

Townhouse Features

- * 2,000+/- sf of Living Space
- * Kitchen with Granite Countertops
- * Living Room with Corner Gas Fireplace
- * Bathrooms with Ceramic Tile Floor
- * Master Suite with Walk-in Closet & Master Bath
- * 6 Panel Masonite Doors
- * Hardwood Floors in Living Room
- * Wall to Wall Carpet in all Bedrooms
- * Forced Hot Air by Oil
- * Central Air Conditioning
- * Rear Decks
- * 1 Car Garages Available*

Sample Photos



Living Room



Kitchen

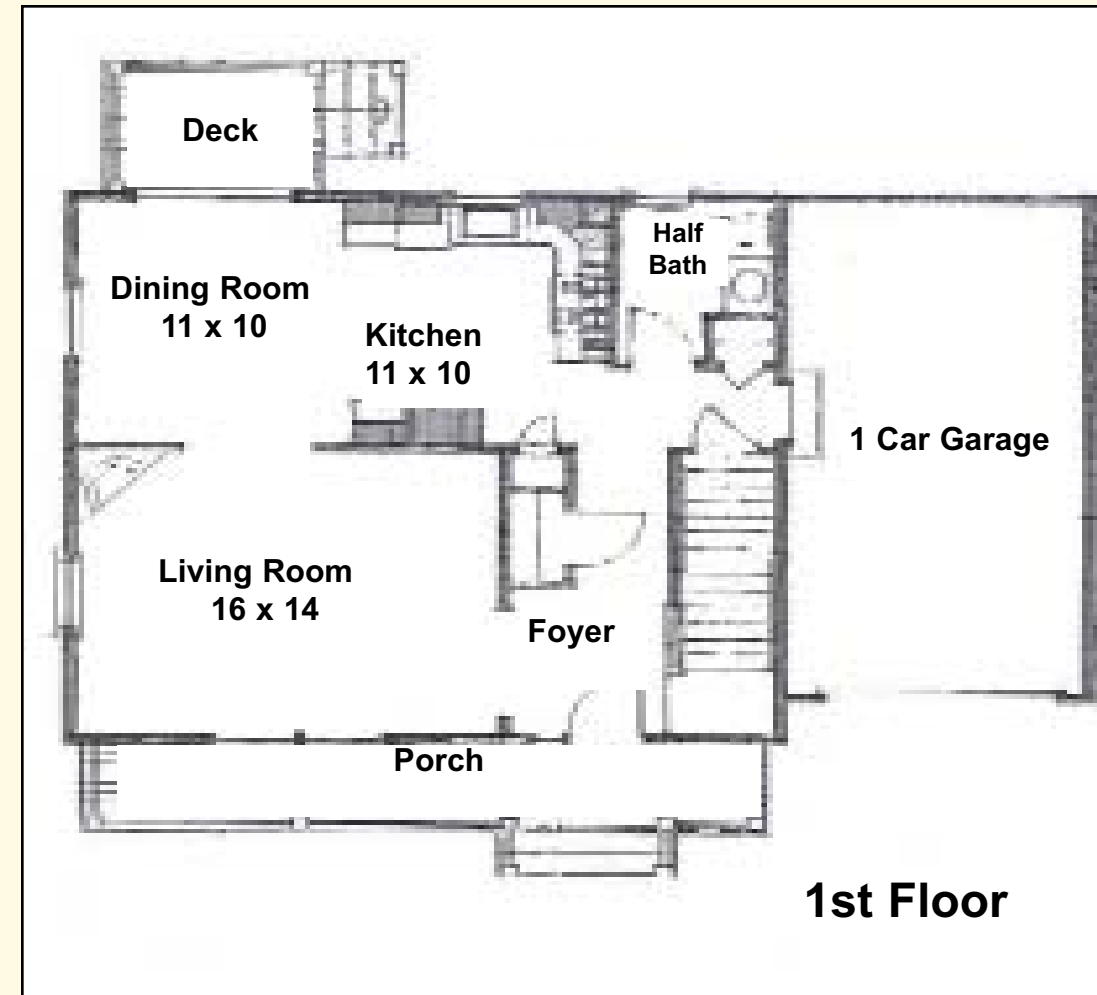


Dining Room

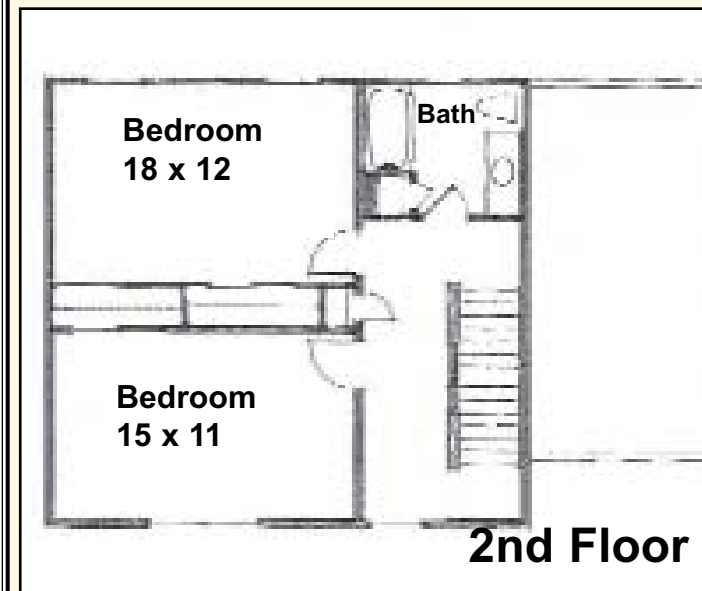


Master Bedroom

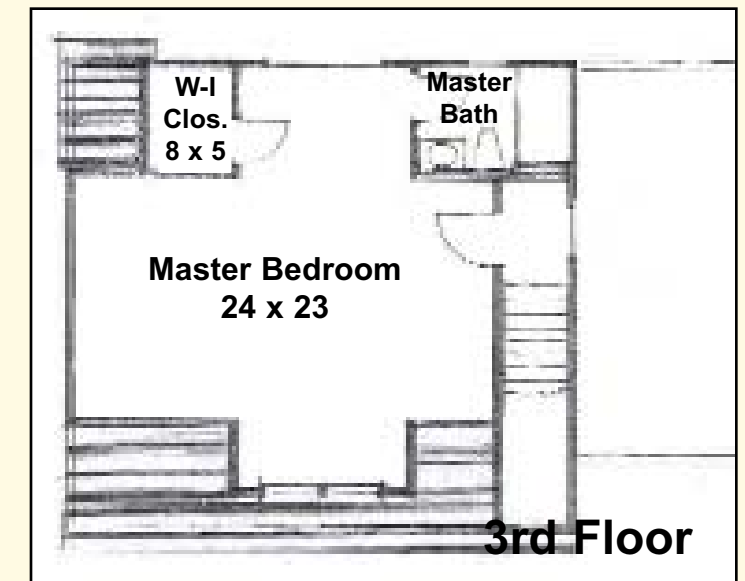
Floor Plan



1st Floor



2nd Floor



3rd Floor

Units with 1 Car Garage: 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B

All Room Sizes Are Approximate. Plans are for marketing purposes only, not an exact representation.

Hampshire Village Builder Specifications

CONSTRUCTION:

2 x 6 pressure treated sill
2 x 4 construction grade framing on exterior walls
2 x 10 joists
½" fir plywood roof sheathing
½" sob sheathing
¾" T & G Advantest sub-flooring
25-year architectural roof shingles with warranty
8.0' ceilings on first floor
8.0' ceilings on second floor

FOUNDATION:

10" poured concrete 3,000 PSI
Asphalt sealer coat for damp-proofing
¾" crushed stone

INSULATION:

Fiberglass with vapor barrier (R-13 walls, R-19 basement, ceilings or knee wall and R-30 blown-in fiberglass in attic floor)

EXTERIOR:

Vinyl siding
Exterior door and window details at Builder's discretion
8 x 10' pressure treated rear deck
Paved driveway and walkways

HEATING AND HOT WATER:

FHA -OIL
Central Air Conditioning
40-gallon hot-water heater

ELECTRICAL:

100-amp electrical service
Cat 5-jacks, Cable jacks (4)
Kitchen-wired recessed lights (4)
Door bell (front and rear)
Smoke & carbon monoxide detectors
Lighting allowance - see below

PLUMBING:

PVC water supply lines
PVC waste pipes
Rear spigots
Delta, Kohler or equivalent toilets and lavs

WINDOWS, DOORS, MILL WORK:

Double-glazed double-hung tilt-in sash windows with screens in all living areas
6-panel Masonite doors
Paint-grade woodwork/interior trim
3.5" baseboard, 2.5" window and door casings, painted 2 coats
Fiberglass or steel exterior doors

