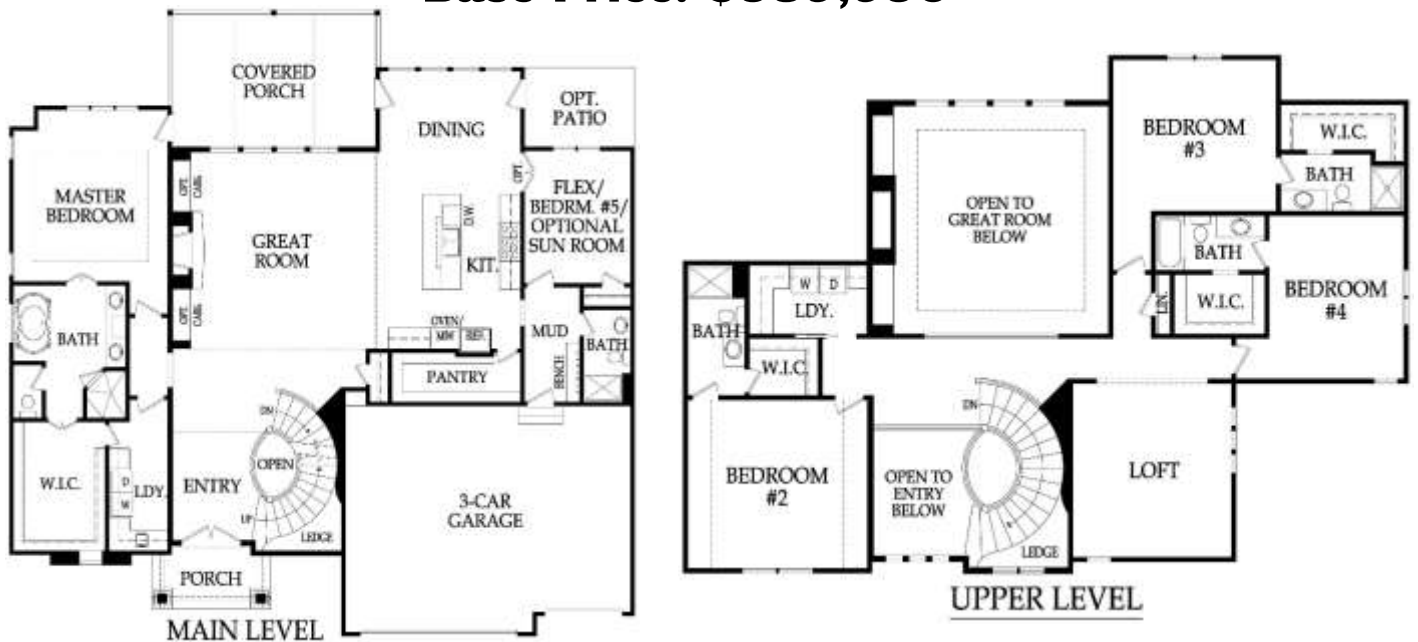


Hamilton 1.5 Story- 5 Bed, 5 Bath



Base Price: \$539,950



Hamilton: Approx. 4,000 SF

1.5 Story- 5 Bed, 5 Bath

Exterior:

- **Foundation:** 9' Foundation Walls with Concrete Egress Window Well
- **Roof:** Limited Lifetime Warranty Roof
- **Front:** Stucco and Stone per Elevation with LP Smart Trim
- **Sides and Rear:** LP Smart Siding and Trim, 5/50 Limited Warranty
- **Landscaping:** Custom Design Allowance with Bluegrass Sod
- **Doors:** Insulated Garage Doors with Openers, Fiberglass Front Door
- **Windows:** Energy Efficient Low-E Windows
- **Patio/Deck:** Covered 14x21 Patio

Interior:

- **Kitchen**
 - Choice of Knotty Alder, Birch or Paint Grade Cabinets to Ceiling w/ Lights & Glass
 - Cabinets to the Ceiling include Full Extension Drawer Guides, Pull-out Trash Can, and Spice Rack
 - Level 1 Granite
 - Oversized Center Island
 - Walk-in Pantry with Swing-Thru Door
 - \$4,200 Appliance Allowance
 - Custom Mixed Width or 4" White Oak Hardwood Floors
 - Under Cabinet Lighting
- **Baths and Laundry**
 - Large Main and Upper Level Laundry Rooms
 - Sink in Main Floor Laundry Room
 - Tile Floor in Laundry and all Baths
 - Cultured Marble Vanities in Baths
 - Tile on all Shower and Tub Walls in Secondary Baths
 - Jetted Tub and Frameless Shower Door in Master
- **Great Room**
 - Two Story Ceiling
 - Direct Vent Fireplace
 - Custom Mixed Width or 4" White Oak 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
 - 95% Lennox Furnaces with Humidifier and 13 SEER AC
 - Energy Star Compliant Foam and Caulk Package
- **Other Features**
 - \$4,000 Light Fixture Allowance
 - Built-in Boot Bench
 - 8' Doors Throughout Main Floor
 - 10' Ceilings throughout First Floor
 - 6 Phone or Cable Outlets
 - 50 Gallon Water Heater and Ice Maker Water Line
 - 2 HVAC Systems and Upgraded Thermostats
 - Levered Hardware on Doors
 - Smart Home Package
 - Paint: 3 Wall Colors (flat)/1 Enamel/1 Stain
 - Stained Stair End Caps with Iron Spindles
 - Sump Pump
 - ¾ Bath Stub for future Basement Finish
 - Large Base and Casing throughout Entire Home
 - Knockdown Ceilings Throughout (minus Garage)
 - Full Access to Design Center and Personal Decorator
 - Door to Porch/Deck in Master Bedroom
 - In House Warranty Program

*Note Base Price is for a Front-Loaded Garage



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