



Hidden View Farms Standard Features

Amenities/Utilities

- Subdivision Restrictions
- Underground electric, telephone, cable Service & natural gas
- Public sidewalks
- Sanitary sewer
- Public water service
- Street Lights
- Mail boxes

Special Service Features

- Distinctive maintenance free exteriors with brick and vinyl siding as per plan
- Energy efficient maintenance free vinyl windows
- Aluminum gutters and down spouts
- Low maintenance vinyl soffits
- Pressure treated lumber for all decks
- Raised panel doors throughout
- Two Heat and Air Units on all 2-Story Plans
- R-38 insulation in ceiling
- R-13 insulation in walls
- R-19 insulation in floors
- Insulated front entry door
- Dead bolt security lock on all exterior doors
- ¾" tongue and groove OSB sub-floor glued, nailed and screwed
- Steel overhead garage door pre-wired for opener
- Washer & Dryer connection with exterior dryer vent
- 50 gallon gas efficient water heater
- GFI outlets in kitchen, baths and garage
- Front and rear exterior weatherproof electrical outlets
- Front and rear frost free hose bibs

- Protective electric smoke detectors with battery back up
- Crawl space foundation structured with proper ventilation (or) slab on grade
- Poly vapor barrier in crawl space
- Poured concrete continuous footings
- Copper electrical wiring throughout
- Fiberglass Dimensional asphalt roof shingles (30 year limited warranty)
- Wood window trim
- Fiberglass tubs and showers
- Whirlpool tub in master bathroom (*plan pending*)

Design and Styling Features

- Walk-in closets in master suites and many secondary bedrooms
- Crown molding in living and dining room areas
- Chair rail and "preacher" panels in dining room
- Quality solid oak handrail on all stairways
- Hardwood floors in foyer, dining room and living room
- Wall to wall carpeting in bedrooms, stairs, hallways
- Gas fireplace with granite surround
- Many different cabinet finishes to choose from
- Garbage disposal
- Ice maker hook-up for refrigerator
- Electric range with self-cleaning oven
- No-wax vinyl flooring with Tough Guard
- Plate glass vanity mirrors
- Cultured marble tops on all vanities (*color options*)
- Pre-wire for TV and phone in family room, all bedrooms and bonus room
- Privacy locks for all bedrooms and baths
- Coated wire shelving in closets
- Pre-wired for security system

*****MEASUREMENTS ARE TAKEN FROM PLANS AND SUBJECT TO CHANGE*****
*****PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE*****
*****OFFERING SUBJECT TO ERRORS AND OMISSIONS*****