



Hampton Estates

**INCLUDED
FEATURES**

Exterior Detailing and Custom Features

- Raised Solid Foundation
- Full Foundation Brick Skirt
- Upgraded Vinyl Siding
- Upgraded Vinyl Cedar Shake siding (per plan)
- Custom aluminum wrapped cornice and fully vented vinyl soffit
- 30 year architectural shingles
- Covered front porch (per plan)
- Gutters and Downspouts (per plan)
- Painted fiberglass front door (per plan)
- Brushed nickel front handle set
- Exterior rear flood light
- 2 Exterior electrical outlets
- 2 Exterior water hose bibs
- Graded/seeded yard (per city code requirement)
- Landscaped per plan
- Septic System
- Well pump
- Water treatment system
- Gravel Driveway; Broom finished concrete garage parking pad

Custom Touches Inside Your Home

- 9' ceilings, first and second floors
- Elegant knockdown finish walls
- Stylish interior doors (Choice of styles)
- Brushed nickel door hardware
- Interior paint - Flat on walls and ceilings, 8 colors options (choice of one). Semi-gloss on all trim and doors, bright white
- Traditional oak railing
- LVP Flooring in Foyer
- Designer Vinyl Flooring in Laundry Room, Kitchen, Breakfast, and all Secondary Baths
- Carpet in balance of floor space
- Pre-wire for fan/light/combo in Master and Family Room
- Structured Wiring Package to Include 5 (total) Data/Phone/Cable Connections with Central Distribution Hub
- Designer brushed nickel light fixtures
- Garage finished with drywall
- Garage door opener pre-wire
- Standard garage receptacles
- 8' Tall Steel garage entry door



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This Feature sheet introduces you to the included specifications in your Kirbor Home. The elevation and floor plans contained herein are not to scale and are graphic illustrations for marketing and presentation purposes only. Printed colors may vary from actual materials. Rendering is Artist's conception and some features shown may be optional. Numerous upgrades are available. Actual floor plans and all materials may vary prior to or during construction. Kirbor Homes reserves the right to substitute materials and components of similar quality, and to change features, options, and architectural details without prior notice. Accordingly, neither these materials, nor any communication made or given in connection with these materials, may be deemed to constitute any representation of warranty, contract or guarantee or may otherwise be relied upon by any person or entity unless conveyed in written form.



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Kitchen Features

- 42" kitchen cabinets with crown molding; choice of finishes and cabinet hardware
- Granite kitchen countertops with under-mount stainless steel sink
- Kitchen island with granite top (per plan)
- GE® Appliance Package including 30" free standing range, dishwasher and microwave stainless steel/black color
- Icemaker water supply
- Recessed lighting

Exceptional Master Bath Details

- Comfort height vanities with cultured marble countertops
- Fiberglass shower
- Delta® faucets and tub fixtures
- LVP/LVT Flooring
- Walk-in closet with ventilated shelving
- Elongated toilets

Secondary Baths Include

- Comfort height vanities
- Cultured marble countertops
- Easy maintenance fiberglass tub inserts
- Delta® faucets and tub fixtures
- Vinyl flooring
- Elongated toilets

Energy Efficient Features

- Vinyl single hung thermal Low E glass tilt-in windows with screens
- LP Radiant barrier tech shield roof sheathing
- Upgraded synthetic radiant barrier shingle underlayment insulation R-15 walls, R-38 ceilings
- Ridge vented roof
- 50 gallon electric hot water heater
- Insulated fiberglass exterior doors

Quality Assurance and Warranty

- Pre-drywall walk through
- Pre-settlement walk through
- 1-year builder warranty
- 10-year structural warranty



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