

OVERLOOK AT HAMILTON MILL



Base Price List

PLAN	BEDS / BATHS / SQ. FT.	SLAB PRICE	BASEMENT PRICE
The Jefferson	4 Beds / 2.5 Baths / 2,404 Sq. Ft.	\$298,900	\$332,900
The Harrison	5 Beds / 3 Baths / 2,435 Sq. Ft.	\$299,900	\$334,900
The McIntyre	4-5 Beds / 4 Baths / 2,619 Sq. Ft.	\$309,900	\$344,900
The Bradford	5 Beds / 3 Baths / 2,703 Sq. Ft.	\$314,900	\$349,900
The Charleston	4 Beds / 3 Baths / 2,895 Sq. Ft.	\$324,900	\$364,900
The Greyson	5 Beds / 3-4 Baths / 3,248 Sq. Ft.	\$344,900	\$386,900

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Included Features

AUTHENTIC EXTERIORS

- Fiber cement siding with brick or stone accents
- Carriage-style garage door with hardware
- Flood light over garage
- Sodded yards
- 120 Sq. Ft. Concrete patio or deck (per plan)
- Two exterior weather proof electrical outlets
- Two exterior water faucets
- Aluminum gutters
- 4-Lite steel front entry door
- Termite treatment

DISTINCTIVE INTERIORS

- Open railing with iron spindles (first floor only)
- Overhead lighting in all secondary bedrooms
- Ceiling fan with light in family room and owner's suite
- Pre-wired for cable in family room and owner's suite
- Pre-wired for phones in kitchen and owner's suite
- Smoke detectors on both first and second floor
- Carbon monoxide detector installed
- 220V connection in utility areas and dryer vent to exterior
- Brushed nickel lighting, plumbing and hardware
- Choice of multiple different interior paint colors
- Two-car garage prewired for garage door opener
- Ventilated shelving in pantry and closets
- Smooth ceilings, nine-foot plate on main floor of two-story plans
- Crown molding on first floor in family areas
- Decorative molding in foyer (per plan)
- Gas fireplace

DURABLE FLOORING

- Engineered hardwood floors in foyer, kitchen & breakfast area
- Lush wall to wall carpet in family room, living room, dining room and bedrooms
- Luxurious vinyl in bathrooms and laundry room

GOURMET KITCHENS

- Granite countertops and tile backsplash
- 36" stain grade cabinets with crown molding
- Cabinet over refrigerator included
- Ice-maker plumbing for refrigerator
- Black gas range, dishwasher and microwave
- Stainless double sinks with single lever faucet and sprayer
- Garbage disposal
- Recessed lighting
- Kitchen island (per plan)

ELEGANT BATHROOMS

- Luxurious fiberglass owner's shower with separate garden tub. Shower includes shower door.
- Adult height double-bowl vanity counter in owner's bathroom
- Bathroom cabinets match color selection of kitchen cabinets
- Cultured marble countertops in all bathrooms
- Elongated toilets in all bathrooms

QUALITY CONSTRUCTION

- Steel reinforced poured concrete foundations
- Structurally engineered roof and floor truss system
- All sub-floors are fully secured using three-step technique: glued, nailed and screwed to minimize floor squeaks
- Floor joists for less bounce
- 20-year warranty on architectural roof shingles
- Durable PEX plumbing

ENERGY EFFICIENCY

- Electric water heater
- Two-zoned HVAC system with thermostats on each floor
- Steel insulated high efficiency front and rear doors with adjustable thresholds and dead bolts
- Insulation: R-30 flat ceilings, R-30 vaulted ceilings and R-13 framed exterior walls (per code)
- All homes completed with house wrap
- Solid vinyl insulated Low-E windows

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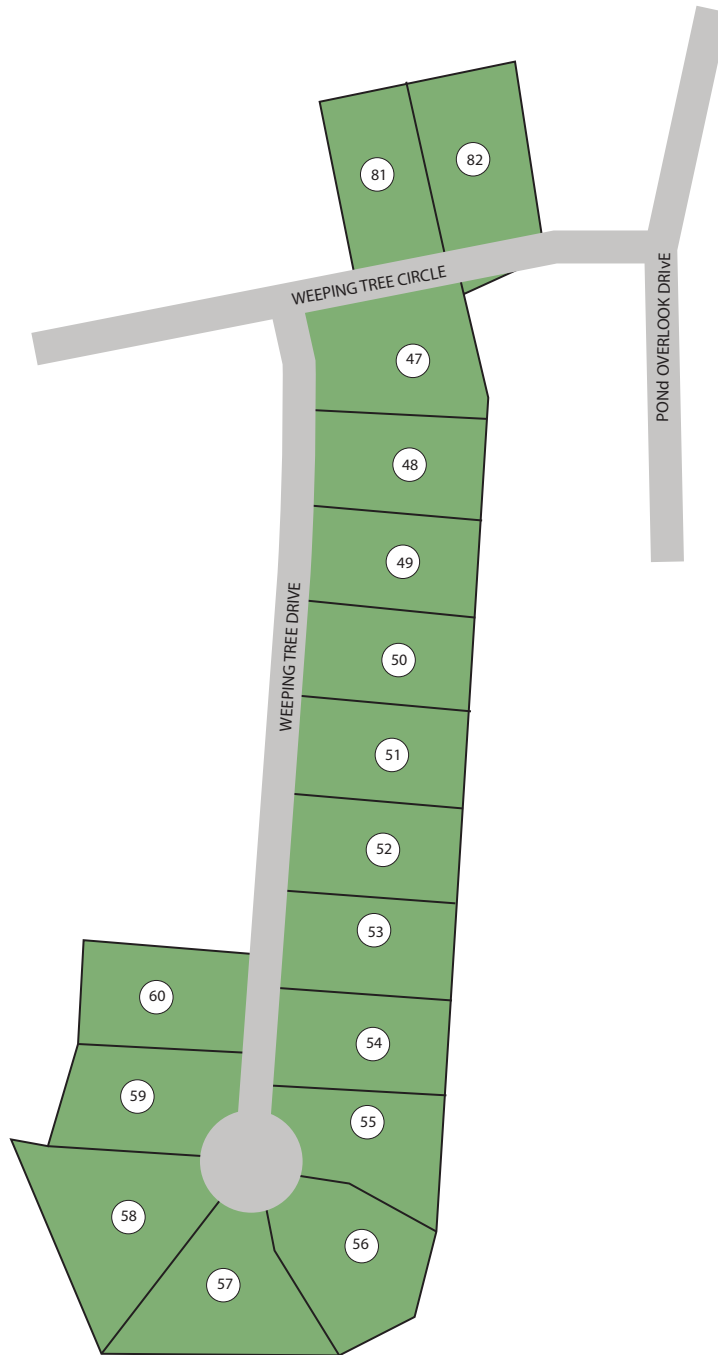


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Community Site Plan



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