

Specifications & Features

395 Pinecrest Rd

Tracking LEED Gold Certification



List price \$ 1,649,750.

5 br - 5 ½ bath

3 – car garage,

6000+ sqft including finished areas in the basement. plus 550 sqft unfinished basement.

Expected Completion: Summer 2010

www.ecocustomhomes.com

Eco Custom Homes always strives to exceed today's standards; committing to have 100% of our homes built Earthcraft (tm) standards. We believe that it is very important to use products that are good for the Environment. We are the leader in sustainable custom homes in Atlanta. Eco Custom Homes also uses Old World craftsmanship to keep our homes "period" in detail, but updates interior spaces to fit today's modern lifestyle. In addition, every single home is custom designed to each unique lot. We take great measures to make sure our new homes have similar design characteristics to the surrounding neighborhood, so they "fit" the neighborhood and do not diminish the enjoyment of the existing residents.

Exterior Construction & Design:

- ✿ Stately Brick exterior with stucco dormers
- ✿ Front Entry Door, Glass and Stained Mahogany (sustainable forested)
- ✿ 3 car garage with custom "Carriage Style" doors
- ✿ Covered Front Entry with brick porch, Door Bell Phone
- ✿ Classic wood shutters with hinges and tie backs
- ✿ Large Covered Lanai of off Main Level with outdoor fireplace
- ✿ Roof 40yr shingles,
- ✿ SDL LoE Windows, with pvc trim for extended durability
- ✿ All soffits and fascia are cement board for extended durability
- ✿ Enhanced Basement waterproofing, with drain board and 40yr warranty.

Interior Features:

- ✿ Large Master Bedroom suite, Walk - in closet with custom built – ins, large bathroom with heated floors, separate Jacuzzi tub and shower, custom hardwood cabinets, quartz composite counters, marble floors.
- ✿ Total of 4 over sized bedrooms, 4 with private baths.
- ✿ 10 foot ceilings on main level, 9 foot ceilings on 2nd floor, 9 foot ceiling on terrace level.
- ✿ 8 ft solid core doors on the main level.
- ✿ All cabinets are custom hardwood and sustainable forested
- ✿ Hardwood floors throughout main level and 2nd floor Master Bedroom & common area. Walnut inlays in formal rooms.
- ✿ \$21 per square yard carpet allowance for 2nd floor bedrooms.
- ✿ Stair case to 2nd floor has oak treads and painted risers. Handrails are oak with wood balusters
- ✿ 2 woodburning fireplaces with granite surround and custom mantel
- ✿ Extensive Cat 5, surround sound, and Plasma pre wiring.

- ✿ Large finished terrace level, space includes future wine cellar, Media / Rec room, 5th bedroom & Bath. Wet Bar and covered outdoor patio.
- ✿ Trim Package:
- ✿ All Trim is Hardwood,
- ✿ Main level 12" high baseboards, 3 pc crown molding
- ✿ Stain Paneling & Built ins in study.
- ✿ Coffered ceilings in formal dining room
- ✿ 8 inch baseboards and 1pc crown in basement and 2nd floor
- ✿ Oil Rubbed bronze door hardware and lock sets

Custom Chef's Kitchen:

- ✿ Composite Quartz Counters,
- ✿ Tumbled marble back splash
- ✿ Large Island with sink, Fisher Paykel double drawer dishwasher, trash/recycling bin, island seating for 4 people.
- ✿ 36" Commercial gas range with convection oven (choice of eye configuration)
- ✿ Pot filler above stove
- ✿ 1200 cfm external mounted blower with stainless hood (extra quiet)
- ✿ 42" Stainless fridge/freezer with ice/water dispenser
- ✿ Combo microwave / convection oven
- ✿ Walk in pantry with custom built in shelving
- ✿ Butlers pantry close to kitchen, with wet bar, ice maker, crystal cabinets.
- ✿ Custom Stained hardwood cabinetry with full extension glides on drawers.
- ✿ Under mounted stainless sink with garbage disposal

Bathroom & Plumbing Features:

- ✿ Master Bath:
- ✿ Heated Floors
- ✿ Rain head shower with separate hand held sprayer, also stubbed for steam
- ✿ Large Jacuzzi tub
- ✿ Custom stain hardwood cabinets with granite counters
- ✿ Full height his & her vanities

- ✿ Marble floors and walls in shower
- ✿ Faucets in oil rubbed bronze
- ✿ Travertine floors in all other baths
- ✿ Ceramic tile in showers
- ✿ Custom painted hardwood cabinets with granite counters and under mounted sinks
- ✿ All copper piping
- ✿ Rinnai endless hot water heaters, with a recirculation loop and pump to provide almost instant hot water. (<http://www.foreverhotwater.com/>)
- ✿ 2 wet bars

