

# FEATURES BY COMMUNITY

## Hamilton Parc



### OVERHEAD AT PORCHES:

- T&G V-GROOVE (PAINTED OR STAINED)
- 3 1/4" STAIN-GRADE "CLEAR" CROWN PAINTED

### FASCIA & SOFFIT:

- FIBER CEMENTITIOUS BOARD

### VENEERS:

- BRICK, STUCCO, WOODGRAIN CEMENTITIOUS LAP SIDING, WOODGRAIN OR SMOOTH SHAKER PANEL, SMOOTH BOARD & BATTEN

### SHUTTERS:

- FIXED WOOD WITH SCROLL HOOK HARDWARE (PAINTED) - BOARD AND BATTEN & Z-BRACED

### DOORS:

- 3/4 INSULATED GLASS OVER 2 PANEL, 4 LITE - RED GRANDIS WOOD DOOR AT FRONT WITH EXT. PAINT GRADE OR STAINED GRADE BRICK MOULD (PAINTED OR STAINED)
- FULL INSULATED GLASS, 1 LITE - METAL DOOR AT REAR W/ EXTERIOR PAINT GRADE BRICK MOULD (PAINTED)
- INSULATED SOLID METAL DOOR AT THE GARAGE
- GARAGE DOOR: HILLCREST COLLECTION WITH MY Q MOTOR

### DOOR HARDWARE:

- FRONT DOOR HANDLE SET
- INTERIOR KNOBS
- THRESHOLD: BRONZE

### LANDSCAPING:

- PACKAGE C
- SODDED YEAR - 10 PALLETS MAX
- PRIVACY FENCE & 1 SINGLE GATE

### CLIMATE CONTROL: ENERGY STAR

- SEER 2 AC & HEATING WITH PROGRAMMABLE THERMOSTAT
- R-8 HVAC DUCTWORK
- R-10 ATTIC ACCESS (ONLY WHEN IN CONDITIONED AREA)
- KITCHEN HOODVENT, UTILITY ROOM DRYER VENT, AND EXHAUST FANS FOR BATHROOMS ALL VENT TO THE OUTSIDE OF THE HOME
- FRESH AIR INTAKE WITH 8" X 8" GRILLE ON FRONT PORCH CEILING

### COMMUNITY MAILBOX & ADDRESS PLAQUE

### INSULATION:

- R-15 BLOWN-IN BLANKET IN WALLS
- R-38 BLOWN-IN IN CEILINGS & UNDERNEATH CATWALKS
- R-38 BATTS (SLOPED CEILINGS)

### SHOWER:

- RECESSED CUSTOM TILE SHOWER WITH A CORNER SEAT & 80" FRAMELESS GLASS DOOR
- 12" X 6" COMBO NICHE WITH 12" ON TOP AND 6" ON BOTTOM

### SINKS:

- DEEP UNDER-MOUNT EQUAL BOWL IN KITCHEN
- UNDERMOUNT PORCELAIN BOWLS IN BATHROOMS
- PEDESTAL SINK IN POWDER BATH (WHEN APPLICABLE)

### FAUCETS:

- SINGLE HANDLE PULL-DOWN IN THE KITCHEN
- 8" WIDESPREAD TWO HANDLE IN BATHROOMS

### ELONGATED TOILETS, FRAMED MIRRORS AND TOILET PAPER HOLDERS IN EACH BATHROOM

### GARBAGE DISPOSAL WITH AIR SWITCH (PUSH BUTTON IN COUNTERTOP IF KITCHEN SINK IS IN THE ISLAND)

### 11.2 GPM TANKLESS WATER HEATER

### UTILITIES:

- GAS-HOT WATER, STOVE, HVAC
- GAS DROP ON REAR PORCH

### PAINT:

- CASHMERE FLAT FOR WALLS & CEILINGS
- SEMI-GLOSS FOR TRIM, CABINETS, PAINTED BEAMS & IN ALL CLOSETS
- INTERIOR DECORATIVE STAIN-GRADE WOOD - CLEAR SEAL

