

## Hamlet Homes Standard Features

....celebrating 20 years of homebuilding !

### Interior Features

- Stained Oak Railing
- Overhead lighting each bedroom
- ½", 6-pound padding
- 6 panel colonial interior doors
- Smoke detectors
- ¾" sub flooring
- 16-24" on center framing
- Schlage door knobs and locks
- 2 telephone 4 cable outlets
- 3 ceiling fans, choose location

### Kitchen and Bath

- Built-in Microwave
- Refrigerator with ice maker
- Flat top stove
- 42" upper cabinets
- Raised oak vanities
- Dishwasher
- Stainless steel double bowl sink
- Moen single lever faucets
- Choice of color for appliances
- Cultured marble vanity tops

### On the Outside

- Poured concrete foundations- no block
- Maintenance free vinyl siding, shutters
- Board & Batten or Raised Panel shutters n/c
- Choice of colors for vinyl siding
- Dimensional roof shingles
- Professional landscaping package
- Seamless gutters and downspouts
- Decorative windows in garage doors - style choice
- Electrical outlets front and back
- Frost proof front and rear hose bibs

### Energy Saver Homes

- Energy efficient electric heat pump
- Energy efficient insulation
- Insulated and Conditions crawl space  
with sealed duct system  
(find out more of this special feature!)
- Double pane insulated vinyl windows
- Energy saver water heater
- Ridge vent and Soffit vent for attic ventilation

## Hamlet Homes Custom Options

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(some options may be included in a particular home price)

### Custom Features

- Oval window steel front door \$550
- Additional windows \$500 per
- Half Round over window \$300 per
- Transoms up to 1036 window \$200 per
- Bay Window \$2,900
- ~~ w/ French door vs. window \$300
- Entertainment "niche" 2- bumpout \$1,200
- Deck \$32 sq ft
- Deck steps \$500 per 4 risers.
- 15-lite interior door \$600
- 15-lite double interior doors \$900
- Single 15-lite door \$400
- Phone, cable, electric outlets \$80 ea
- Surge protector, house \$450
- Recessed lighting \$150 ea
- Cat 5 Outlet \$230
- Freezer Outlet \$200

### Kitchen & Bath

- Washer and Dryer \$1,500
- Granite countertops \$2,900  
with extended breakfast bar  
(per plan) \$3,300
- Kitchen Island 4' \$1,200 granite +\$400
- Kitchen Island 6' \$1,400 granite +\$600
- Upgrade Appliances per style
- Jetted Tub vs. regular add \$1,600
- Glass doors on Shower \$400
- Glass doors on Tub \$600
- Obscure glass vs. clear \$120
- Glass Front Cabinet \$300 ea

### Flooring

- Laminate hardwood \$5 sq ft
- Hardwood (Bruce mfger) \$15 sq ft
- Tiled Flooring Installation \$2 sf (labor)
- Tile cost of materials sep per selection
- Carpet or Vinyl upgrades ~ per selection

### Fireplaces

- Propane 42" \$5,400
- Fill to full the tank @ \$prevailing cost
- Remote Control \$275
- Entertainment Box Over \$450
- Marble Surround \$prevailing cost
- Blower Fan \$275

### Basement and Garage

- Basement \$14 sq ft per plan size  
if ground slope has natural grade  
walk-out SGD or 9-lite door \$900
- if slope requires a walk-up areaway:  
single door \$5,000
- 3-piece rough-in for future  
bath \$1,500
- Finished area \$40 sq ft
- LL Half Bath \$3,800
- LL Full Bath ( shower) \$4,900  
Full Bath (bathtub) \$5,600
- Garage Door Opener \$400 ea
- Keyless Entry Pad add \$100
- 9 Lite Side Entry Door \$700
- 1 Car attached Garage \$12,800
- 2 Car attached Garage \$19,000
- Side-Load Garage add \$3,500
- Asphalt drive 12' wide \$220 per ft  
18' wide \$350 per length foot
- Concrete drive 12' wide \$280 per ft  
18' wide \$420 per length foot