

# Overlook at Hampton Station

## Included Features

### ENERGY STAR HIGH PERFORMANCE HOME PACKAGE

#### ENERGY SAVING

- \* 14 SEER air conditioner and 92.1% efficiency gas furnace
- \* Foil backed OSB - Radiant barrier
- \* ENERGY STAR water heater
- \* Air barrier & additional sealing
- \* Advanced framing techniques
- \* Increased framed-wall insulation R-15
- \* Increased attic insulation R 38
- \* Home energy monitor
- \* Compact Fluorescent Light (CFL) bulbs
- \* ENERGY STAR dishwasher
- \* Programmable thermostats
- \* Low-E2 windows and exterior doors
- \* 410A refrigerant in HVAC

#### WATER CONSERVATION

- \* Water saving bath faucets and shower heads
- \* Regionally-appropriate landscaping

#### INDOOR AIR QUALITY

- \* Vented range hood to exterior
- \* Fresh air supply with damper connected to return
- \* 80 CFM bath fans
- \* Carbon monoxide and smoke detectors outside of bedroom areas
- \* High efficiency MERV 8 air filters
- \* Low VOC paints & carpets

#### QUALITY CONSTRUCTION

- \* Basements available on specified lots
- \* Brick and stone elevations available per plan
- \* Two car, drywall-finished garage with insulated door
- \* Low-maintenance CertainTeed® fiber cement siding with 50-year warranty
- \* CertainTeed® 20-year, 3-tab roof shingle
- \* Trus-Joist® floor system for quieter floors
- \* 9' ceilings on main floor; 8' ceilings on second floor
- \* Bora-Care® termite pre-treatment application
- \* Drain connections for future bathroom in basement
- \* Concrete patio at rear of home (per plan)
- \* Aluminum gutters and downspouts on front and rear of home
- \* Hose bib at front and rear of home (per plan)
- \* Professionally sodded and landscaped front, side and rear yards (per plan)
- \* Optional irrigation system

#### ADDED VALUE FEATURES

EXCEEDS CURRENT BUILDING CODE

#### INTERIOR FINISHES

- \* Fireplace with slate surround
- \* Level 1 upgraded crown option
- \* Engineered Armstrong oak hardwood flooring in foyer and powder
- \* Armstrong® vinyl flooring in hall bathrooms and laundry
- \* Kwikset® interior and exterior door hardware in brushed nickel
- \* Moen® chrome-finished plumbing hardware
- \* Pre-wired for garage door opener
- \* Pre-wired for security system in first floor and basement per plan
- \* Pre-wired for ceiling fans in family room and owners bedroom
- \* Pre-wired for 2 cable and 2 phone outlets

#### KITCHEN APPOINTMENTS

- \* Whirlpool® black appliances, including gas range, microwave & dishwasher
- \* Maple cabinetry in two stain choices with 36" upper cabinets and crown molding
- \* Granite in 3 color choices with stainless undermount sink
- \* Moen® single-lever chrome faucet with side sprayer

#### OWNER'S SUITE

- \* Maple vanity cabinets in two stain choices
- \* Cultured marble countertops with integrated sinks and raised vanities
- \* Separate shower with Dal Tile® ceramic tile surround and glass enclosure
- \* Relaxing garden tub
- \* Walk-in closet with ventilated shelving (per plan)
- \* Dal tile ceramic flooring and tub surround

#### SECONDARY BATHROOMS

- \* Maple vanity cabinets in two stain choices
- \* Cultured marble countertop with integrated sink and raised vanity
- \* Fiberglass shower and tub unit for easy maintenance

#### COMMUNITY AMENITIES

- \* Close to schools and retail
- \* Relaxing resort-style pool with water feature and tennis courts
- \* Clubhouse with fitness center and theater room
- \* Professionally landscaped common areas
- \* Professionally managed homeowners association

#### THE BEAZER EXPERIENCE

- \* A High Performance Home engineered for energy efficiency, cost savings and comfort
- \* One year Beazer Homes Limited Warranty
- \* Additional limited 2 year/10 year warranty provided by PWS
- \* Pre-construction, pre-drywall and homeowner orientations
- \* Beazer Homes Design Studio to personalize your new home



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