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### FIREPLACE:

- VENTLESS GAS FIREPLACE WITH WOOD MANTLE AND TILE SURROUND

### CABINETS:

- CUSTOM (PAINT GRADE) CABINETRY WITH HARDWARE
- CORBELS AT ISLAND OVERHANGS (UNLESS ISLAND HAS WING WALLS)
- ISLAND LEGS (IF APPLICABLE)
- CABINET PANELS AT ALL OVERHANG LOCATIONS
- CABINETS ABOVE TOILETS (EXCEPT WHEN LINEN CLOSET IS PRESENT)
- WOOD WRAP REFRIGERATOR
- CABINET ABOVE WASHER (EXCEPT WHEN CLOSET IS PRESENT), RODE & SHELF OVER DRYER
- SOFT CLOSE DOORS AT ALL CABINETS
- CUSTOM WOOD HOODVENT, POT DRAWERS, TRASH PULL, SIDE PANELS AT EXPOSED AREAS & BUILT-IN DRAWERS AT MASTER CLOSET

### INTERIOR TRIM:

- BASEBOARDS - CLASSIC 7-1/4" WITH 3/4 ROUND
- CASINGS - CLASSIC 3-1/4" AND FULL WOOD CASED THROUGHOUT
- CROWN - CLASSIC 7-1/4" THROUGHOUT
- DOORS - HOLLOW CORE MASONITE (STYLE AS PER SELECTIONS), FRONT DOOR WITH PAINT GRADE INTERIOR CASING (PAINTED TO MATCH TRIM COLOR)

### FLOORING:

- CERAMIC TILE IN ALL WET AREAS, AS PER PLAN, 1 GROUT COLOR
- VINYL PLANK IN MAIN AREAS AND ALL BEDROOMS & CLOSETS AS PER PLAN

### COUNTERTOPS

- SLAB COUNTERTOPS IN KITCHEN & BATHROOMS
- FLAT BAR SUPPORTS - ALL SLAB OVERHANGS DEEPER THAN 12" WITHOUT CORBELS

### RAISED CABLE AND ELECTRICAL OUTLET AT THE REAR/SIDE PORCH

### BACKSPLASH:

- TILE BACKSPLASH FOR GARDEN TUBS MATCHES FLOOR TILE
- KITCHEN: FULL SUBWAY TILE - BRICK LAY (3X6 / 3X10) OR PATTERN LAY WITH FINISHED METAL EDGE TRIM
- BATHROOM VANITY: 4" CORRESPONDING BACKSPLASH IN BATHROOMS

### LIGHTING:

- FIXTURES: PENDANTS AT THE ISLAND, HANGING FIXTURE AT THE FOYER & DINING (EXCLUDING CATHEDRAL CEILINGS), RECESSED LED IN THE DINING ROOM
- VANITY LIGHTS ABOVE SINKS
- GENERAL LIGHTING: RECESSED LEDS IN KITCHEN, LIVING, UTILITY, BATHS, PORCHES, AND HALLS (WALL SCONCES WHERE REQ'D)
- HVL, VL IN BATHROOMS
- FANS: IN LIVING ROOM, ALL BEDROOMS, STUDY, & REAR PORCH (LIGHT KITS ONLY IN BEDROOMS & STUDY)
- ADDITIONAL LIGHTING: WALL MOUNT LIGHT AT FRONT ELEVATION (PER PLAN), LED WRAP LIGHTS IN GARAGE, FLUSH MOUNT DISK LIGHTS IN WALK IN CLOSETS, UNDER CABINET LIGHTING IN KITCHEN, EXTERIOR MOTION FLOODLIGHTS (1 AT GARAGE, 2 AT REAR)

### APPLIANCES:

- 30" SLIDE-IN RANGE
- CUSTOM WOOD HOODVENT WITH LINER
- MICROWAVE WITH TRIM KIT
- DISHWASHER

### USB OUTLET IN KITCHEN BACKSPLASH AND MASTER BEDROOM