



Community Features

The Regency Collection at The Estates at Chestatee

Archway Homebuyers Advantage

State Board Certified Contractor
GAHBA Certified Professional Home Builder
2-year Third Party Mechanical Homeowners
Warranty
10-year Third Party Structural Homeowners
Warranty

Traditional Exteriors

Classic Exteriors
Front Elevations with Brick, Stone, and
Concrete-Fiber Cedar Shake Options
Fiber Cement Factory Primed Wood Grain
Siding with lifetime warranty
Ventilated Cement Fiber Soffit Board
Fiber Classic Low Maintenance Front Door with
Side-Light(s) per plan
Beaded Plywood Porch Ceilings (per plan)
Beige Double Wall Vinyl Tilt-out Sash Windows
with Grids on All Normal Windows
Sloped Window Sills for Moisture Intrusion
Protection
Carriage Style Garage Doors
Atrium Style Metal Full Glass Exterior-
Deck/Patio Door
Professionally Landscaped Yards with Full Sod
all Sides

Spacious Designer Kitchens

36" Maple Cabinets with 2" Crown Mold and
with Oversized Cabinet above Microwave
Granite Countertops with 6" Tile Backsplash
Large Island or Counter Breakfast Bar (per plan)
Butlers Pantry with Granite Countertop
Stainless Steel Under-mount Sink with Moen
Pulldown Faucet with Sprayer
Stainless Steel Frigidaire Appliances
Frigidaire Mircohood with Exterior Vent
Frigidaire 30" 4 Burner Range
Large Breakfast Room
Walk-in Corner Pantry (per plan)
Water Line to Refrigerator Area

Luxury Interior Features

Efficient Open Floor Plans
9 foot Ceilings on the First Floor
9 foot Poured Foundation Basement Walls
16" Open Web Structural Floor Trusses
36" Wood Burning Fireplace with Gas Ignition
System (Gas Log Adaptable)
Smooth 2 Panel Roman Arch Top Doors
Slate Hearth with Wood Mantle and Decorative
Framing Detail
Security System Pre-Wire
Two each Cat5 and RG6 Cable Outlets
2 Piece Crown Molding in Foyer, Living, and
Dining Room (1PC in one-story Family Rm)
2 Piece Chair Rail with Panel Boxes in Foyer
and Dining Room
High Quality Porter Paint
Stained Red Oak Open Rail Wall Cap
Painted Colonial Spindles, Stained Red Oak
Colonial Rail and Newel Posts per plan
Callen or Pamex Satin Nickel Door Hardware
Pedestal Sink in Powder Room
Moen Chrome Plumbing Fixture Throughout
Elongated Toilets in All Bathrooms
Mudroom with Custom Bench & Wall Paneling
Pre-finished Hardwood Flooring in Foyer,
Kitchen, Breakfast Room and Powder Bath
Ventilated Shelving in All Closets and Pantries
Finger Joint Wood Base Board in all Wet Areas
Architectural Detailed Arches (per plan)
High Wall Window Glass Transoms (per plan)

Prestigious Master Suites

Trey Ceiling (1PC crown per plan) + Ceiling Fan
Large Walk in Closets with Ventilated Shelving
5' Garden Tubs – corner or straight (per plan)
Chrome Moen Faucets
Tile Tub Skirt
Cultured Granite Tops with Two Built-in Bowls
Vaulted Ceilings in Master Baths
Private Water Closets
Large Full Light Garden Windows with
Tempered Glass in Master Bath

**Archway Custom Homes reserves the right to change features. Final specifications will be listed in the Addendum A to the contract of sale and will override marketing material. Updated on October 10, 2023*