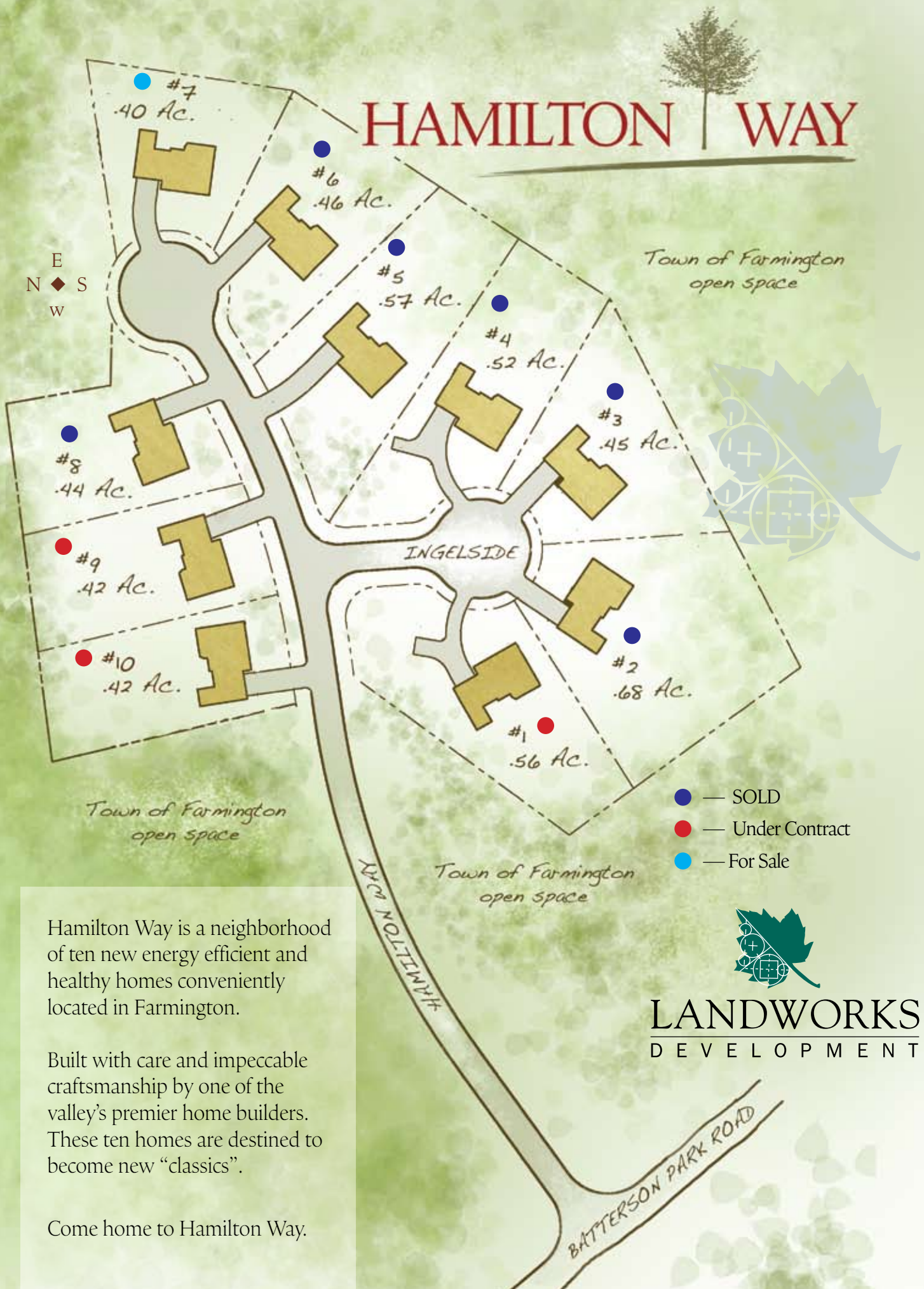


HAMILTON WAY



Hamilton Way is a neighborhood of ten new energy efficient and healthy homes conveniently located in Farmington.

