



Hamlin Meadows

Standard Features

Exterior

- Decorative all Steel Insulated Door
- Vinyl Siding
- Windows with insulated Glass w/ grills
- Window Screens
- Seamless Aluminum Gutters
- Shutters Per Plan
- 12" Vinyl Overhangs (per plan)
- 30 Year Warranty Roof Shingles
- Patio Block Side Walk (Front Door to Driveway)
- Poured Concrete 2nd Year.
- Blacktop Binder Driveway
- Seeded Lot
- Paneled White Steel Insulated Garage Door
- Underground Utilities

Interior

- Floating Slab Basement Floors
- Basement Sump Pump & Crock or Gravity Drain
- Quality Hem-Fir Kiln Dried Lumber
- 1/2 Drywall throughout Glued and Nailed
- 3/4" Basement & Supply Water Lines
- 1/2" Sheathing Roof
- 5/8" Sheathing Floors
- 1/2" Sheathing Exterior Walls

Kitchen

- Oak Raised Panel Cabinets
- Laminated Counter Tops
- Double Bowl Stainless Steel Sink
- Single Lever Faucets
- Choice of Electric or Gas for Range
- Garbage Disposal
- Dishwasher

Baths

- Oak Raised Panel Vanities in all Baths
- Oval China Self-Rimming Sinks
- Full Mirrors over Vanities
- Choice of Standard Color Fixtures
- One Piece Fiberglass Tub or Shower (per plan)
- Laminated vanity tops
- Chrome towel bars & tissue holders

Flooring

- "No Wax" Vinyl Flooring:
Kitchen, Foyer, Baths.
- Plush Wall to Wall Carpet:
Bedrooms and Living Room.

Wood Work and Finishes

- Painted Trim and Molding.
- Painted 6 Panel Masonite Interior Doors
- Choice of Two Paint Colors, Latex Flat, Eggshell in Kitchen and Baths.
- Two Coats of Latex Paint on Walls
- Textured Ceilings

Energy Package

- Fiberglass Insulation: Ceilings R30 or R38, Walls R13 or R19 Per Plan
- Basement Insulation to NYS Code
- Energy Efficient Gas Forced Air Furnace
- 40 Gallon Quick Recovery Energy Saver Gas Hot Water Heater
- Tyvek House Wrap over Heated Areas
- Steel Insulated Exterior Door

Special Features

- 150 Amp Electrical Service
- Smoke Alarms in All Bedrooms and Halls
- Carbon Monoxide Alarm
- Two GFI Exterior Electrical Outlets
- Two Phone and Two Cable Outlets
- Two Outside Weatherproof Hose Bibs
- Gas or Electric Outlets for Dryer
- Garage Door Opener
- \$550 Light Fixture Allowance

**We offer a complete line of Upgrades
And Custom Built Ins!**

HAMLIN MEADOWS

Custom Homes for Active Seniors, by Beehler Construction

