

Garrison *for Veterans*



# GFV Homes Lake Arrowhead

## 233 Ridgewood Dr.

Build the House That Will Be Your Next Home



This Zero Energy Ready Home is truly a home of the future. Energy Star Certified and Zero Energy Ready, this home will use nearly 60% less energy than a comparable code built home! Building site has a Southern facing front. Enjoy the large, covered porch that covers the length of the front of the home. Spacious, open floor plan with an eat-in kitchen. Great room with a warm fireplace for winter in the Georgia mountains. Laundry room is also located on the main floor.

Second side porch off of the master bedroom and laundry room. Master bathroom has double vanity sink, walk-in tile shower, and a walk-in closet. Two bedrooms and a Bonus 4th Bedroom are located upstairs. Full-bath upstairs with double vanity sink. Lake Arrowhead is over 500 acres large and is known as the cleanest lake in Georgia. Amenities include golf course, marina, basketball court, 2 swimming pools, tennis courts and so much more!

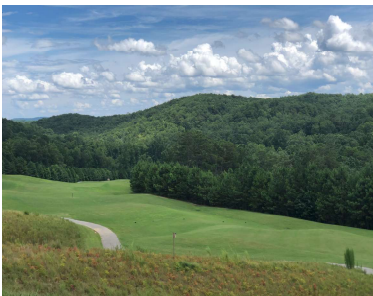
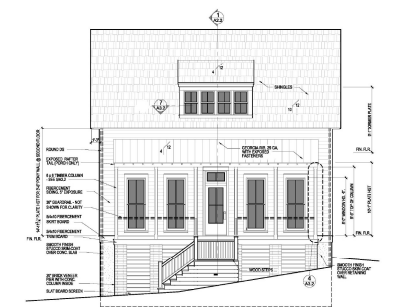
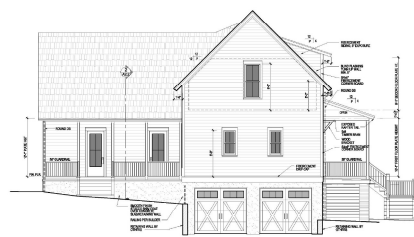
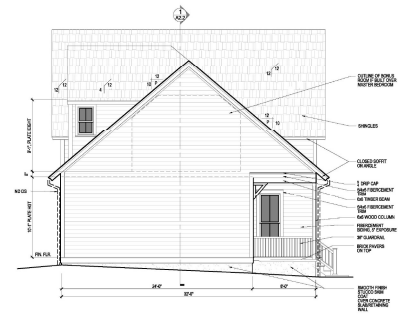
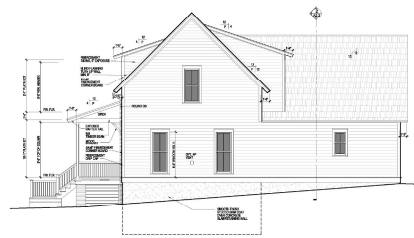
### SPECIFICATIONS

4 Bedrooms | 2 Bathrooms, 1 Half Bath

Total Living Area: 2371 sq. ft.

#### Key Features

- Beautiful Front and Side Porch
- Open Floor Plan with Fireplace in Great Room
- Master Bedroom on Main Floor
- Laundry Room on Main Floor
- Modern, Eat-in Kitchen with Island
- Bonus 4th Bedroom
- Large Two-Car Garage w/ Extra Storage Space
- AeroBarrier Envelope Sealing Technology
- Smart Home Features
- 2-10 Quality Builder's Warranty
- Zero Energy Ready/Energy-Star Certified



FOR MORE INFORMATION CALL: 404-610-8389

OR VISIT [www.GarrisonForVeterans.com](http://www.GarrisonForVeterans.com)

