

HAMILTON

Bickimer Homes



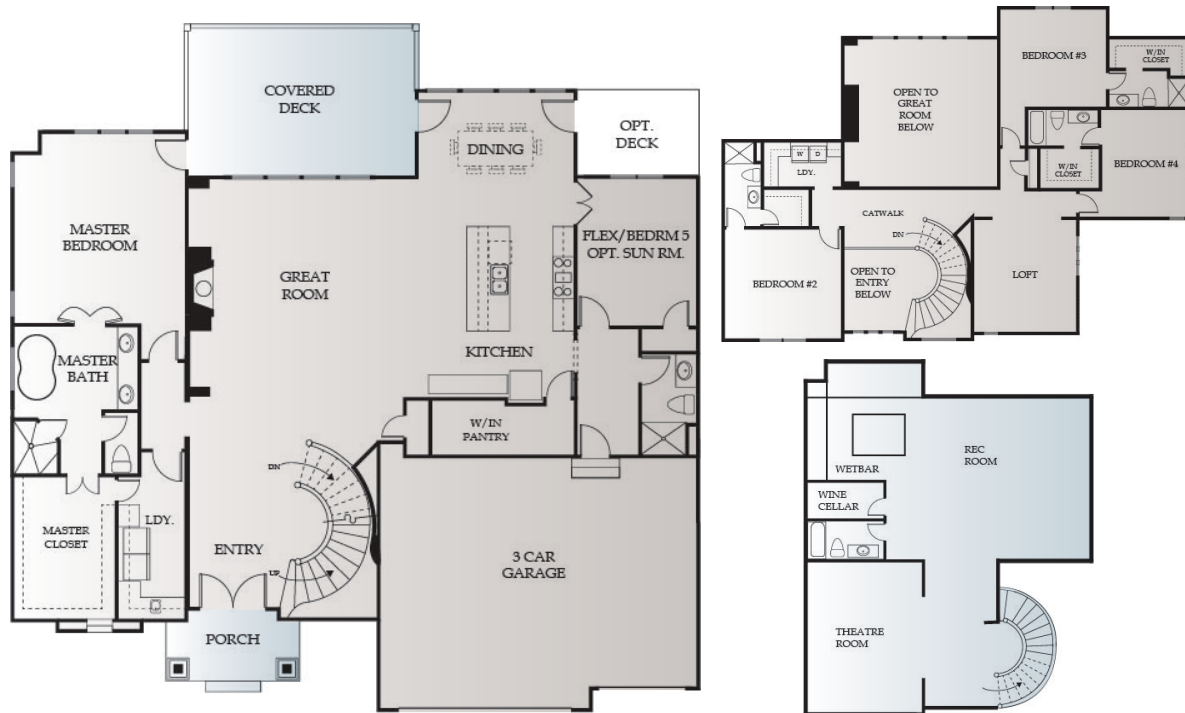
5
BEDS

5
BATHS

4000
SQ. FT.



1.5 STORY



UPPER LEVEL
1,522 SQFT

OPT. LOWER
1,270 SQFT

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Weichert
REALTORS
Welch & Company

EXTERIOR:

- Foundation: 9' Foundation Walls with Concrete Egress Window Well
- Roof: Limited Lifetime Warranty Roof
- Front: Stucco and Stone per Elevation with LP Smart Trim
- Sides and Rear: LP Smart Siding and Trim, 5/50 Limited Warranty
- Landscaping: Custom Design Allowance with Bluegrass Sod
- Doors: Insulated Garage Doors with Openers, Fiberglass Front Door
- Windows: Energy Efficient Low-E Windows
- Patio/Deck: Covered 14x21 Patio

INTERIOR:**KITCHEN**

- o Choice of Knotty Alder, Birch or Paint Grade Cabinets
- o Cabinets include Full Extension Drawer Guides, Pull-out Trash Can, and Spice Rack
- o Custom Mixed Width White Oak Hardwood Floors
- o Swing-Thru Pantry Door
- o Granite Center Island
- o Standard Wood Cabinet Hood
- o Level 1 Granite in kitchen
- o Oversized Island- not furniture or X island
- o Under Cabinet Lighting
- o Cabinets to Ceiling with Lights and Glass
- o \$4300 Appliance Allowance
- o Walk-in Pantry

BATHS AND LAUNDRY

- o Large Main and Upper Level Laundry Rooms
- o Tile Floor in Laundry and all Baths
- o Cultured Marble Vanities in Baths
- o Every Bedroom has its own Private Vanity
- o Master Shower- Framed Wall with Window in Master Bath
- o Frameless shower door
- o 6' Drop in Whirlpool Tub in Master Bath
- o Sink in Laundry
- o Jetted Tub in Master Bath

GREAT ROOM

- o Two Story Ceiling
- o Direct Vent Fireplace
- o Custom Mixed Width White Oak Hardwood Floors

ENERGY EFFICIENT FEATURES

- o Engineered for Maximum Energy Efficiency
- o Independently Rated Resnet HERS Index Home
- o R-13 Wall Insulation with Grade 1 Verified Installation, R-49 Attic Insulation
- o 95% Lennox Furnace with Humidifier and 13 SEER AC
- o Energy Star Compliant Foam and Caulk Package
- o 2 HVAC Systems
- o Upgraded Thermostats
- o BIBS Insulation Upgrade

OTHER FEATURES

- o \$4000 Light Fixture Allowance
- o Built-in Boot Bench
- o 10' Ceilings throughout First Floor
- o 8' Doors on First Floor
- o 6 Phone or Cable Outlets
- o 50 Gallon Water Heater and Ice Maker Water Line
- o Large Base and Casing throughout Main Floor
- o Complete Home Connected Package by Bravas

BACK HALL OPTIONS

- o 3/4 Bath, 5th Bedroom, 6' Boot Bench
- OR
- o 1/2 Bath, Flex Room, Oversized Boot Bench w/ Window Above

BEDROOMS AND CLOSETS

- o Master Closet with 3 Tier Hanging, mirror, shoe rack
- o Metal Closet Rods
- o Door to deck/patio in Mstr Bedroom
- o Levered Hardware on Doors

- o Paint: 3 Wall Colors (flat)/1 Enamel/ 1 Stain
- o Stained Stair End Caps with Iron Spindles
- o Sump Pump
- o Bath Stub for future Basement Finish
- o Knockdown Ceilings Throughout (minus Garage)
- o Full Access to Design Center and Personal Decorator
- o In House Warranty Program
- o Painted Return Air Vents

(Updated 1-10-20)

