

# HAMILTON TOWNES

— VERDAE —

## Standard Features

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### *Interior Features*

- 9' ceilings on first floor with 8' ceilings on second floor. Smooth-finished ceilings throughout.
- Garages to have drywall finished, baseboard installed, and painted one coat.
- 16' x 7' aluminum raised-panel garage doors (Sandstone Color) installed with operator and 2 standard remotes.
- AO Smith Pro-Line Master Electric 50-Gallon water heater.
- 1-piece crown molding at main floor living, dining areas, kitchen, hallways, and powder room.
- 1-piece crown molding in owner's bedroom.
- Closed tread, carpeted stairs and carpeted landings per plan.
- All windows, doors, and cased openings trimmed with 356 profile casing.
- 5 1/4" speed base board installed throughout.
- Shaw "All-In" 3 1/4" wide hardwood floors in foyer entry, dining/breakfast area, kitchen, rear hallway and powder room.
- Primed quarter round painted white at all vinyl, ceramic tile, and hardwood flooring areas.
- Recessed can lighting included in kitchen and living room per plan.
- Ceiling fan with light kit in owner's bedroom.
- Ceiling fan in living room.
- Ceiling fan prewires in all bedrooms and flex room/loft areas.
- High-definition TV connection in living room with termination in owner's walk-in closet.
- Cable TV outlets in all bedrooms and flex room/loft area.
- One telephone outlet in master bedroom.
- Masonite "Cheyenne" 2-panel beaded doors throughout.
- Brushed nickel door hardware.
- Brushed nickel light fixtures.
- Brushed nickel front door handle-set.
- "Free-slide" ventilated shelving in bedroom and coat closets. Tight-mesh wire shelving in all linen closets and pantries.
- Vinyl flooring and 5' ventilated shelf above washer and dryer in laundry room.

### *Community Features*

- Homeowner's association with protective covenants.
- Neighborhood sidewalks.
- Community centralized mailbox station.

### *Customer Service*

- Full-time warranty department.
- Exclusive builder warranty.
- Pre-drywall walk-through when applicable and a thorough customer orientation prior to closing.



## *Exterior Features*

- Elevations with brick/stone accents and textured ColorPlus Hardie brand lap siding, board & batten siding (per plan)
- Block stem-wall slab foundations
- Huber ZIP System structural wall system with integrated water and air barrier
- Huber AdvanTech subflooring.
- Limited lifetime warranty architectural shingles with standing metal seam roofing at front and rear (per plan).
- 8ft fiberglass (Masonite Belleville) smooth solid core front door with 1/4 or 3/4 glass inserts (per plan) and painted.
- Energy efficient Low-E single-hung vinyl windows with screens.
- Energy efficient 14 SEER air conditioning units.
- Energy efficient radiant barrier roof decking.
- Seamless aluminum gutters and downspouts.
- Flood light at front of garage and rear patio.
- Ceiling fan with light at rear covered porch area.
- Two (2) exterior faucets. One at front and one at rear.
- Landscaped yards to include Bermuda sod and shrubs with ground hardwood mulch in front and side beds.
- Automatic controlled neighborhood irrigation system with sod coverage.
- 4' aluminum fencing at rear yard on select lots. (See sales associate for details)

## *Kitchen Features*

- Stainless steel GE appliances including smooth-top range, microwave above the range, and hidden-control dishwasher.
- 42" Eudora Lancaster maple flat-panel stained cabinets with crown molding.
- Soft-close drawers and doors.
- Granite counter tops with stainless steel under mount sink.
- Moen pull-out Brantford Spot Resist faucet.
- Moen 1/3 horsepower (1800 rpm) disposal.
- Recessed ice maker connection for refrigerator.

## *Bathroom Features*

- Fiberglass shower with integrated corner seat and integrated shelving with glass door/enclosure in owner's bathroom.
- Oversized Moen shower head in owner's bathroom.
- Fiberglass tub/shower unit in secondary bathroom.
- Moen Brantford 4" spread brushed nickel plumbing fixtures with matching accessories in all bathrooms.
- Ceramic tile floor in full bathrooms.
- Shaw "All-in" 3 1/4" wide hardwood floors in powder room.
- Eudora Lancaster flat-panel raised-height maple stained cabinets with mirrors in all full bathrooms.
- Raised-height cabinets in all bathrooms.
- Soft-close drawers and doors.
- Granite counter tops with rectangular white sinks at all bathroom vanities.
- Elongated toilets in all bathrooms.
- Eudora Lancaster flat-panel raised-height maple vanity base with oval mirror in powder room.