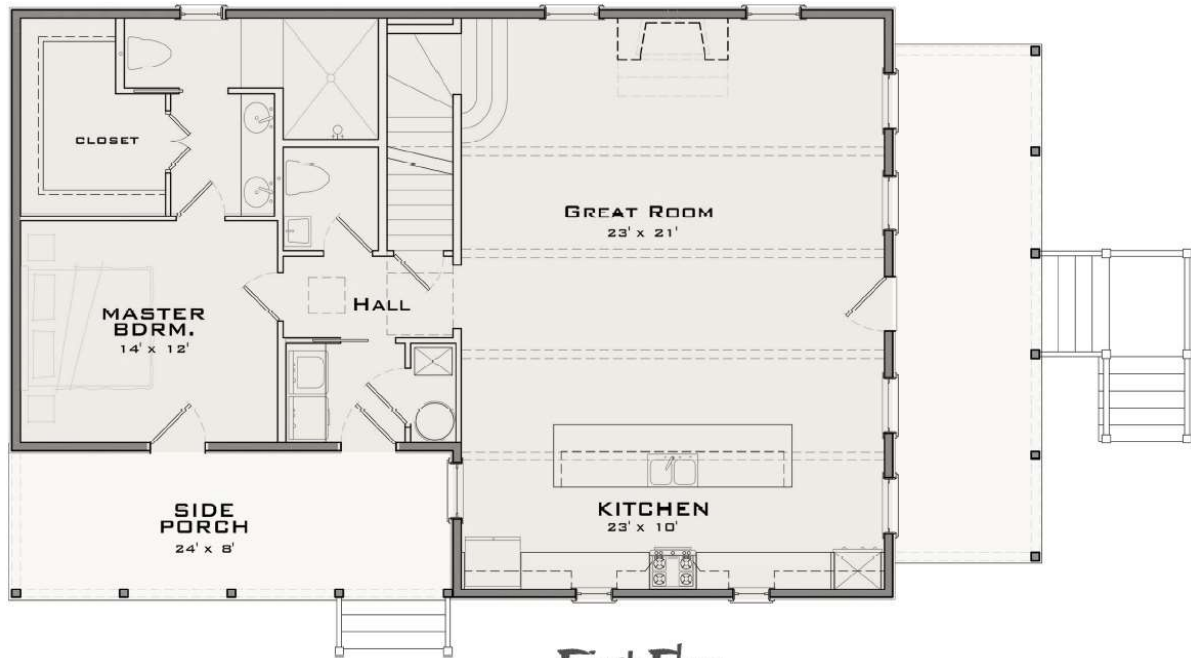
FLOOR PLANS



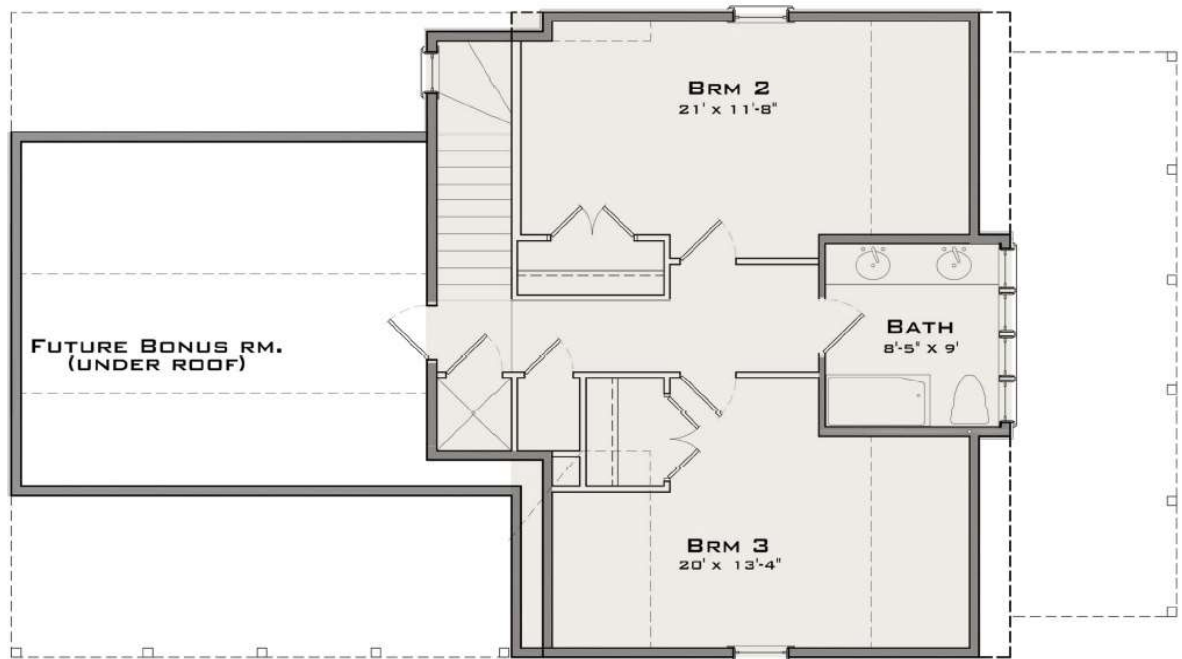
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FLOOR PLANS



First Floor



Second Floor



## ***INCLUDED HOME FEATURES***

### **EXTERIOR**

- PlyGem "Low E" Windows
- 30 year Architectural Shingles
- Front Porch and Side Porch
- Fiber-Cement Siding
- Professional Landscaping Package
- Solid Douglas Fur Front Door
- Insulated Garage Doors with Openers
- 2-Car Unfinished, attached garage
- Keene DriWall RainScreen

### **FLOORING**

- Hardwood flooring in Great Room, Kitchen, Main Hallway
- Tile Flooring in Master Bathroom, Second Floor Bathroom, Laundry Room, Powder Room
- High Grade Carpet in Bedrooms, Closets, and Hallway
- R-19 Open Cell Foam Floor Insulation

### **ELECTRICAL**

- 80% of All Lighting Energy Star LED
- Solar System Wiring-Ready
- Solar System Structural Load-Ready
- Solar Ready Circuit Breaker Panel with Adequate Space

### **PLUMBING**

- Undermount, Double Kitchen Sink
- WaterSense Faucets in Kitchen & Baths
- Walk-in, Tile Shower in Master Bath

### **HVAC**

- MD33 In-Wall Dehumidifier
- Broan ERVS100
- High Efficiency, Energy Star Exhaust Fans
- High-Capture Air-Filtration Technology

### **INTERIOR**

- Base Molding Main and Second Floor
- Shoe Mold
- 7" Crown Pine Molding Main Floor
- 5" Crown Pine Molding Second Floor
- Granite Countertops Throughout
- Tile Kitchen Backsplash
- 9' Ceilings on Main Floor



### **APPLIANCES**

- Energy Star 30" Electric Range
- Energy Star Built-In Stainless Steel Dishwasher
- Energy Star 30" Stainless Steel Range Hood
- Energy Star 30" Double Electric Wall Oven
- Energy Star 24" Stainless Steel Dishwasher
- Energy Star 3/4 HP Food Disposer
- Energy Star 26 cu. ft. French 3-Door Smart Refrigerator

### **HIGH PERFORMANCE SYSTEMS**

- High-Performance Thermal Enclosure
- Whole-House Water Protection
- Solar-Ready Construction
- Passive Radon System
- 2X6 Wood Framing
- Insulation: R-38 in Attic, R-21 in Walls
- 50 gal Electric Water Heater
- In-Wall Exhaust Fan in Garage

***WELCOME HOME!***

*In order to continually improve our product, the developer, reserves the discretion and right to change these features.*



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