

Overlook at Hamlin

ESTATE - 70' Homesites

Floor Plan	Description	Elevation	Price
Oxford 3,113 Square Feet	4 Bed / 2.5 Bath / Den 2 Car Garage / 1 Story	A	\$451,995
Huntington 4,603 Square Feet	5 Bed / 4 Full & 2 Half Baths / Play Area / Game Room 3 Car Garage / 2 Story	A	\$526,995
Bishop (TM) 4,817 Square Feet	6 Bed / 5.5 Bath / Game Room / Media Room 3 Car Garage / 2 Story	TR- Traditional	\$529,995
Garrison 5,173 Square Feet	6 Bed / 4.5 Bath / Den / Game Room / Media Room / Loft 3 Car Garage / 2 Story	A	\$531,995

PRICES ADJUSTED EVERY 3 SALES WITHIN A COLLECTION

11/2/2015

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Homes Inspired by You



Quality Interiors

- Designer ceramic tile flooring in foyer, laundry room, bathrooms, kitchen and breakfast nook
- Soaring 10'0" ceilings throughout (first floor, per plan)
- Expansive recessed tray ceilings in owner's suite and dining room (per plan)
- Four 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
- Exquisite 5' 1/4" crown moulding in main living areas (per plan)
- 8' upgraded two panel interior doors with hardware (first floor, per plan)
- Impressive 5' 1/4" baseboard trim (first floor)
- Attractive wood window sills throughout
- 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
- Eye-catching ceramic tile kitchen backsplash
- Sleek Moen faucet with easily accessible pullout sprayer
- Deluxe 1/2 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 with crown moulding
- GE Energy Star Appliance Package:
 - Stainless steel GE gas cooktop
 - Stainless steel quick heating built-in microwave
 - Stainless steel GE super capacity Energy Star dishwasher
 - Conveniently located stainless steel GE double oven
 - Vented range to exterior

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 Sherwin Williams permacrete PPG exterior paint system
- Composite front entry door for superior longevity
- Illuminated coach lighting

- Low maintenance woodgrain 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
- Elegant tile roofs for prestigious curb appeal

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, by 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

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

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