

# HAMILTON TOWNES

## — VERDAE —

### Standard Features

---

#### 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 recessed-panel garage doors (Sandstone color) installed with operator and 2 standard remotes.
- Pro-Line Master Electric 50-Gallon water heater.
- 1-piece crown molding at main floor living, dining/café areas, kitchen, hallways and powder room.
- 1-piece crown molding in owner's bedroom.
- Hardwood treads to stairs with standard square wood pickets & newels.
- All windows, doors, and cased openings trimmed with 356 profile casing.
- 5 ¼" speed base board installed throughout.
- Shaw "All-In" 3 ¼" wide hardwood floors in foyer, powder room, kitchen/café areas, living room, garage entry area, and primary suite.
- Primed quarter round painted white at all vinyl, ceramic tile, and hardwood flooring areas.
- Recessed can lighting included in kitchen (6) and living room (4) per plan.
- Ceiling fan with light kit in master bedroom.
- Ceiling fan in living room.
- Ceiling fan prewires in all bedrooms and flex room/loft area.
- High-definition TV connection in living room with termination in owner's walk-in closet.
- Cable TV outlets in all bedrooms and loft/flex/game rooms.
- 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.

#### Exterior Features:

- Elevations with brick/stone accents and textured ColorPlus Hardie brand lap siding and board & batten siding (per plan).
- Maintenance-free vinyl soffits and metal fascia at overhangs.
- 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).
- Fiberglass (Masonite Belleville) smooth solid core front door with ¼ or ¾ glass inserts (per plan) and painted.
- Energy efficient Low-E single-hung white vinyl windows with screens.
- Energy efficient 14.3 SEER-2 air conditioning unit.
- Energy efficient radiant barrier roof decking.
- Seamless aluminum gutters and downspouts.

### **Exterior Features:**

- Flood light at front of garage and rear patio area.
- 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.

### **Kitchen Features:**

- Stainless steel GE appliances including 5-burner gas range, microwave above the range, and hidden-control dishwasher.
- 42" Eudora Lancaster maple flat-panel painted cabinets with crown molding.
- Soft-close drawers and doors.
- Quartz counter tops with stainless steel undermount sink.
- Moen pull-out Brantford Spot-Resist Stainless faucet.
- Moen 1/3 horsepower (1800 rpm) disposal.
- Recessed ice maker connection for refrigerator.

### **Bathroom Features:**

- Ceramic tile shower with bench seat, framed glass enclosure, and soap and shampoo niche in primary bathroom.
- Oversized Moen shower head in owner's bathroom.
- Fiberglass tub/shower units in secondary bathroom.
- Moen Genta one-handle high arc plumbing fixtures in brushed nickel with matching accessories in all bathrooms.
- Ceramic tile floor in all full bathrooms.
- Eudora Lancaster flat-panel maple raised-height, stained cabinets with full plate glass frameless mirrors in all bathrooms.
- Soft-close drawers and doors.
- Quartz counter tops at all bathroom vanities.
- Elongated toilets in all bathrooms.
- Eudora Lancaster flat-panel maple raised-height vanity base with frameless mirror in powder room.

### **Community Features**

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

### **Customer Service**

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