

# 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 in extended foyer, dining room and half bath
- Vinyl flooring in kitchen, bathrooms and laundry area
- 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
- Large capacity top-load washer and dryer
- 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

- Granite countertops with tile backsplash
- Designer wood cabinets in choice of colors
- 42" tall upper cabinets
- Stainless double kitchen sink with chrome faucet and sprayer
- Premium black appliance package includes, refrigerator, 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 and cable
- Ceiling fan with light kit included
- Double vanities per plan
- Cultured marble vanities
- Separate showers (per pan)
- 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 nickle exterior hardware with dead bolts
- 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
- 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
- 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

