

The Hamilton

Collection: The Elite Collection **Floor Plan:** The Hamilton

Square Feet: 3,063 (m.o.l.) Bedrooms: 5 Bathrooms: 3.0 Garage: 2 Car



Elevation A









Included Features

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Construction / Plumbing / Electrical / Mechanical

Kitchen exhaust vented to the outside

16 SEER® Lennox electrical central air conditioning

RG6 quad shield cable wiring (at least 3 cable outlets)

Structural Framing Members designed and inspected by a 3rd party engineer

Electric dryer connection in utility room

Exterior 2 x 4 stud-grade lumber walls (16" on center)

Expandable AquaPEX tubing and connectors for water lines

Enhanced Post-Tension Foundation designed and inspected by a 3rd party engineer

Bathroom

Choice of tile floor in bath

2cm Quartz countertops in all baths

Soft close and full extension drawer glides

Undermount White Rectangle Vanity Sinks in all baths

Free-Standing Tub and Step-Down Shower in Primary Bath (per plan) Enclosed Water Closet in Primary Bath with overhead cabinet for storage.

Schluter® Systems Waterproof membrane system behind every tub and shower wall

Wall tile with Schluter® Systems Waterproof membrane to door height in all baths

Framed Mirror in Master Bath

Framed Mirror in Powder bath (per plan)

Obscure glass windows above primary bath tub

Elongated Commodes with soft close toilet seat in all baths

Ecobee® Programmable, Wifi-Enabled, Thermostat Garage Door Opener with 2 Remotes and Wifi Connectiviity

Raised ceilings in living areas and master bedrooms (per plan)

Full-Height, Full-Overlay Cabinets with Cabinet Hardware included Fiberglass shower / tub combo with choice of tile to ceiling in hall bath

Delta®, or equal, bathroom faucet in choice of chrome, brushed nickel, or black

Choice of Light Package to include vanity lighting above mirrors in Primary and 2nd

Baths

Interior Finishes

Finished 2-car garage with steel garage door

Kwikset Handleset at front door in choice of finish

Choice of wood entry door with glass (panel style may vary)

5-1/4" paint grade baseboard and 3-1/2" casing throughout, including the garage All bedrooms, primary closets, and bedroom closets to be carpet with 1/2" 6 lb pad

Oversized multi-slide rear patio doors to access exterior living spaces (size varies per plan)

Ceiling fans with light kit in living room, master bedroom, secondary bedrooms and rear patio

Choice of luxury vinyl, or tile, including wood look, through main area, entry, kitchen,

Crown Moulding in Entry, Living, Dining, And Master bedroom and bath (no closets)

dining, hallways, powder bath and Primary bedroom

Energy-efficiency

Roof Ventilation system

HERS Index Energy Efficiency Rating Tankless water heater, installed in the garage

Low-E glass with Argon Gas, tilt-in vinyl windows R-15 blown-in insulation in external walls. Excludes garage

Radiant barrier roof decking Lennox gas furnace for heating

R-38 blown-in insulation in attic R-6 Insulated and mastic sealed A/C ducts

HERS testing before drywall, and before closing

80% Rheem water heater (homes permitted after 06/01/24)

Polycel caulking around windows, doors and joints (energy efficient caulking package)

Garage

Pull-down attic access in garage (per plan)

Safety

Kwikset® Smart Key locks and hardware

Anchor bolts that secure perimeter walls to foundation

Taexx® Borate Pest Treatment with Pest Control Tubes ran throughout home Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with

Smart Light Dimmers with WIFI connectivity at Living Room, Master Bedroom, Master

battery backup

2 freeze-proof exterior water spigots

OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty

Hurricane Straps on each rafter that secure perimeter walls to rafters/roof

Smart Home Features

Wifi-Enabled Samsung Oven

Smart Occupancy Light Switches with WIFI connectivity at Utility Room

Bathroom, Dining Area, and Kitchen Pendants (per plan, 5 switches total)

Wifi-Enabled Garage Door Opener

Smart Light Switches with WIFI connectivity at Garage Coach, Front Porch, Entry Hall,

Rear Patio, Yard Lamp Post, & (6 switches total)

Exterior Finishes

Covered patios standard (vary per plan)

Semi-gloss exterior paint with two colors

Minimum of 2 exterior waterproof electrical outlets

Fences to be included and are per POA requirements (per plan)

Full Guttering on plans (vary per plan)

Composite Shutters and/or accents (vary per plan)

Lamp Post located in Front yard to match Garage Coach Lights

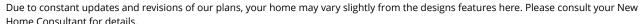
Brick and stone exteriors with Hardi Trim siding (vary per plan)

Warranties

Builder's limited one-year warranty DUPONT TYVEK HOMEWRAP 10 year warranty

Manufacturer's limited appliance warranty Manufacturer's limited heating & cooling units warranty RWC New Home limited 10-year warranty HomeTeam Pest Defense Termite warranty Manufacturer's lifetime limited shingle warranty

^{*} Features subject to availability.







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Kitchen

Water line for refrigerator icemaker
Motion Sensor light in Panty (per plan)
Disposal Switch on kitchen island (per plan)
Trash Pull Out at Kitchen Island on select plans (per plan)
Stainless Steel Apron Front farm house sink at kitchen island
Full-Overlay, Factory-finished cabinets with 42"double-stack upper cabinets (per plan)
and cabinet hardware with choice of finish

1/3 horsepower sink garbage disposal
Pfister® kitchen faucet in choice of finish
Choice of pendants at kitchen island (per plan)
Crown Mold and Light rail with undercounter lighting included
3cm quartz kitchen countertops, with 2cm overlay edge, and tile backsplash
Samsung Built in Appliances including separate cooktop, oven, microwave and
dishwasher. Includes wood vent hood with vent insert.



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