Built with care and impeccable craftsmanship by one of the valley's premier home builders. These ten homes are destined to become new "classics".

Come home to Hamilton Way.



Hamilton Way Specifications

EXTERIOR

- Underground utilities including municipal sewer and water, gas, electric, phone, and cable TV.
- Colonial style street lights.
- Tree-lined roadway with sidewalks on both sides of street in front of homes.
- Paved driveway.
- Brick and Bluestone capped front stoop, paver entry walk.
- Painted Thermatru Smooth Star high-performance colonial panel doors. Entry door sidelights and / or transom, per plan.
- Premium low maintenance Certaineed Monogram clapboard style vinyl siding in choice of standard colors, optional “Cedar Impressions” or flat panel accents.
- Low maintenance window heads, wide trim and corner board details, and shutters, per plan.
- Aluminum gutters and downspouts.
- Decorative lamp post and mailbox post with newspaper box.
- Tamko 30-year architectural roofing shingles.
- Harvey Industries Vicon low maintenance high performance Low-E / Argon double hung thermopane tilt-in vinyl windows with colonial grids between the glass and screens.
- Second access to insulated basement (walk-out or bulkhead, per plan).
- Low maintenance deck and railing system with stairs to grade.
- Two conveniently located exterior hose bibs and electrical outlets.
- Three car (one standard and one tandem) insulated garage with 9' x 8' single doors, and electric openers.

- Professionally landscaped lawn, trees, and shrubs, with lawn irrigation system.

INTERIOR

- 9' ceilings on first floor in feature locations, tray ceiling in Family Room.
- Smooth painted ceilings throughout.
- 2 x 6 exterior walls, engineered floor joists, engineered tongue and groove subfloor, and engineered exterior sheathing wrapped with high performance building wrap.
- Hardwood floor and crown molding in Foyer, Main Hall, Kitchen, Family Room, Study, and Dining Room. Crown molding also in 1st floor Lavatory and Mud Room.
- Tile flooring in baths, mud room, and laundry area.
- Wall to wall carpet and premium padding in other areas.
- Chair Rail and panel-style wainscot detail in Dining Room.
- Colonial style main stairway with oak treads and railings, and painted spindles.
- Painted wide colonial window and door moldings and baseboards in all living areas.
- Smooth painted colonial panel style doors with locksets.
- Built-in bench in mud room.
- 200 amp. electrical service with breaker panel. Energy efficient decorative lighting package.
- Pre-wired telephone and cable TV, three locations each.
- Insulation system including R-19 in the walls plus 2” of rigid R-13 exterior insulation, R-50 insulation in the second floor ceilings, and 2” of rigid R-10 insulation within the foundation

walls and under the basement floor (“Thermomass” foundation insulation system).

- High efficiency gas fired warm air heating system with central air conditioning, flow-through style humidifier, and “MERV 10” media type air filter. Separate gas fired water heater.
- Traditional masonry brick fireplace, brick surround, flush brick hearth, and colonial mantle.

KITCHEN

- Custom wood cabinetry in choice of styles and stains, choice of cabinet hardware.
- Granite countertops and 4” backsplash, full tile backsplash option is available.
- Double bowl under-mount stainless steel sink, single lever Kohler faucet with pull out spray.
- GE Profile self-cleaning range, microwave / hood, sound insulated multi-cycle dishwasher, refrigerator and garbage disposal.

BATHS

- Kohler whirlpool tub and shower base with tile surround in Owner’s Bathroom. Chrome trim glass shower door enclosure.
- Main bath with single piece bathtub and shower surround by Kohler.
- Custom wood vanity bases with cultured marble countertops and Kohler faucet.
- Pedestal sink in powder room with Kohler faucet.
- Full width vanity mirrors with wide colonial trim surround.
- Decorative bathroom accessories (towel bars, shower rods, paper holders, etc.).