



# INCLUDED FEATURES

## PRESERVE AT HAMILTON MILL

### COMMUNITY APPEAL

- 94 home sites
- Clubhouse with Fitness Room
- Carefully planned and coordinated streetscape design with streetlights and professionally landscaped, fully-sodded yards with planting beds
- Mandatory Homeowners' Association to protect the value of your home and preserve the overall appearance of your community for years to come
- Finished two-car entry garage
- Lawn Maintenance Included

### EXTERIOR APPOINTMENTS

- 4 Sided Brick Homes
- Architecturally designed exterior elevations
- Full HardiePlank® Exterior: siding and trim
- Poured concrete foundations reinforced with steel
- Architectural Shingles
- Pre-finished aluminum gutters and downspouts
- Fiberglass front door and Schlage® single-cylinder touchscreen deadbolts on all exterior doors/oil rubbed bronze finish
- GFI weatherproof electrical outlets and exterior water faucets on front and rear of home
- Double flood lights
- Coach lights at Garage Door

### INTERIOR APPOINTMENTS

- Smooth nine-foot ceilings on first floor
- Trey and vaulted ceilings (per plan)
- Open rail stairs with Colonial Balusters
- Crown molding in Foyer, Living Room/Study, Dining Room, and Master Bedroom
- 5' Board and Batten Wainscot (per plan)
- All 3-1/2" Thick Wall Cased Openings (356 case)-per plan
- Direct vent fireplace with 36" firebox, marble surround, hearth and mantle
- Raised two-panel interior doors with Schlage® hardware/oil rubbed bronze package
- 5" engineered hardwood flooring in entry foyer, powder room, kitchen, dining room, study, ext. foyer, gallery, flex room and family room
- Premium Sherwin Williams® paints

### KITCHEN & BATH DESIGN

- Quality G.E. stainless steel appliances including gas range and micro-hood, and dishwasher (per plan)
- Granite countertops with tile backsplash
- Stainless steel undermount double-bowl sink, single-lever Delta® faucet, hose spray in kitchen
- Undermount kitchen sink
- Mini pendant lighting in kitchen
- Flat panel 36" maple cabinets with crown molding (per plan)
- Recessed Can Lighting
- Recessed icemaker connection for refrigerator
- Vanities with cultured marble tops in all bath
- Tiled floor in Master Shower
- Raised vanities in master bath
- Pedestal sink with chrome fixtures in powder room (per plan)
- Elongated commodes, Delta® faucets and bath exhaust fans in all baths

### HIGH PERFORMANCE ENERGY FEATURES

- Inspection through 3rd Party
- Fully insulated walls, ceilings and attic featuring R13 in walls and R30 ceiling insulation
- Pactiv "Classic" House Wrap
- Insulated vinyl thermal low E windows with wood wrap, screens and tilt sash
- LP® Engineered Floor System
- Top Notch® 350 Performance Floor Decking
- Floor Decking Glued and Screwed in Place
- Advanced PEX® plumbing system
- Lennox® 14 Seer HVAC systems with programmable thermostats
- 220V outlet for dryer
- Quick recovery 50-gallon gas water heater
- Smoke & Carbon Monoxide detectors

### CUSTOMER PEACE OF MIND

- Homeowner Pre-construction Orientation
- Optional Homeowner Pre-drywall Orientation
- Homeowner Pre-closing Orientation
- Homeowner Warranty Introduction
- Home Buyers 2-10 Warranty®

Information is believed to be accurate, but is not warranted. KM Homes reserves the right to change features, designs and specifications without prior notice.

*Updated: January 7, 2019*