



9005 Beatty Drive
Hamilton Model (Elevation A)
INCLUDED FEATURES

EXTERIOR FEATURES:

- Hardieplank Siding with Stone Veneer on Foundation Front & Sides
- Flagstone paved front porch stoop and Leadwalk to Driveway
- Fiberglass Front Door with Insulated Glass Sidelites
- 30-year Fiberglass/Asphalt Dimensional Shingles
- Public Sewer and Water
- Front and Rear Hose Bibs; Front and Rear Weatherproof Electrical Outlets
- Decorative Wood & Synthetic Exterior Trim
- Professional Landscape Package and Hydro-seeded Lawn

INTERIOR FEATURES:

- 9' Ceilings Throughout
- 42" Family Room Gas or Propane Fireplace
- Media Package with CAT-6 Wiring
- 400-amp Electrical Service with Smoke Detectors on each Floor & in each Bedroom
- Finished Basement Recreation Room & 3-Piece Bathroom
- Two Car Sideload Garage with Finished Drywall Interior Walls
- Traditional Oak Main & Basement Stairs with Painted Risers & Stained Oak Handrail
- Wide-Plank Engineered Hardwood Flooring in Foyer, Study, Dining Room, Family Room, Kitchen, Breakfast Room, 1st Floor and 2nd Floor Hallways, and Primary Suite
- Two-panel Solid Core Interior Doors
- Wall to Wall Carpeting throughout the 2nd Floor Secondary Bedrooms & Finished Basement
- Upgrade Carpet & Pad
- Tile Flooring in Mud Room & Laundry Room

INTERIOR TRIM:

- Upgrade 5-1/2" Base & 3-1/4" Colonial Casing
- Two Piece Crown Molding in Foyer, Study, Dining Room & 2nd Floor Hall
- Flat Panel Coffered Ceiling in Family Room
- Wainscoting in Powder Room

BUILDER'S TEN-YEAR WARRANTY PROGRAM

BATHROOM FEATURES:

- Maple Vanity Cabinets with Quartz Tops in Secondary Baths
- Traditional Pedestal Sink in Powder Room with Moen Gibson Chrome Faucet
- Porcelain Tile Floors and Subway Wall Tile in Secondary Baths (Large Format in Primary Bath)
- Elongated Watersaver Toilets (Comfort-Height in Powder Room & Primary)
- Moen Gibson Chrome Finish Faucets in All Bathrooms
- 35" High Vanities in the Primary Bathroom
- Freestanding Soaking Tub, Quartz Countertops & Frameless Glass Shower Door in Primary Bathroom

KITCHEN FEATURES:

- Traditional Painted Maple Wood 42" Cabinets
- Marble-look Quartz Countertops & Subway Tile Backsplash
- GE Café 30" 6-Burner Gas or Propane Range
- GE Café 30" Self-Cleaning Wall Oven
- GE Café Built-in Microwave
- GE Café 24" Dishwasher
- GE Café 36" Counter-Depth French Door Bottom-Freezer Refrigerator
- Stainless Steel Undermount Kitchen Sink with Moen Paterson Faucet
- Designer and Recessed Lighting

ENERGY SAVING FEATURES:

- Vinyl Double Hung Tilt Insulated Glass Windows with grilles between the glass
- Insulated Full View Glass Metal Terrace Door
- Air-guard Wall Treatment
- R-15 Exterior Wall and R-11 Basement Wall Insulation
- R-48 Attic Insulation
- Two Zone HVAC; Gas or Propane Heating & Electric AC Zone 1; Electric Heat Pump Zone 2
- Humidifier on Zone 1 HVAC System
- 75 Gallon Water Heater