclosure (per plan). Chrome framed shower enclosures with clear glass in all other bathrooms (per plan)
- Up to 18” x 18” ceramic tile flooring in all baths and laundry
- Elongated comfort height toilets and exhaust fans in all baths

YOUR ELECTRICAL FEATURES

- 200 amp electrical service
- Pre-wire for future landscape lighting
- Two exterior waterproof electrical outlets
- Decorative lighting package (per plan)
- Ceiling fan pre-wiring and bracing in all bedrooms, gathering room, study and covered patio (per plan)
- Recessed lighting per plan

YOUR CONNECTED HOME FEATURES

- **AUTOMATION.** A centralized home technology system that connects lights, HVAC, security and entertainment.
- **SECURITY.** Wireless security system and touchscreen panel controls the home’s sensors and detectors with remote monitoring through mobile devices.
- **WIRELESS ACCESS.** A WiFi router and home network connects all wireless devices.
- **ENTERTAINMENT.** Post closing home entertainment setup and configuration.
- **STRUCTURED WIRING.** A wired system with one central distribution center and upto 8 multi-media outlets.

YOUR WARRANTIES

- \$1,000,000 one year termite bond included from Turner Pest Control provides Bora-care combined with a final perimeter treatment with Altriset and Halo Monitors for subterranean termite treatment
- 10 Year Express Limited Warranty
- Builder’s One Year Service Plan

CLOSING COSTS PAID PROGRAM

- Finance your new home with our Preferred Lender and a portion of your closing costs will be paid for you!**Our Preferred Lender is Patrick Lasher with BB&T – (904) 545-7354

*Upgrade options are available for an additional cost and are subject to cut-off dates. Not all upgrade options are available on all plans.

** Not to exceed 1/2% of total purchase price of house only, does not include PMI, pre-pays, points or origination fees. See Sales Consultant for details.

Current as of 2/5/14. Seller reserves the right to make changes or modifications to prices, plans, plan specifications, materials, features and colors without notice. Plans, landscaping and elevation renderings are artist’s conceptions, are not to scale, and may not accurately depict the homes or lots as they are built. These illustrations may depict options and features that are not standard on all models. Optional features may be included at additional cost and are subject to construction cut-off dates. All references to square footage are approximate and may vary with elevations. Lot fencing and walls may not be included in the purchase, and if included, will vary according to size and location of the lot. Exterior treatments, window locations, and room configurations may vary with elevation. Model home interior decorating, landscaping, fencing, and other amenities are for display purposes only. This brochure is for illustrative purposes only and is not a part of a legal contract.





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