Electrical Features:

- ✿ Excessive can lighting
- ✿ Structured wiring throughout home, 2 print server locations, door bell phone, sat tv prewired. 3 – 5.1 surround sound pre wires, 6 zone whole house sound system pre wire.
- ✿ Full security system with smoke detectors and 2 key pads
- ✿ Central vacuum system stubbed in,
- ✿ Electric Garage doors with openers
- ✿ Exterior lighting
- ✿ 400 amp underground electrical service

Green Building Features:

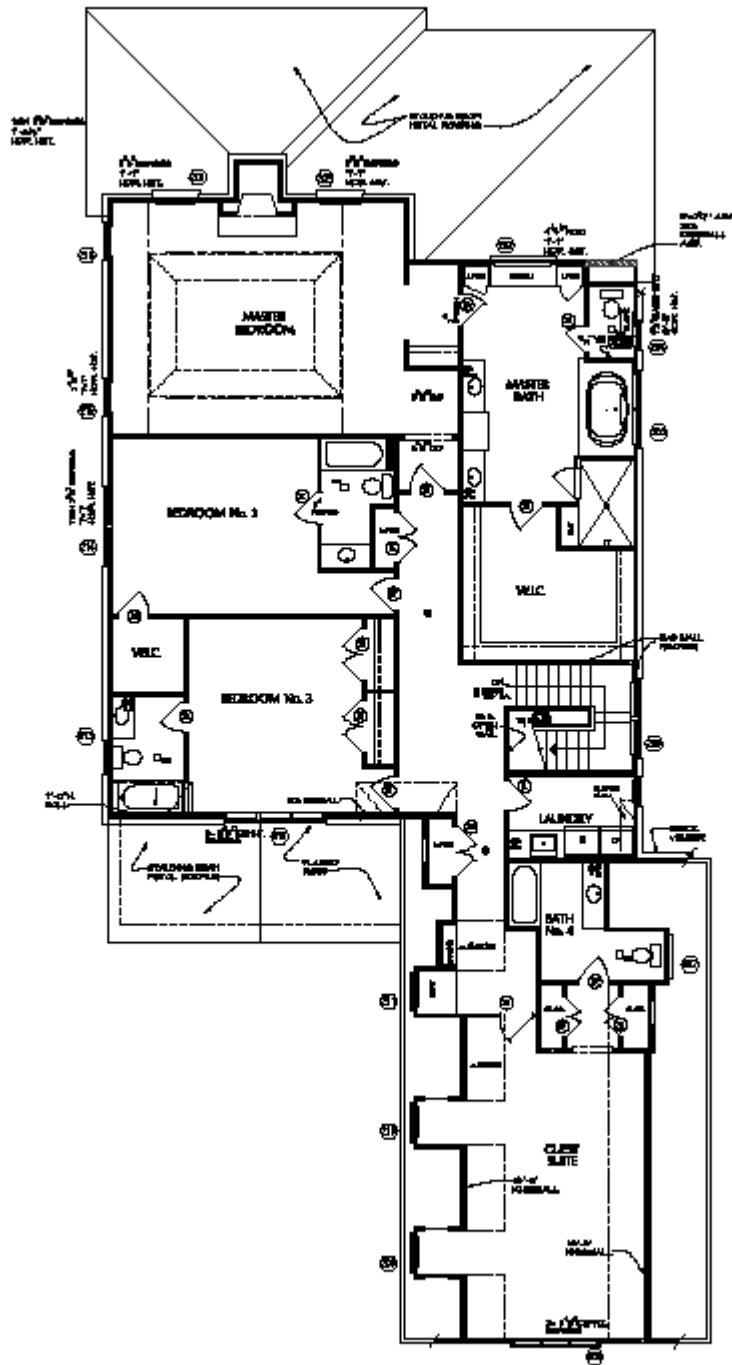
- ✿ Icynene Insulated Roof Structure
- ✿ Double Paned Argon Filled LoE windows
- ✿ Air tight building envelope (less than 3% leakage)
- ✿ Superior house wrap <http://www.typarhousewrap.com/>
- ✿ Tankless hot water heaters (no energy usage until hot water is needed)
- ✿ High efficiency Lennox Furnaces 94% + 16 seer with variable speed blower with fresh air combustion (No chance of CO2 buildup)
- ✿ Honeywell 5 “ media filters on both units (40 times more efficient than standard filters) You only replace them every 6 months
- ✿ All HVAC duct system are certified with less than 4% leakage
- ✿ 3 zones HVAC system each with a programmable thermostat
- ✿ Extensive use of sustainable products, such as paper based counter tops, engineered wood framing, and concrete with a minimum 25% fly ash.
 - gpf Toilets
- ✿ Certified Earthcraft Home www.southface.org/web/earthcraft_house/ech_main/ech_index.htm

