



Old Mill Village

Phase II

by North Hills Homes

Included Luxury Features

10-07

UNSEEN VALUES

- North Hills Homes Protection Plan Warranty
- **York®** 1st & 2nd floor Natural gas heat and central air conditioning, 3rd floor Heat Pump. Digital thermostat (2 zone system)
- Insulation system includes R-30 value in ceilings and R-13 value in exterior walls
- 50-gallon electric water heater with rough-in for optional recirculating pump
- Pre-wire for Ceiling Fans in Secondary Bedrooms
- Pre-Wire for Intercom
- Security System Rough-in for doors and 1st Floor Windows

EXTERIOR FEATURES

- Neighborhood Pool
- Grounds maintained by Homeowner's Association
- Concrete slab foundation
- Two-car garage with **Door Link®** steel, raised panel style door and two remote openers
- **Schlage®** Georgian door knobs (Satin Nickel finish)
- **SilverLine®** vinyl windows with tilt feature, or casement, insulated glass and Manufacturer Lifetime Warranty on parts.
- **JamesHardie®** siding with ColorPlus Technology (15-year manufacturer paint warranty and 50-year manufacturer lap siding warranty)
- **Elk®** Sablewood Raised Profile Shingles with 30-year manufacturer's warranty
- 6 Panel Textured Fiberglass front door with 10" Transom
- General Shale oversize brick with ogee step treads
- **Arndt & Herman®** Pro-Dek composite deck boards (50-year limited warranty)

INTERIOR FEATURES

- **Mannington®** 3/8" Engineered Oak Hardwood in Foyer, Powder Room, Kitchen, Dining Room, and 2nd Floor Hall.
- 9' Smooth Ceilings on all three levels.
- Quality **Mohawk®** Frieze' Carpet in Living Room, Bedrooms, and Stairs to 3rd Floor.
- 7/16" Carpet pad
- Designer lighting packages
- **Sherwin Williams®** Paint including 2 wall colors
- Oak Step Treads from 1st to 2nd Floor

- Chair rail molding in Dining Room
- Crown molding in Entry Foyer, 2nd Floor & Master Bedroom
- Pull down stairs, attic storage space
- Category 5 wiring in Kitchen, Living Room, Study and Bedrooms.
- Cable outlets in Living Room, Study and Bedrooms
- Ceiling fan in Family Room and Master Bedroom
- Elegant six panel interior doors
- Single-lite "French" door with 10" transom to deck
- **Schlage®** Satin nickel interior locks
- **Majestic®** Vent-free fireplace with gas logs
- Black slate fireplace surround

KITCHEN/LAUNDRY

- Black **General Electric®** appliances throughout including self-cleaning electric oven with smooth cook top, microwave, and dishwasher
- **Kohler®** double-bowl, stainless steel undermount sink
- **Kohler®** polished chrome faucet with sprayer
- Level 1 **Granite** Countertops
- **Wellborn®** Harmony Square Maple raised Cabinetry, 3/4" Solid Maple drawer box, smooth undermount drawer slides
- Pantry with ventilated shelving
- Tile Backsplash
- Pendant Lighting

BATHS

- **Kohler®** solid Vikrell® material Tub/ Shower/Whirlpool according to plan.
- **Majestic®** Marquee cultured marble vanity countertops
- **Kohler®** Pedestal sink in Powder Room
- **Wellborn®** Raised-panel 35-inch tall vanities
- **Kohler®** Elongated toilets
- **Kohler®** Devonshire polished chrome fixtures
- Framed mirror in Powder Room
- Tile Flooring in Full Baths & Laundry Room

OPTIONS AND UPGRADES AVAILABLE

- Elevator Option in the Whitaker & Harps Mill Plans
- See Sales Agent for Details

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