

# HIDDEN CREEK

## *Exceptional Features*

### **INTERIOR FEATURES**

- 9' ceilings on First Floor
- Higher Volume Ceilings
- Luxury Vinyl Plank Floor in Foyer, Kitchen Nook & Half Bath
- Brand Name Wall-to-Wall Carpet with 6 lb. Rebound Pad
- No-Wax Floors in Laundry & Mud Room
- 36" Gas Fireplace with Auto Switch, Logs
- Screwed, Nailed & Glued Drywall
- 3/4 inch Sub Flooring
- Full Basement with 8'10" Poured Walls and Sump Pump (per plan)
- Waterproofing Membrane on Basement Walls with 10 year Manufacturer Warranty
- Dryer Vent to Outside
- Laundry Room with Base Cabinet
- Ceiling Fan in Great Room
- Stepped/Cathedral Master Bedroom Ceiling (per plan)
- Designer Lighting Packages in Brushed Nickel, Oil Rubbed Bronze or Chrome
- Custom Lighting Package with 10 LED Disk Lights
- 6'8" Two Panel Masonite Interior Doors
- Decorative Door Handles and Hinges in Brushed Nickel, Oil Rubbed Bronze or Chrome
- Oak Handrail with choice of Painted or Metal Spindles and Stair Rails (per plan)
- Custom Designed Closets with Wire Shelving
- Two-Tone Paint Throughout

### **GOURMET KITCHEN**

- 36" Merillat Custom Oak Cabinetry with Roll Out Shelving
- Garbage Disposal
- Standard Choice of Granite Kitchen Countertop (per plan)
- Chrome Pullout Faucet

### **LUXURIOUS MASTER SUITES**

- Custom Designed Closets with Plenty of Solid Shelving
- Large Shower in Master Bath (per plan)
- Chrome Glass Shower Door in Master Bath
- Large Master Suites with Walk-In Closets
- Ceiling Fan in Master Bedroom

### **THREE CAR GARAGE**

- Steel Embossed Sectional Roll Up Door
- Fully Dry Walled & Taped
- Garage Door Opener and Keypad
- Insulated Steel Entry Door

### **PROHOME HOME WARRANTY**

- New Home Orientation Walkthrough
- Warranty Team Walkthrough
- 24 Hour Emergency Service
- Homeowner's Service Guide

### **ELEGANT MAIN & HALF BATHS**

- Designer Ceramic Tile Floors in all Full Baths
- Full Tiled Shower Walls (per plan)
- Brand Name Faucets
- Choice of Laminate Countertops in all Baths
- Double Sink Vanities (per plan)
- 36" Mirrors over all Vanities
- White or Bisque Plumbing Fixtures
- Anti-Scald Shower Control
- Exhaust Fans in all Bathrooms
- Elegant Chrome Faucets
- Shower Seat in Master Bath

### **EXTERIOR FEATURES**

- Brick Designs (per plan)
- Wood Trim & Overhangs
- Seamless Aluminum Gutters & Downspouts
- Egress Windows in Basement
- 2 Outside Hose Bibs
- 2 Outside Electrical GFI Plugs
- Full Concrete Driveway
- 3' Concrete Walk to Front Entrance
- Outside Coach Lights
- Exterior Light Package
- Underground Utilities
- City Water & Sewer
- Various Roof & Brick Selections
- Dimensional Shingles - 30 Year Warranty

### **ENERGY EFFICIENT/MECHANICAL SPECIFICATIONS**

- Energy Star Efficient Package
- 50 Gallon Hot Water Heater
- Wall Insulation per New Energy Code
- Ceiling Insulation per Energy Code
- House Wrap
- High Efficiency Furnace
- Performance Bypass Humidifier
- 13 SEER Central Air Conditioning
- Programmable Thermostat
- Insulated Interior Basement Walls (per plan and energy code)
- Vinyl Windows with Low E Argon Glass
- Hard Wired Smoke Alarms on each Floor & Bedroom
- Gas or 220 Line to Dryer
- Gas or 220 Line to Range
- 150 AMP Service Panel

### **EXCEPTIONAL BUILDER FEATURES**

- Custom Designed Option Available
- Award Winning Builder
- Extensively Detailed Elevations (see salesperson for more information)
- Unique Designs Inspired by Highly Acclaimed Architects (see salesperson for more information)
- Many Customized Features & Changes Available to Meet Your Individual Needs (see salesperson for more information)

**586-739-9162**

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