

**16612 King**  
**\$820,000**



## Hamilton

**1.5 Story- 5 Bed, 4.5 Bath**



MAIN FLOOR PLAN



UPPER FLOOR PLAN

# Hamilton: Approx. 4,000 SF

## 1.5 Story- 5 Bed, 4.5 Bath

### Exterior:

- **Foundation:** 9' Foundation Walls with Concrete Egress Window Well
- **Roof:** Grand Manor Roof
- **Front:** Tyvex Drainwrap under Stucco and Smart Trim
- **Sides and Rear:** House wrap under Stucco and Smart Trim
- **Landscaping:** Custom Design Allowance with Bluegrass Sod, Irrigation System
- **Doors:** Insulated Garage Doors with Openers, Fiberglass Front Door
- **Windows:** Energy Efficient Low-E Windows
- **Patio/Deck:** Covered 14x20 Deck, Bonus Grill Patio

### Interior:

- **Kitchen**
  - Painted Kitchen cabinets to Ceiling
  - Cabinets include Full Extension Door Glides, Pull-out Trash Can, and Spice Rack
  - Upgraded Granite at Island
  - Furniture Island
  - Upgraded Pantry Option
  - Stainless Steel Appliance Package
  - Upgraded Hickory Floors
- **Baths and Laundry**
  - Large Main and Upper Level Laundry Rooms
  - Tile in Laundry and all Baths
  - Cultured Marble Vanities in Secondary Baths
  - Every Bedroom has its own Private Vanity
  - Freestanding Tub & Glass Surround Shower in Master
- **Great Room**
  - 2-Story Great Room
  - Gas Fireplace with stone from floor to ceiling and Built-Ins on Either Side
  - Hickory Hardwood Floors
- **Energy Efficient Features**
  - Engineered for Maximum Energy Efficiency
  - Independently rated Resnet HERS Index Home
  - R-13 Wall Insulation with Grade 1 verified Installation, R-49 Attic Insulation
  - Zoned - 2 System HVAC Package
  - Energy Star Compliant Foam and Caulk Package
- **Other Features**
  - Built-in Boot Bench
  - Large Loft with Hardwood Floors
  - Master Closet with 3 Tier Hanging and Built-in Shoe Racks
  - 10' Ceilings throughout First Floor
  - 6 Phone or Cable Outlets
  - 50 Gallon Water Heater and Ice Maker Water Line
  - Opened Curved Stair Case
  - Rustic FP Mantle, Stained Stair End Caps with Iron Spindles
  - Sump Pump
  - ¾ Bath Stub for future Basement Finish
  - Knockdown Ceilings Throughout (minus Garage)
  - Upgraded Trim Package
  - In House Warranty Program



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