



INTERIOR FEATURES

- Trey Ceiling in Master Bedroom
- Coffered or Trey Ceiling in Living Room and Dining Room
- Smooth Finish Ceilings
- Schlage Antique Nickel Lever Door Hardware
- Two-Hour Fire Wall Between Units
- STC 64 Wall Rating
- R38 Attic Insulation
- Attic Access and Storage with Full Staircase Built to Attic
- Smoke and Carbon Monoxide Detectors
- Nine Foot and Ten Foot Ceilings Throughout
- Two-Panel Smooth Interior Solid Core Doors with Arch
- Sound Abatement Insulation in Walls
- Ventilated Shelving in Closets And Pantry
- Gas Ventless Fireplace in Living Area, Designer Mantle, Gas Starter with Remote, and Gas Logs.



EXTERIOR FEATURES

- 4 Sides Brick and Masonry Based Siding or Stone and Cedar Shake
- Professionally Designed and Landscaped
- Monarch Casement Windows with Low-e Insulated Glass
- Screens on All Operable Windows
- French Doors to Tumbled Brick Paver Patios
- Two Outdoor Spigots
- Front and Back Entry Lights
- Private, Attached Over Sized Two Car Garage
- Automatic Garage Door Openers with Remotes
- Decorative Custom Extra Large Mailboxes
- Insulated Carriage-Style Garage Doors with Glass Panes
- Mahogany Front Doors with 8 Beveled Lites
- Elk Architectural 30 Year Shingles



GOURMET KITCHEN

- Custom Cabinets with Custom Glazed Finishes
- Stainless Steel Appliances
- Garbage Disposal 1/3 Hp
- Icemaker Connection
- Stainless Steel Under-mount Sink
- Granite Countertops & Tile Backsplash
- GE Profile Convection Oven/microwave
- GE Profile 5 Burner Cooktop – Gas
- GE Profile Dishwasher



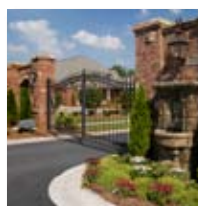
FLOORING FEATURES

- Hardwood Floors with Custom Finish
- Tile Master Bath and Shower
- Tile in Secondary Baths
- Tile Floor in Laundry Room
- Carpet in All Bedrooms



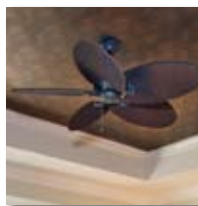
BATHROOM FEATURES

- Antique Nickel Fixtures with Lever Handle by Moen
- Dual Master Vanities with Custom Wood and Glazed Cabinet Finish
- Tile Showers in Master with Tile Walls and Floor in Guest Baths
- Comfort Height Toilet in Master Bathroom
- Master and Guest Bath with Granite Counter Tops
- Kohler Toilets in All Bathrooms



AMENITIES

- Controlled-Access Gate
- Clubhouse with Water Feature, Ponds, Three Putting Greens and Walking Paths
- Streetlights
- Brick Paved Sidewalks



MECHANICAL & ELECTRICAL

- Quick Recovery 50-gallon Water Heater-electric
- Wired for Cable in Living Room and in All Bedrooms
- Two Exterior Electrical Outlets
- Braced and Wired for Ceiling Fans
- Pre-wired for Security System
- 13 Seer HVAC Systems by Westinghouse
- Energy Efficient Natural Gas Heating Systems



TRIM PACKAGE

- 8" Base Throughout the Home
- 3 Piece Crown Molding in Living, Dining and Master Bedroom
- 1 Piece Crown Molding in Secondary Bedrooms and Halls
- 4" Howe Door and Window Casing



*At Creekstone Estates*

BALLANTRAE, LLC

FOR MORE INFORMATION CALL

**770-888-0011**

[www.BallantraeAtCreekstone.com](http://www.BallantraeAtCreekstone.com) or [www.stairfreeliving.com](http://www.stairfreeliving.com)



# SILENCE IS GOLDEN.

When you purchase a luxury ranch condo at Ballantrae, you can be assured that you are receiving the utmost in quality and craftsmanship. Complete with state-of-the-art soundproofing and firewall protection, the homes offer a comfortable, safe and peaceful home environment.



Known as acoustic engineering, technologically advanced Georgia-Pacific Gypsum separation walls have been installed between each unit to provide sound control as well as added fire protection. Fire tested and building code approved, Georgia-Pacific separation walls provide increased acoustical privacy and boast a 64 Sound Transmission Class (STC) Rating – one of the highest in the industry (the government mandatory rating is 50 STC).

For you, this means enjoying a truly comfortable sound environment. Whether it's a party next door, music lessons, or any situation that creates unwanted noise, your added soundproofing will make all the difference in the world in reducing or eliminating that noise. This is home-building innovation at its best.



For even greater peace-of-mind, the Georgia-Pacific separation wall assembly is constructed using DensGlass Ultra Shaftliner panels, which are 2-hour fire-rated and linked to the adjacent framing with aluminum breakaway clips that allow for the collapse of the fire-exposed unit without collapse of the solid area separation wall. It all comes together to make your life as a homeowner at Ballantrae more peaceful, comfortable, enjoyable, and secure at every level.



## Components