BATHROOMS:

Fiberglass one-piece shower or tub units
Gerber water-saving toilets and sinks or equivalent
Delta faucets or equivalent
Vanities (cabinet allowance)
Countertops - Granite from Builder's selection

KITCHEN:

Stainless steel sink, Faucet (Builder's choice)
Appliance allowance (see below)
Granite from Builder's selection
Cabinets (includes vanities) and counter-tops from Builder's selections (standard & upgrades)

SERVICES/MECHANICALS:

Gas dryer hookup, Gas stove hookup, Washer hookup
Town Water, Town Sewer

WALLS AND CEILINGS:

SW or BM Flat wall paint over one coat primer
White semi-gloss trim paint, Drywall

LANDSCAPING:

Loam, rake and hydro seed all disturbed areas
Shrubs (Builder's design and choice), Irrigation system

GARAGE:

Single garage under. Garage door with automatic door opener, Fire-rated walls, Heat detector

ALLOWANCES / OPTIONS:

Appliances: \$1,000 - C&K Appliances, Andover
Lighting: \$400 (Buyer to supply, Builder to install)
Flooring: Carpet from Builder's selections, Ceramic Tile from Builder's selections
Cabinetry: Includes both vanities and countertops from Builder's selections
Finished Lower Level Available for additional cost of \$12,000

FLOORING:

Hardwood floors in living room
Carpeting in All Bedrooms and Stairways
Ceramic tile in kitchen, dining area, all baths & laundry room (builder's allowance)

SPECIAL FEATURES:

Ventilated closet shelving
Fireplace (gas log Zero clearance) with standard wood mantle with tile inlay

CONDO FEE:

\$154/Mo.

Note: All floor plans, specifications, pricing and information regarding Hampshire Village are subject to change without prior notice. The specifications listed and in any other descriptive material are, at the current time, expected to be provided; however, the actual specifications will be determined at the Seller's sole discretion and may be modified, including the right to change, adjust and substitute any materials, appliances, components, labor or other items, provided that they are of equal or better quality. Seller expressly reserves the right to change or deviate from the specifications listed in this document. Revised 6-18-08 - KO



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