- ✿ Superior Spray insulation package with formaldehyde free insulation)<http://www.jm-builder.com/spider.php>
- ✿ Low VOC paints and stains
- ✿ Guaranteed Energy usage by Johnson Manville
- ✿ Solar Panels
- ✿ Rainwater Harvest System

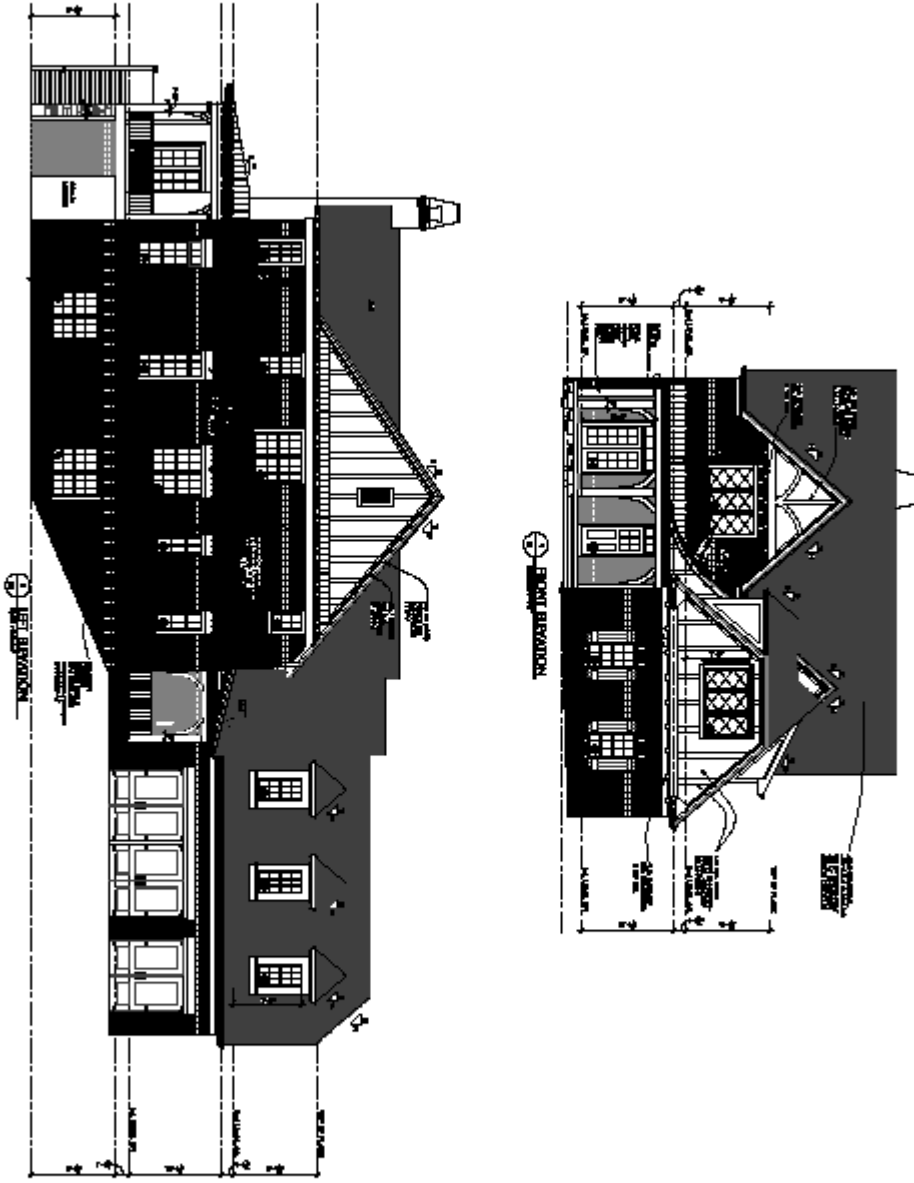
Other Special Features:

- ✿ Large Wooded home site.
- ✿ Pool Site
- ✿ Privacy fence in the rear
- ✿ Extensive landscaping with multi zone sprinkler system
- ✿ Close in North Buckhead location
- ✿ Sarah Smith School District
- ✿ Eco Custom Homes www.ecocustomhomes.com is a member of the Greater Atlanta Home Builders Association and a leader in Sustainable Construction. We offer a warranty and homeowners handbook through the GAHBA

Note: All plans, specifications, and features are subject to change per builder's discretion.



