



## **EXCEPTIONAL LUXURY FEATURES**

### **ELEGANTLY APPOINTED INTERIORS:**

- Engineered Hardwood Flooring in Foyer, Dining Room, Great Room, Kitchen and Breakfast Room (per plan)
- Ceramic Tile Flooring in Laundry Room and All Baths
- Wall-to-Wall Carpeting at Remaining Areas
- 2-Coats Latex Paint on Interior Walls, 2<sup>nd</sup> Coat Rolled
- \$5,000 Light Fixture Allowance (including recessed cans)
- White Decora Rocker Switches and Receptacle Plates
- 2-Panel Square Top Doors throughout – 8’ high hollow core in main living areas (per plan)
- Matte Black Levered Door Hardware
- 42” Direct Vent Gas Fireplace with Wood Mantle and Marble Surround and Hearth
- 9 ft. High Ceilings – 1<sup>st</sup> Floor, Minimum
- Vaulted Ceilings (per plan)
- 5-1/4” Base Moldings
- 3-1/4” Door Casing throughout
- Custom Crafted Oversized Stair Parts  
Box Newels with Iron Balusters (yellow pine)

### **CONVENIENCE AND QUALITY:**

- First Floor Laundry Room with Electric Dryer Hookup – recessed wall packs
- Technology Package – includes video doorbell, touch screen panel, integrated security system, and wireless wi-fi network
- Tight Mesh Wire Shelving in Kitchen Pantry and Free Slide in Closets
- Pex Water Supply System
- Engineered Lumber Floor Joists
- Premium Grade Framing Lumber
- Exterior PVC Trim at Areas Touching Concrete (garage door jambs and front porch)
- 8’-10” High Tall Pour Reinforced Concrete Foundation Walls, Vinyl Siding within 12” of Grade
- 10 Year Limited Warranty Foundation Waterproofing
- Termite Pre-treatment
- Under Slab Hydrostatic Relief system with Sump Pump and Pit

### **EXTERIOR APPOINTMENTS:**

- (2) Outside Frost Proof Hose Outlets
- Premium .044 Thickness Vinyl Siding with Manufacturer’s Warranty
- Custom Stone Address Block on Front Elevation
- Exposed Aggregate Concrete Front Porch, Private Walk, and Driveway (up to city walk)
- 3-Weatherproof Outside Electric Outlets
- Insulated Exterior Doors with Deadbolts
- 3 Car Garages – 8’ High Garage Doors
- Insulated Carriage Style Garage Doors with Glass Inserts
- Garage Door Opener with Exterior Keypad
- Front Entry Door and Side Light with Transom (per plan)
- Pre-Finished Enclosed Soffit & Fascia System
- Decorative Transom Windows as shown (per plan)
- Sandstone Vinyl Windows
- Low Maintenance Pre-Finished Aluminum Gutters & Downspouts, 5” Gutters with 2x3 downspouts
- 30-Year Architectural Grade Roof Shingles with Full Felt
- Air Space Grills in All Front Facing Windows



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***See Sales Manager for Optional items available with each Hardesty Home.***

Luxury Features are subject to change without notice. Hardesty Homes reserves the right to substitute materials of comparable quality and value.



## EXCEPTIONAL LUXURY FEATURES

### DESIGNER KITCHEN:

- 42" Tall Wall Cabinetry
- Dovetail Drawers with soft close
- 3cm Granite Countertops at Kitchen in Choice of Colors with 6 Standard Edge Profiles to choose from
- Stainless Steel Undermount Kitchen Sink
- Appliance Allowance of \$8,500.00
- Insinkerator 1/3 horsepower Disposal
- Icemaker Water Supply Line to Refrigerator Space
- Moen Pull-out Spray Faucet
- Tight Mesh Wire Shelving in Kitchen Pantry

### MASTER SUITE AND BATH APPOINTMENTS:

- Free Standing Soaking Tub in Master Bath (per plan)
- Cultured Marble Shower Base and Walls at Master Bath w/ ¼" Semi-Frameless Swing Door with Framed In-line Panel, with increased height to 84"
- 5' Steel Tub with Cultured Marble Walls at Secondary Baths
- Pressure Balance Shower Mixing Valves
- 8" Widespread Matte Black in Master Bath And Powder Room
- 4" Center set Matte Black Faucets at Secondary Baths
- Matte Black Bath Accessories
- Adult Height Vanity Cabinets
- His & Hers Master Bath Sinks
- Granite with white undermount bowl or Cultured Marble Vanity Tops in all Baths
- Elongated Toilets in all Baths
- 42" High Plate Glass Mirrors in all Baths

### SAFE AND EFFICIENT LIVING:

- R-38 Fiberglass Ceiling Insulation
- R-15 Wall Insulation
- Zip System Exterior Wall Sheathing
- Quaker Vinyl Windows and Vinyl Patio Doors with Low E Glass (Grilles between glass at front elevations)
- Lennox 93% Hi-Efficiency Gas Forced Air furnace with Electronic Ignition
- 14-SEER Air Conditioning
- Integrated Time Controlled Thermostat
- (1) 50 Gallon Energy Efficient Electric Hot Water Heater
- 200-amp Electrical Service
- Hardwired Interconnected Smoke Detectors with Battery Backup on Each Level and in All Bedrooms
- Carbon Monoxide Detectors on Each Level
- Integrated Security System
- Integrated Doorbell Camera and Smart Garage Door Opener that Connects to Your Smartphone

### SOD AND IRRIGATION:

- Landscape Allowance of \$2,500 includes municipal street tree(s)
- Individual Lawn Sprinkler System
- Fully Sodded Home Sites

### WE BACK WHAT WE BUILD:

- Work Order Presentation Meeting Prior to Construction
- Pre-Drywall/Electrical Walk-through
- Detailed Homeowner walk-through Meeting before Closing
- 60-Day after Closing Checkpoint
- 11-Month after Closing Checkpoint

