

# Overlook at Hamlin

## Price Sheet

### HERITAGE - 51' Homesites

Floor Plan	Description	Price
Dearborn 1,716 Square Feet	4 Bed / 2 Bath 2 Car Garage / 1 Story	\$259,995
Fairview 1,965 Square Feet	4 Bed / 2 Bath 2 Car Garage / 1 Story	\$277,995
Allendale 2,274 Square Feet	3 Bed / 2 Bath 2 Car Garage / 1 Story	\$296,995
Morgan 2,513 Square Feet	4 Bed / 2.5 Bath 2 Car Garage / 2 Story	\$312,295
Lowell 2,674 Square Feet	4 Bed / 2.5 Bath / Game Room 2 Car Garage / 2 Story	\$317,995

### PRICES ADJUSTED EVERY 3 SALES WITHIN A COLLECTION

4/16/2016

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Homes Inspired by You



**Quality Interiors**

- Designer 18 x 18 ceramic tile flooring in foyer, laundry room, bathrooms, kitchen and breakfast nook
- Soaring 9'4" ceilings on first floor (per plan)
- Two pre-wires for ceiling fans in the locations of your choice
- Lush stain-resistant Mohawk carpeting with durable 7/16" 5.5 lb. carpet pad for added comfort
- 8' sturdy front door
- Upgraded two panel interior doors with hardware
- Kwikset lever interior door hardware in satin nickel finish
- Designer light fixture package
- 2 phone and 4 cable outlets in the most popular living spaces
- Decorative rocker switches throughout
- Safety smoke and carbon monoxide detectors for peace of mind

**Luxurious Owner's Retreat**

- Stylish gentleman height raised vanities in owner's bath
- Luxury bath with separate spa-like garden tub and private shower with enclosure
- Glistening granite countertops for added style
- Chic Moen plumbing fixtures
- Oversized walk-in closet(s) with low maintenance shelving throughout
- Convenient linen closets with ventilated shelving (per plan)

**Designer Kitchen Features**

- Designer granite countertops with stainless steel undermount sink
- Sleek Moen faucet with easily accessible pullout sprayer
- Deluxe ½ HP garbage disposal system
- Spacious pantry with extensive shelving for added kitchen storage
- Ice maker connection for refrigerator
- Beautifully designed 42" maple flat panel upper cabinets with elegant finish
- GE Energy Star Stainless Steel Appliance Package:
  - GE gas range with self cleaning oven
  - Quick heating built-in microwave
  - GE super capacity Energy Star dishwasher

**Handsome Exteriors**

- Bora-Care protective termite treatment
- Decorative stucco exteriors and classic elevation
- Designer landscape package
- Beautifully sodded and irrigated yards including timer controlled irrigations system with rain sensor
- Kwikset entry handle set with deadbolt for your safety
- Three GFI weatherproof electrical outlets
- Two conveniently located exterior hose bibs
- Long lasting PPG permacrete exterior paint system
- Composite front entry door for superior longevity
- Illuminated coach lighting
- Durable aluminum fascia with ventilated soffits
- Impressive brick paver driveway, lead walk and front porch for added exterior appeal
- Raised panel garage door with opener and two remotes for your convenience
- Premium 30-year architectural shingles for longevity

**Elem3nts (Energy, Efficiency, and Environment)**

- Highly efficient 15 SEER rated heat pump and air conditioning system
- Innovative digital programmable thermostat
- Energy friendly double pane insulated Low-E windows
- Energy saving compact florescent (CFL) light bulbs in 85% of all fixtures
- Energy saving R-30 ceiling insulation
- R-13 insulation in exterior frame walls
- R-4.1 on exterior block walls
- All homes rated using nationally recognized HERS scores, a third party testing service for energy efficiency
- PPG low VOC interior paint
- Premium energy efficient tankless hot water heater for rapid hot water

**Taylor Morrison Experience**

- Taylor Morrison 1 year warranty
- \$1 million renewable termite bond
- Pre-Construction owner's orientation
- Pre-Drywall meeting
- Professional designer assistance
- New home demonstration walk through
- Builder initiated home warranty follow up: 30 days and 9 months after closing

**Overlook at Hamlin Lifestyle**

- Community clubhouse
- Town Center
- Splash park
- Fitness Center
- Walking trails
- Community pool
- Sports lawn
- Natural gas community