

# THE HAMPSHIRE

## Interior Appointments

- 4 bedrooms with 3 full baths and powder room
- 9 foot ceilings on the first floor
- Hardwood flooring in the foyer and first floor hall
- Classic oak staircase
- Crown molding in foyer, dining and family room
- 5 1/4" base molding and 3 1/2" casing around windows and doors
- Two-panel arch top doors with smooth finish
- Brushed nickel lever style door knobs and hinges
- Brushed nickel light fixtures through-out
- Large walk-in attic storage space
- Dining room bay window with window seat
- Structured home wiring system for Internet, cable and telephone
- Ceiling fan prewires in family room and owner's suite
- Vaulted ceiling in owner's suite
- Finished 3rd floor retreat
- Gas fireplace with mantle and granite surround in family room
- Laundry room on second floor

## Chef-Inspired Kitchen

- Birch cabinetry with 42 inch upper cabinets
- Large eating and prep island with pan storage drawers
- Separate cabinet for trash receptacle
- Granite countertops, under-mount stainless steel sink and Moen faucet
- Pantry storage with shelving
- Whirlpool appliances including 21 cu.ft. side-by-side refrigerator with icemaker, gas range, microwave/hood combination with exterior venting, and multi-cycle insulated dishwasher
- Hardwood flooring
- Recessed lighting

## Quality Construction & Safety Features

- Energy-efficient R-30 crawl space insulation, R-49 insulation in attic and R-15 insulation in the exterior walls
- Dual-zone heating and cooling, with gas heat furnace (zone 1) and 13+ SEER air conditioning units
- Two Programmable thermostats
- Quick-recovery 75 gallon gas hot water heater
- Fire sprinkler system with concealed heads
- Smoke detectors in all bedrooms and each level
- Security system with keypad and motion detector
- Deadbolt locks on exterior swing doors

## Exterior Design Features

- Rich, architectural designs complementing the historical ambience of the surrounding neighborhood
- Brick exteriors on all sides
- Brick stoop
- Efficient double-hung vinyl windows
- Seamless aluminum gutters with downspouts
- Low maintenance vinyl soffit with aluminum clad fascia
- Upgraded outdoor lighting package with a post lamp
- Front and rear electrical outlets and hose bibs
- Fenced-in rear yard with gate
- Landscape package

## Deluxe Bath Designs

### Owner's Bath Appointments

- Comfort-height vanity
- Cultured marble vanity tops with double sinks
- Spacious shower with tiled seat and separate soaking tub
- 6" x 6" ceramic tile floors and surrounds
- Chrome Moen faucets and chrome accessories
- Elongated water closets

### Powder Room & Secondary Bath Appointments

- Powder room with hardwood floors, vanity and granite top
- Secondary bath with vanity, cultured marble tops, and 6" x 6" ceramic tile floors and surrounds
- Chrome Moen faucets and chrome accessories
- Elongated water closets

## Comstock Homes Customer Care & Warranty

- Pre-settlement orientation with construction supervisor
- Post-settlement 90 day walk-through inspection
- 1 year post-settlement nail pop/drywall inspection
- Homeowners Maintenance and Warranty Service manual
- Limited 1 year warranty
- Customer care department with 24 hour emergency line or convenient online request for service