

# THE HAMPSHIRE

## Interior Appointments

- 3 bedrooms with 3 full baths and powder room
- 9 foot ceilings on the ground and first floors (Devon)
- 12" x 12" ceramic tile or hardwood in the foyer
- Crown molding in the dining and living room
- 5 1/4" base molding through-out
- 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
- Structured home wiring system for Internet, cable and telephone
- Ceiling fan prewires in family room and owner's suite
- Classic oak staircase with decorative wrought iron balusters
- Large walk-in closet in owner's suite
- Laundry room and linen closet located on second floor
- Family room on ground floor (Eaton)
- Finished 4th floor loft (Eaton)
- Garage walls insulated, drywalled and painted

## 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 with Moen faucet
- Pantry storage with shelving
- Convenient desk work area
- 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 slab insulation, insulated hot water lines, plus R-49 insulation in attic and R-15 insulation in exterior walls
- Efficient gas heat furnace and 13+ SEER air conditioning unit
- Programmable thermostat
- Quick-recovery 75 gallon gas hot water heater
- Smoke detectors in all bedrooms and each level
- Fire sprinkler system with concealed heads through-out
- 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
- 3 story townhome (Devon)
- 4 story townhome (Eaton) with spacious loft and roof top terrace
- Brick exteriors on all sides with brick stoops and wrought iron rails
- One-car garage with garage door opener and two remotes
- Deck off first floor
- Energy Star single-hung vinyl windows
- Seamless aluminum gutters with downspouts
- Low maintenance vinyl soffit with aluminum clad fascia
- Upgraded outdoor lighting package
- Front and rear exterior electrical outlets and hose bibs
- Fenced-in rear yard with gate
- Landscape package
- Concrete driveways

## Deluxe Bath Designs

### Owner's Bath Appointments

- Comfort-height vanity
- Cultured marble vanity tops with double sinks
- Spacious shower with tiled seat
- 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, double sinks 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
- 1 year warranty
- Customer care department with 24 hour emergency line or convenient online request for service