① UPPER LEVEL FLOOR PLAN
 SCALE 1/8" = 1'-0"



A1

MICHAEL NUALLA
 ARCHITECTURE AND INTERIOR DESIGN
 300 BROADWAY, SUITE 1000
 ATLANTA, GEORGIA 30303

A Residence for Loan Development Corporation
 303 PINECREST ROAD
 Atlanta, Georgia

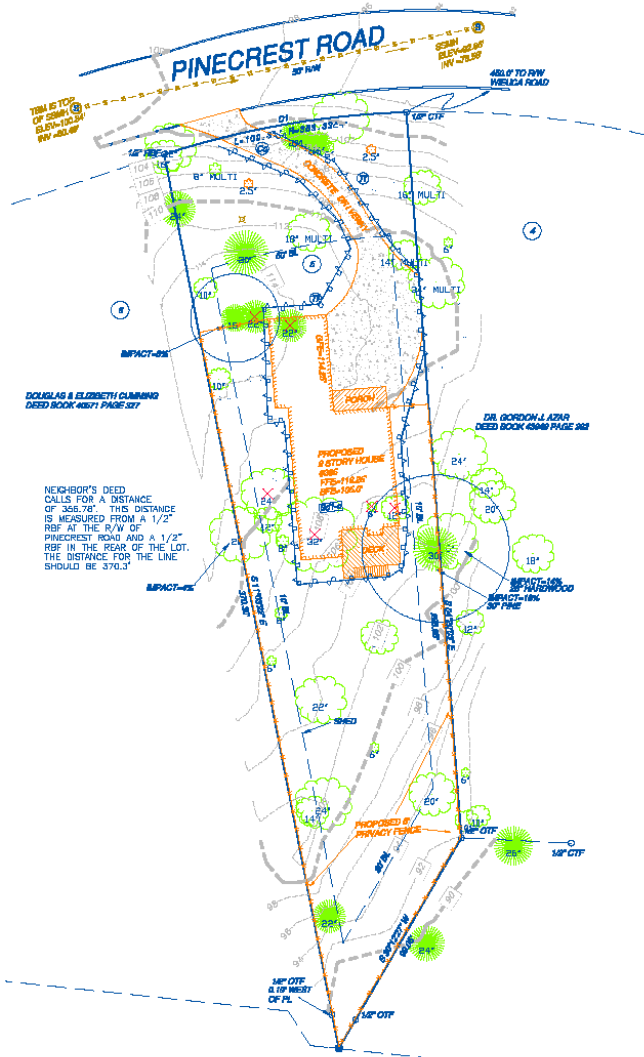
DATE: 10/1/88

PROPOSED

LEGEND

These checked symbols will be based in the drawing.

- ▲ TRANSVERSE POINT
- PERMANENT FOUND
- 1/2" REBAR SET
- IRON PIN FOUND
- △ CATCH BASIN
- DRAIN
- ▽ FIRE HYDRANT
- ★ GUY WIRE
- ✱ LIGHT POLE
- MANHOLE
- ✕ SEWER CLEAN OUT
- POWER POLE
- ✕ SPOT ELEVATION
- HARD WOOD CHAIR
- PINE TREES
- SANITARY SEWER
- ELECTRIC
- S&T FENCE
- TREE FENCE
- FENCE
- UNDERGROUND PIPELINE
- PROPOSED



REFERENCES
 TO SURVEY FOR
 DR. GORDON J. AZAR BY
 WALTER B. BROWNING ENGINEERS, INC.
 DATED JULY 15, 2009

CHORD	ARC LENGTH/RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	100.81' / 369.23'	88.69'	N 80°09'30" E	18°18'01"

The field data upon which this plot is based was gathered by an open traverse. This plot has been calculated for accuracy and found to be accurate to 1 foot in 219,232 feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plot. No State Plane Coordinate Monument found within 300' of this property.

AREA
 26814.511 SQ. FT.
 0.616 ACRES



I HAVE THIS DATE, EXAMINED THE "FIRM" OFFICIAL FLOOD HAZARD MAP AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL.
 MAP ID 1312100251 E EFFECTIVE DATE: JUNE 22, 1998

Drawing # F-2026

Job # 187010

PLAT BOOK 35 PAGE 33
 DEED BOOK 24853 PAGE 204

SURVEY PLAT FOR 300' PINECREST ROAD		DATE	4/18/07
ICON DEVELOPMENT		SCALE	1" = 30'
LAND LOT 64	17TH DISTRICT	SECTION	FULTON COUNTY, GEORGIA
LOT 5	BLOCK	UNIT	REVISION BY: DATE
SUBDIVISION McLARTY & CROSSWELL			
SURVEYED:	DRAFTED:		
PLOTTED:			
PARTY CHIEF: M.J.	SHEET 1 OF 1		

GEORGIA LAND SURVEYING CO., INC.
 155 CLIFTWOOD DRIVE
 ATLANTA, GEORGIA, 30328
 TELEPHONE (404) 255-4671, FAX (404) 255-6607

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ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED