



# CHAPEL HILL DISTINCTIVE FEATURES

WELCOME TO MEADOWS HOMES'

22 CHAPEL HILL DR. HOLLY SPRINGS, MS

COMBINING CLASSIC DESIGN WITH MODERN AMENITIES

**\$469,000**

## **INTERIOR FEATURES**

- SHAKER STYLE CABINETS W/ SOFT CLOSE
- QUARTZITE COUNTERTOPS IN HALL AND BONUS BATHS
- QUARTZ COUNTERTOPS IN KITCHEN AND PRIMARY BATH
- VAULTED CEILINGS/ 9FT CEILINGS/EXPOSED BEAMS
- PREMIUM HARD SURFACE FLOORING AND TILE/CARPET IN BONUS
- SOLID WOOD OAK TREADS ON STAIRS
- VENTLESS GAS FIREPLACE WITH LOGS/FLOATING CEDAR MANTLE
- DECORATIVE STYLE INTERIOR DOORS
- SQUARE SHEETROCK CORNERS
- WIRED FOR CEILING FANS IN PRIMARY AND GREAT ROOM
- ELECTRICALLY OPERATED SMOKE DETECTORS W/ BATTERY BACKUP
- CABINETS/COUNTER/UTILITY SINK IN MUDROOM

## **KITCHEN FEATURES**

- STAINLESS STEEL APPLIANCE PACKAGE
- DISPOSAL
- DEEP SINGLE BASIN STAINLESS SINK WITH SPRAYER
- BEAUTIFUL TILE BACKSPLASH

## **EXTERIOR FEATURES**

- HARDIPLANK CONCRETE SIDING BOARD AND BATTEN
- BRICK SKIRT
- BUILT 16" ON CENTER
- 2 HOSE BIBS AND 2 EXTERIOR ELECTRICAL OUTLETS
- SODDED AND PROFESSIONALLY LANDSCAPED
- SEAMLESS GUTTERS AND DOWNSPOUTS
- GARAGE DOOR WITH OPENER
- DEADLOCKS ON ALL EXTERIOR DOORS

## **BATHROOM FEATURES**

- FREESTANDING SOAKER TUB, SEPARATE SHOWER IN PRIMARY
- ALL SECONDARY BATHS TILED
- STEEL TUBS IN BATHS WITH TILE SURROUND
- COUNTER HEIGHT BATH VANITIES
- 50 GALLON HOT WATER HEATER

## **CONSTRUCTION & ENERGY EFFICIENCY**

- 50 YEAR ARCHITECTURAL SHINGLE ROOF
- ENERGY EFFICIENT DUAL PANE WINDOWS, LOW E GLASS WITH ARGON GAS WITH SCREENS
- HOUSE WRAP MOISTURE BARRIER
- R-30 INSULATION IN CEILING
- R-19 INSULATION IN VAULTS
- PROPANE HEAT FURNACE ELECTRONIC PILOT LIGHTER
- MULTIZONE CENTRAL HVAC, DIGITAL THERMOSTATS
- ONE YEAR BUILDER WARRANTY
- COPPER ELECTRICAL WIRING
- ALL PLUMBING STRAPPED TO PREVENT VIBRATION