

THE HAMPSHIRE

Interior Appointments

- 4 bedrooms with 3 full baths and a powder room
- 9 foot ceilings on first floor
- Hardwood flooring in the foyer and first floor hall
- Classic oak staircase
- Crown molding in foyer, dining and family room
- Chair rail in dining 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
- 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
- Whirlpool appliances including 25 cu.ft. side-by-side refrigerator, 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 insulation in the attic and R-15 in the exterior walls
- Efficient gas heat furnace and 13+ SEER air conditioning unit
- Programmable thermostat
- Quick-recovery 50 gallon gas hot water heater
- Smoke detectors in all bedrooms and on 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 stoops and wrought iron rails and front porch, per elevation
- Two-car garage with garage door opener and two remotes
- Balcony off owner's suite
- Efficient double-hung vinyl windows
- Seamless aluminum gutters with downspouts
- Low maintenance vinyl soffit with aluminum clad fascia
- Upgraded outdoor lighting package with post lamp
- 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 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 30 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