

HAMPTON OAKS

Lakeview at Hampton Oaks

STANDARD FEATURES

INTERIOR DESIGN FEATURES

- Open floor plans with exceptional natural lighting
- 9 foot ceilings on first floor, 8 foot ceilings on second floor
- Ceiling fan with light kit included in family room
- All bedrooms pre-wired for ceiling fan
- Two-piece crown molding, chair rail, and wainscot in dining room and foyer
- Hardwoods in the extended foyer, powder room, kitchen/breakfast area and dining room
- Tile floors in all secondary bathrooms
- Vinyl flooring in the laundry room
- Cultured marble counter tops in all bathrooms
- Pedestal sink in powder room
- Customized satin nickel lighting feature package
- 2 panel interior carriage doors with satin nickel hardware
- Bronze Package including door hardware, lighting and plumbing fixtures
- Large capacity top-load washer and dryer
- Laundry room with shelving above
- Double vanities in all secondary baths (per plan)
- 36" Direct vent fireplace including custom mantle and surround
- Ventilated vinyl clad closet shelving
- ARC fault breakers provided per plan
- Security system installed with keypads located near the door to the garage and the owner's suite
- RG6 cable pre-wired in family room and all bedrooms
- CAT-5 telephone pre-wired in kitchen and all bedrooms
- Smoke detectors provided per municipal code

KITCHEN FEATURES

- Gourmet kitchen package with stainless steel appliances includes microwave/oven combo unit, cook top, range hood, multi-cycle sound insulated dishwasher and side-by-side refrigerator
- Stainless double kitchen sink with chrome faucet and sprayer
- Granite countertops with tile backsplash
- Designer wood cabinets in choice of colors
- 42" tall upper cabinets
- Ventilated vinyl clad shelving in pantry
- Pre-installed ice maker line and garbage disposal system

OWNER'S SUITE AND BATH FEATURES

- Vaulted Ceilings (per plan)
- Spacious walk-in closets
- Pre-wired for phone and cable
- Ceiling fan with light kit included
- Double vanities (per plan)
- Cultured marble vanities
- Separate showers (per plan)
- Elegant 6' garden tub (per plan)
- Ceramic Tile floor in bath

EXTERIOR QUALITY DESIGN FEATURES

- Elegant traditional and craftsman style exteriors with full brick and/or stone front elevation
- Architecturally controlled designer color packages
- Insulated 12 light front door with side lights
- Detailed bronze exterior hardware with deadbolts
- 2 car carriage style garage doors pre-wired for door opener (Not included)
- Cement fiber siding with manufactures warranty
- Vinyl single hung sash windows with captured grills on front
- Metal standing seam roofing (per plan)
- 30 year architectural chalet weathered wood roof shingles
- Low maintenance seam-less gutters and downspouts
- Concrete patio (plan specific)
- Two exterior weatherproof electrical outlets and hose bibs
- Professionally designed landscaping with fully sodded yards
- Decorative mailbox and post
- Screens on front, sides and rear operable windows

ENERGY SAVING FEATURES

- 50 gallon electric water heater
- Dual HVAC system with digital climate control per floor
- Low-E insulated vinyl glass tilt-in sash windows for easy cleaning
- Low maintenance insulated exterior doors
- Protective house wrap to control air and moisture infiltration
- Insulation
 - R-30 in attic
 - R-19 in vaulted ceilings and basement ceilings
 - R-13 in first and second floor walls
- Sill sealer at foundation to reduce cold air penetration
- Exterior penetrations foam or caulked to reduce air and moisture

WARRANTIES

- 2-10 Homebuilder's Warranty
- 3 quality assurance meetings with homeowner prior to closing
 - Pre-construction meeting
 - Pre-drywall meeting
 - Orientation walkthrough
- 1 year homebuilders warranty featuring an 11 month warranty review
- Termite treatment with renewable warranty





HAMPTON OAKS

Acorn Park at Hampton Oaks

STANDARD FEATURES

INTERIOR DESIGN FEATURES

- Open floor plans with exceptional natural lighting
- 9 foot ceilings on first floor, 8 foot ceilings on second floor
- Family room and all bedrooms pre-wired for ceiling fan
- Crown molding, chair rail and wainscot in dining room
- Stained oak open hand rail with 3ft. section of wrought iron spindles
- Hardwood flooring by Mannington in foyer
- Designer Mohawk carpet in family, living, dining and bedrooms
- Vinyl flooring in kitchen, bathrooms and laundry area
- Cultured marble counter tops in all bathrooms
- Pedestal sink in powder room
- Quality Moen plumbing fixtures
- Customized satin nickel lighting fixture package
- 2 panel interior carriage doors with satin nickel hardware
- Laundry room with shelving above
- 36" Direct vent fireplace including custom mantle and surround
- Ventilated vinyl clad closet shelving
- ARC fault breakers provided per plan
- Security system pre-wired
- RG6 cable pre-wired in family room and all bedrooms
- CAT-5 telephone pre-wired in kitchen and all bedrooms
- Smoke detectors provided per municipal code

KITCHEN FEATURES

- Wood cabinets in choice of colors
- 36" tall upper cabinets
- Laminate countertops
- Stainless double kitchen sink with chrome faucet and sprayer
- Premium Frigidaire black appliance package includes, range, built-in microwave, and multi-cycle sound insulated dishwasher
- Ventilated vinyl clad shelving in pantry
- Pre-installed ice maker line and garbage disposal system

