



INTERIOR FEATURES

KITCHEN & BATH AREAS

- Cabinetry provided by Quality with 10 door styles to choose
- Solid maple or cherry wood doors and drawers
- Dovetail drawers, crown molding and light rail (in kitchen only)
- Two year warranty on cabinets
- Granite countertops in kitchen in 7 different colors
- Bathroom vanity tops are granite with two different colors to choose (on Townhomes under construction only)
- Soaking tub in master suite
- Tiled shower in master suite
- Appliances provided by Frigidaire includes a stainless, black or white electric slide in range, microwave and dishwasher. Refrigerator NOT included.
- Garbage disposal

FLOORING

Tile selections in 12"X12" included for the following areas:

- Rear entry/hallway
- Master and guest baths
- Powder room
- Laundry
- Kitchen and dining areas (excluding Beacon Hill)

Hardwood (Khars) selections included for the following areas:

- Great room or living room

Carpet selections included for the following areas:

- Bedrooms and bedroom closets
- Second floor landing, balcony and hall closets
- Study or home office

DOORS & WINDOWS

- Steel insulated raised panel entry doors
- Insulated aluminum overhead garage door with operator
- Two panel arched top masonite interior doors
- Energy efficient, insulated, aluminum clad windows with easy tilt feature manufactured by Sun Windows

TRIM

- 2 ¾" painted door & window casings
- 4" painted crown molding on first floor
- 5 ¼" painted base mold

PLUMBING

- Hamburg Park Townhomes is a total KOHLER project
- Faucets in polished chrome
- Fixture in white
- Copper water lines and PVC waste lines

ELECTRICAL

- Lighting and fans provided by MINKA LIGHTING
- 200 AMP electrical service
- Two exterior weather-proof outlets
- Electrical smoke detectors with backup battery
- Exhaust fan in bathrooms
- 220V service for the dryer and range
- Basic prewire for cable and telephone

CONSTRUCTION

- 3500 PSI concrete floors with vapor barrier and fiber mesh reinforcing
- ¾" tongue and groove OSB glued and nailed on second floor
- ½" structure board sheathing on roof and exterior walls
- Floor trusses, ceiling/roof trusses designed using professionally engineered southern pine

EXTERIOR

- Brick and cemplank siding
- Seamless aluminum gutters and downspouts
- Commercial grade Durolast single-ply roof
- Gas stub out for grill in patio area
- Brick courtyard walls 6' height (private patios in Bellingham, Beacon Hill, Cambridge and Notting Hill)

ENERGY SAVING FEATURES

- Natural gas fired HVAC with 80% efficiency in interior units and 90% in exterior units
- Engineered HVAC load calculations
- R-13 Exterior wall Kraft faced batt insulation
- R-30 blown insulation in the attic
- Foam sill sealer between foundation & frame of home
- DuPont Tyvek house wrap
- 50-gallon high efficiency, gas hot water heater

SERVICE EXCLUSIVES

- 1 Year Builder's Warranty/Member HBA
- Manufacturers Warranties for HVAC equipment and appliances
- Pre-Closing Walkthrough Orientation
- 15-year Warranty on Roof

ADDITIONAL INTERIOR FEATURES

- Custom handcrafted painted wood fireplace with tile surround
- 2" wood blinds
- Ventilated closet shelving in closets and laundry rooms

- Dramatic 9' ceilings on both floors
- Custom handcrafted newel post and decorative stair rails
- 5 paint colors to choose

CUSTOM FEATURES

- Wide plank hardwood flooring
- Natural stone flooring
- Solid surface countertops
- Custom cabinetry
- Custom lighting
- Custom plumbing

We offer a wide range of choices that you will not find anywhere else. Our DESIGN CENTER provides you with the flexibility to create a Townhome as unique as you are and customized to meet all of your needs. Our ultimate goal is for our customers to move into a town home built with the highest standards.

Hamburg Park Townhomes offers 2 hours with the director of our design center so your selections process is accomplished with ease. Any additional time spent with the designer will be subject to a \$50/hour design fee. Any buyer requesting a design center preview prior to signing a sales contract must schedule an appointment with the designer. The design center preview is a 30-minute appointment focusing on the available custom option offered. This appointment is to review available custom options and finishes, pricing information is not included.

***ALL PRICING, FEATURES AND CUSTOM OPTION PACKAGES ARE SUBJECT TO CHANGE ***