



THE HATTON

4-10 Bedrooms • 3½-7½ Baths • 3,200 - 4,955 SF



Traditional Front Elevation



Modern Front Elevation

First Floor



THE HATTON

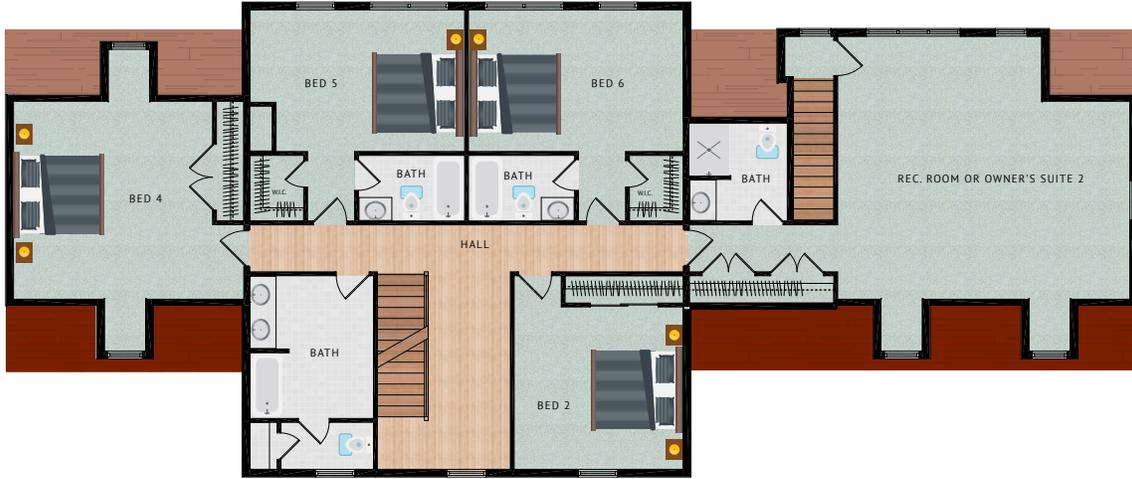
Available Only on Homesites

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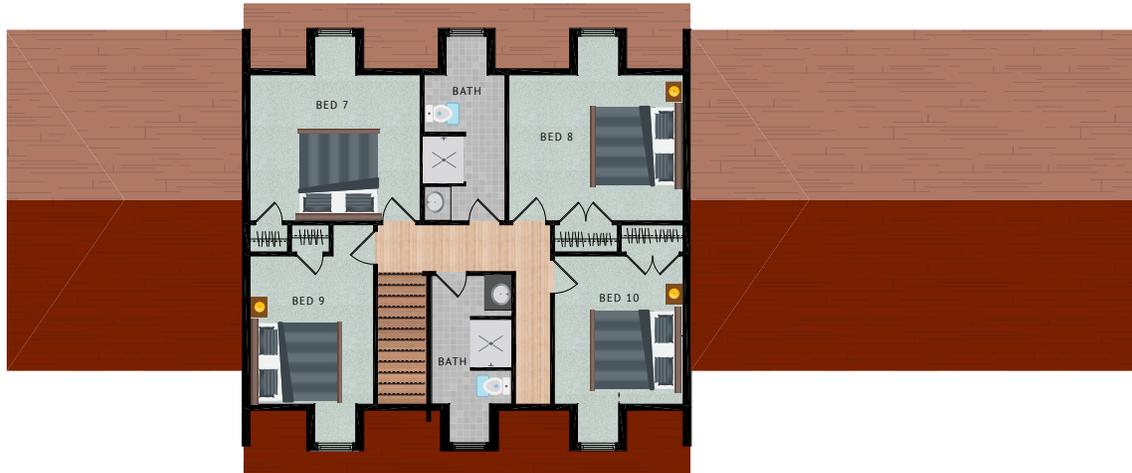
Four Bedroom Option, Second Floor