OWNER'S SUITE AND BATH FEATURES

- Vaulted Ceilings (per plan)
- Spacious walk-in closets
- Pre-wired for phone, cable and ceiling fan
- Double vanities per plan
- Cultured marble vanities
- Separate showers (per pan)
- Elegant 5' garden tub (per plan)

EXTERIOR QUALITY DESIGN FEATURES

- Elegant traditional and craftsman style elevations with brick, stone and siding variations available (per plan)
- Architecturally controlled designer color packages
- Insulated 12 light front door with side lights
- Detailed brushed nickel exterior hardware with dead bolts
- 2 car carriage style garage doors pre-wired for door opener (opener not included)
- Cement fiber siding with manufacturer's warranty
- Vinyl single hung sash windows with captured grills on front
- 20 year asphalt 3 tab roof shingles
- Low maintenance seam-less gutters and downspouts
- Concrete patio (plan specific)
- Two exterior weatherproof electrical outlets and hose bibs
- Professionally designed landscaping with fully sodded yards
- Decorative mailbox and post
- Screens on front, sides and rear operable windows

ENERGY SAVING FEATURES

- 50 gallon electric water heater
- HVAC system with digital climate control per floor
- Low-E insulated, vinyl, glass tilt-in sash windows for easy cleaning
- Low maintenance insulated exterior doors
- Protective house wrap to control air and moisture infiltration
- Insulation
 - R-30 in attic
 - R-19 in vaulted ceilings and basement ceilings
 - R-13 in first and second floor walls
- Sill sealer at foundation to reduce cold air penetration
- Exterior penetrations foam or caulked to reduce air and moisture

WARRANTIES

- 1 year homebuilder's warranty featuring an 11 month warranty review
- 2-10 Homebuilder's Warranty
- 3 quality assurance meetings with homeowner prior to closing
 - Pre-construction meeting
 - Pre-drywall meeting
 - Orientation walkthrough
- Termite treatment with renewable warranty



HAMPTON OAKS

Creekside at Hampton Oaks

STANDARD FEATURES

INTERIOR DESIGN FEATURES

- Open floor plans with exceptional natural lighting
- 9 foot ceilings on first floor, 8 foot ceilings on second floor
- Ceiling fan with light kit included in family room
- All bedrooms pre-wired for ceiling fan
- Two-piece crown molding, chair rail, and wainscot in dining room and foyer
- Hardwood by Mannington in extended foyer, dining room and half bath
- Designer Mohawk carpet in the family, living, and bedrooms
- Vinyl flooring in bathrooms and laundry area
- Cultured marble counter tops in all bathrooms
- Pedestal sink in powder room
- Quality Moen plumbing fixture
- Customized satin nickel lighting feature package
- 2 panel interior carriage doors with satin nickel hardware
- Laundry room with shelving above
- 36" Direct vent fireplace including custom mantle and surround
- Ventilated vinyl clad closet shelving
- ARC fault breakers provided per plan
- Security system pre-wired
- RG6 cable pre-wired in family room and all bedrooms
- CAT-5 telephone pre-wired in kitchen and all bedrooms
- Smoke detectors provided per municipal code

KITCHEN FEATURES

- **Wood Cabinets in choice of colors ***Designer solid birch raised panel cabinets*****
- **36" tall upper cabinets ***42" tall solid birch raised panel upper cabinets with crown molding*****
- **Laminate countertops ***Granite countertops with tile backsplash*****
- **Vinyl flooring ***Hardwood flooring by Mannington in kitchen and breakfast area*****
- **Black appliance package ***Stainless steel Frigidaire appliance package includes, refrigerator, range, built-in microwave, and multi-cycle sound insulated dishwasher*****
- **Ceiling mounted florescent lighting ***Recessed can lighting*****
- **Island cabinets with counter top ***Oversized granite island with eat-in breakfast bar*****
- Stainless double kitchen sink with chrome faucet and sprayer
- Ventilated vinyl clad shelving in pantry
- Pre-installed ice maker line and garbage disposal system

*****Included in FREE Designer Kitchen Package**
(Limited Time Only)***

OWNER'S SUITE AND BATH FEATURES

- Vaulted Ceilings (per plan)
- Spacious walk-in closets
- Pre-wired for phone and cable
- Ceiling fan with light kit included
- Double vanities per plan
- Cultured marble vanities
- Separate showers (per plan)
- Elegant 6' garden tub (per plan)
- Ceramic Tile floor in bath

EXTERIOR QUALITY DESIGN FEATURES

- Elegant traditional and craftsman style elevations with brick, stone and siding variations available (per plan)
- Architecturally controlled designer color packages
- Insulated 12 light front door with side lights
- Detailed brushed nickel exterior hardware with dead bolts
- 2 car carriage style garage doors pre-wired for door opener (opener not included)
- Cement fiber siding with manufacturer's warranty
- Vinyl single hung sash windows with captured grills on front
- 20 year asphalt 3 tab roof shingles
- Low maintenance seam-less gutters and downspouts
- Concrete patio (plan specific)
- Two exterior weatherproof electrical outlets and hose bibs
- Professionally designed landscaping with fully sodded yards
- Decorative mailbox and post
- Screens on front, sides and rear operable windows

ENERGY SAVING FEATURES

- 50 gallon electric water heater
- Dual HVAC system with digital climate control per floor
- Low-E insulated, vinyl, glass tilt-in sash windows for easy cleaning
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