



HAMILTON CHASE

HARVEST HIGHLIGHTS



COMMUNITY EXTERIOR FEATURES

- * Community sidewalks and planned green space
- * Covered Front Entries and Front Entry 2-car Garage
- * Full brick exteriors with planned color schemes.
- * 20 year composition roof shingles, 15lb felt moisture barrier and 12x12 black roof vents
- * Moisture resistant house wrap vapor barrier at exterior walls
- * Maintenance free vinyl siding and soffit
- * Maintenance free gutters and downspouts with splash blocks
- * Concrete broom finished porch, 20' wide easy park driveway, 42" sidewalks, 10' x 12' patio
- * Two (2) frost proof exterior hose bibs
- * Two (2) exterior light fixtures: one ceiling mount at porch and one wall mount black at patio
- * Two (2) exterior electrical outlets: front and rear
- * Front door: 6-panel, no dent fiberglass, insulated
- * Patio door: full view sliding glass insulated per plan
- * Garage entry door: 6-panel, metal, insulated
- * Windows: maintenance free vinyl, insulated, tilt bottom sash with divided lite grids and screens
- * Garage Door: Metal Overhead Door with Embossed Panels
- * Garage Door Opener with 2 Remotes
- * Garages are Fully Insulated and Sheetrocked with 5/8" fire-rated

LANDSCAPING

- * Final grade: sodded front yard, Seed & Matted sides and rear yard
- * (2) shade trees, (8) 5-gal shrubs, (8) 1-gal grasses, shrubs or lilies, mulch
- * Mailbox-Custom black wrought iron with house number shingle

ENGINEERED STRUCTURAL SYSTEM FEATURES

- * Insulated, monolithic slab foundations with termite treatment
- * Engineered floor systems w/ Advantech sub floor glued and nailed
- * Engineered wall panels, window and door headers, 16"oc. 2x4 stud with treated sill plate, interlocking double top plates and Sturdi-Brace wall sheathing with osb corners
- * Engineered roof trusses with 7/16" roof decking
- * Quality Builders Warranty Corporation 10yr Structural Warranty

ENERGY EFFICIENT FEATURES

- * R-13 Batts wall insulation
- * R-38 Blown ceiling insulation R-30 Batts at inaccessible sloped ceilings
- * Sealed penetrations, wall plates, and corners
- * 13 Seer Electric central air conditioning and heat unit w/Digital thermostat
- * Water Heater - 50 gallon electric - Water pressure regulator valve

FLOORING

- * Mannington "Performer" No Wax Vinyl Flooring
- * Stain Resistant "Shaw" Berber Or Plush Carpet
- * High Density Carpet Pad 8#

INTERIOR FEATURES

- * 2" Plantation Blinds All Windows
- * Rubbed Bronze "Sunset" Lighting Package Standard
- * Full door bell system at front entry
- * Raised 2-panel bead board, triple hinged, arched top interior doors
- * Bronze interior levered door hardware
- * Deadbolt locks at front, rear and garage entry doors
- * Privacy locks at bedrooms and baths
- * Colonial Style 3 1/4" Base and 2 1/4" Door Casing
- * Window Stool and Apron
- * Ventilated Shelving in All Closets and Laundry Rooms
- * Smooth finish Ceilings and Walls at Living Areas
- * (4) low sheen latex interior paint colors in (3) color scheme choices
- * Painted Millwork with Semi-Gloss white
- * 200 amp electrical Service
- * Safety GFCI outlets per code requirement
- * Arch fault and smoke detectors per code requirement
- * All Family Rooms, Bedrooms, and Game rooms Light Fixtures are Blocked and Wired For Future Ceiling Fan
- * Ceiling fan w/ lighting installed in Greatroom, Master Bedroom, Bonus Room
- * One Telephone Outlet in Kitchen, Master Bedroom, and Game room
- * One Cable Outlet in Family Room, Master Bedroom, and Game room
- * Washer and dryer connections

KITCHENS

- * (2) choices of flush birch cabinets w/ crown molding
- * Custom, laminate, square edge counter top with 4" backsplash
- * Sterling stainless steel kitchen sink, Moen chrome faucet and sprayer
- * Whirlpool Black appliance package including ;
- * 18 cu.ft. refrigerator w/ ice maker
- * Self clean, smooth top, electric range
- * Microwave vent hood
- * Dishwasher, Garbage disposal

BATHROOMS

- * Kohler Sterling 42"x60" garden tub/shwr unit in mst bath per plan
- * Moen Oil Rubbed Bronze faucets in all baths
- * Double sink vanities in master bathroom per plan
- * White pedestal sink in powder baths
- * Kohler Sterling 60" Vikrell tub/shower unit in hall bath
- * Flush birch vanity cabinets matching kitchen color selection
- * White cultured marble vanity tops
- * 42" tall x 1/4" plate glass mirror over vanities
- * Rubbed Bronze wall sconce lighting, towel bar, towel ring, and paper holder
- * Bath exhaust fans vented to exterior

OPTIONAL FEATURES AVAILABLE



FOR MORE INFORMATION : 615-641-6592

www.harvesthomeoftn.com



Quality Builders Warranty
"Builders of Integrity"™

* The Seller reserves the right to make minor changes in plans, specifications, and standard features for the purpose of installation, local building, code requirements and architectural design subsequent to the date of this Purchase Agreement. Materials may be substituted for materials of equal or greater value at the discretion of the Seller.