Ten Bedroom Option, Second Floor



Ten Bedroom Option, Third Floor





The Hatton Features

- ❖ Open floor plan concept
- ❖ Home office on first floor
- ❖ Owner's suite has its own wing
- ❖ Powder room is accessible by the patio and pool
- ❖ Optional patio and pool

Standard Features

Exterior Features

- ❖ Fiber cement 8¼" lap siding
- ❖ Aluminum wrapped fascia
- ❖ Continuous vented vinyl soffit
- ❖ 30 year architectural shingles
- ❖ Therma-Tru Smooth Star front door
- ❖ Andersen windows
- ❖ Two exterior hose bib (front and rear)
- ❖ Landscape package includes 15 shrubs, 2 trees, mulch beds, sod and hydroseed

Interior Finishes

- ❖ 2 panel solid core Masonite doors
- ❖ Schlage accent lever satin nickel hardware
- ❖ 2 coats flat off-white paint with semi gloss trim and doors
- ❖ Wood shelving in pantries and linen closets
- ❖ Full rod and shelving in coat and bedroom closet(s)
- ❖ 5¼" base trim
- ❖ 3 piece crown molding in foyer, dining and great room areas
- ❖ 3½" door and window casing (cased openings)
- ❖ Board and batten paneling in formal dining areas
- ❖ Oak stairs and handrails stained similar to hardwood floors with white painted risers

Flooring

- ❖ 5" engineered hardwood in great room, kitchen, breakfast nook, foyer, powder room and main level hallways (choice of stain)
- ❖ Plush Mohawk carpet with 6 lb pad in all bedrooms, upper level hallways, linen closets, bedroom closets, and secondary staircases
- ❖ 12" x 12" ceramic tile in all full baths, laundry rooms, and rear mud rooms (choice of colors)

Laundry

- ❖ GE 4.3 cubic feet front load washer in white
- ❖ GE 7.5 cubic feet electric dryer in white

Plumbing Faucets & Fixtures

- ❖ ProFlo brand in a choice of finishes
- ❖ White elongated toilets in all baths

Kitchen

- ❖ Quartz countertops (choice of colors)
- ❖ Customizable Wolf cabinetry
- ❖ GE Profile stainless steel appliances:
 - 27.8 cubic feet refrigerator with French door and bottom freezer
 - 5.6 cubic feet gas convection range with warming drawer
 - 2.1 cubic feet microwave with sensory cooking controls
 - 24" dishwasher with 140 cleaning jets
- ❖ 32" single large bowl stainless undermount sink
- ❖ Grohe pull-out spray faucet
- ❖ Garbage disposal
- ❖ Full Baths
- ❖ 6" x 6" tile in shower areas (choice of colors)
- ❖ Granite vanity tops (choice of colors)
- ❖ Wolf vanity cabinetry

Electrical

- ❖ Ceiling fan prewires with 2 switches (light/fan) in great room, living room, family room, study, and all bedrooms (per plan)
- ❖ Smoke detectors in all bedrooms
- ❖ Smoke/carbon monoxide detectors on all levels
- ❖ Front door chime (doorbell)
- ❖ 200 amp main service – panel in garage area
- ❖ Two wall outlets (each side of bed) in owner's suite operated by separate switches
- ❖ Structured wiring 4 total telephone/cable outlets (2 & 2 or 3 & 1; choice of location) per plan in baths, kitchen, exterior, utility closet, walk-in closets, and foyer (choice of style and finish)
- ❖ Garage door opener(s) per plan with remote

Energy Efficiency

- ❖ 14 Seer A/C Goodman unit
- ❖ 92+ efficiency two stage propane gas furnace
- ❖ Digital programmable thermostat(s) per plan
- ❖ Crawl space dehumidifier per plan (n/a plan 9)
- ❖ Exterior walls – R20 dense Batts premium
- ❖ Ceiling – R49 dense Batts & Blown insulation
- ❖ Tankless water heater

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