Included Features by Series

Building Georgia Homes with Lasting Value

SAMKINS CONSTRUCTION

About Samkins Construction

Samkins Construction builds thoughtfully designed homes across Georgia with an emphasis on craftsmanship, durable materials, transparent communication, and timeless design. Every home is tailored to the homeowner while maintaining rigorous quality standards.

Why Homeowners Choose Samkins

- Transparent pricing
- Quality craftsmanship
- Premium materials
- Energy-efficient construction
- Personalized selections
- Professional project management

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Exterior Features

Designed for durability, curb appeal, and long-term value across Georgia's climate.

Feature	Essential	Heritage	Premier	Estate
Exterior Finish	Hardie siding	Brick + Hardie	Brick & Stone	Full masonry
Roof	Architectural shingles	30-year shingles	Premium shingles	Designer roofing
Windows	Vinyl Low-E	Black exterior	EnergyStar	Premium aluminum-clad
Porches	Concrete	Stamped option	Tongue & groove ceiling	Custom outdoor living
Landscaping	Front	Front & rear	Irrigation	Designer landscape

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Interior Features

Feature	Essential	Heritage	Premier	Estate
Ceilings	9'	10' foyer	10' main	10-12'
Flooring	LVP/Tile	Engineered wood	Hardwood	Wide plank hardwood
Countertops	Granite	Quartz	Premium Quartz	Quartzite
Cabinets	Soft-close	Custom	Enhanced custom	Furniture-grade
Doors	6'8"	8' entry	8' solid core	Designer

Included Features by Series

Category	Essential	Heritage	Premier	Estate
Home Size	1600–2100	2100–2900	2900–4000	4000–6000+
Permit Allowance	$8k	$10k	$12k	$15k
Foundation	Engineered slab	Engineered slab	Custom foundation	Custom engineered
Exterior	Fiber cement	Brick + Hardie	Brick/Stone	Full masonry
Roof	Architectural	Architectural	Premium	Designer

The following pages will continue with Exterior Features, Interior Features, Cabinetry, Mechanical Systems, Warranty, and Contact Information.

Plumbing Fixtures

Feature	Essential	Heritage	Premier	Estate
Kitchen Faucet	Delta	Moen	Moen Premium	Brizo
Bathroom Fixtures	Delta	Moen	Kohler	Brizo/Kohler
Water Heater	50 Gal	Tankless Option	Tankless	High Capacity Tankless
Shower Glass	Framed	Semi-Frameless	Frameless	Luxury Frameless

Kitchen Appliances

Feature	Essential	Heritage	Premier	Estate
Cooktop	GE	GE Profile	KitchenAid	Wolf or

				Equivalent
Wall Oven	GE	GE Profile	KitchenAid	Wolf
Dishwasher	GE	Bosch	KitchenAid	Miele/Bosch
Microwave	Standard	Built-in	Drawer Style	Integrated

Custom Cabinetry

Feature	Essential	Heritage	Premier	Estate
Cabinet Style	Paint Grade	Soft Close	Custom	Furniture Grade
Drawer Slides	Standard	Soft Close	Full Extension	Premium Full Extension
Pantry Storage	Shelving	Roll-Out Trays	Custom Storage	Luxury Organizer

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Lighting & Fireplaces

Feature	Essential	Heritage	Premier	Estate
Interior Lighting	LED	Designer LED	Decorative	Luxury Fixtures
Under Cabinet Lights	-	Kitchen	Kitchen	Kitchen + Pantry
Fireplace	Optional	Gas	42-inch Gas	Indoor & Outdoor

Mechanical Features

Feature	Essential	Heritage	Premier	Estate
HVAC	14 SEER	16 SEER	Variable Speed	High Efficiency Zoned
Insulation	R-Standard	Spray Foam Option	Spray Foam	Whole Home Spray Foam
Smart Home	Doorbell	Thermostat	Security Package	Whole Home Automation

Warranty & Build Process

Every Samkins Construction home is built with quality craftsmanship and backed by a comprehensive builder warranty. Clients receive scheduled construction updates, quality inspections throughout the build, and a detailed final walkthrough before closing.

Let's Build Your Dream Home

Samkins Construction
Georgia, USA

Custom Homes • Renovations • Luxury Residences

Schedule your design consultation to begin planning a home tailored to your lifestyle.