



**HAUSER  
HOMES**

at Charleston Park, Phase II

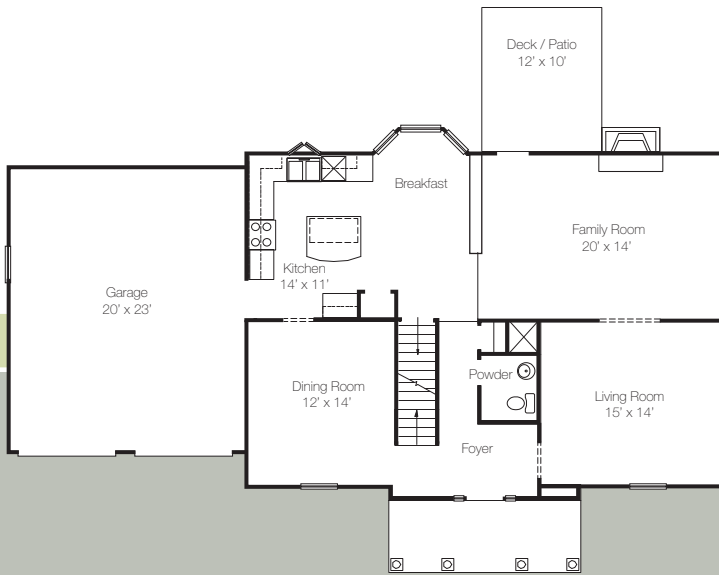
*Innovative Designs. Inspired Living.*

# Oldbrook A

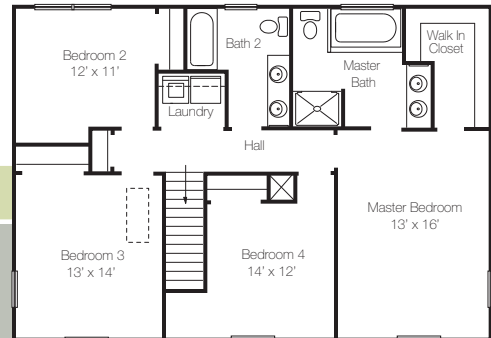


- 2250 finished square feet
- 4 bedrooms
- 2.5 baths
- 3-piece crown molding in living room, dining room, and foyer (excluding vaulted areas)
- chair rail in dining room
- cultured marble in baths
- pedestal sink in powder room
- medicine cabinets in full baths
- shelving in closets

## FIRST FLOOR



## SECOND FLOOR



For more information, contact

**540-942-1000**

[CharlestonParkLiving.com](http://CharlestonParkLiving.com)



All information is for illustration purposes only. Information is deemed reliable but no representation or guarantee exists as to its accuracy and is subject to change without notice.



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## □ FOUNDATION:

Exposed exterior foundation will be brick. Number of brick and steps to home is at the sole discretion of the builder.

## □ FRAMING:

Wood frame construction with ½" Dow Weathermate Plus insulated sheathing with 3" Dow Styrofoam tape at seams. Hauser Homes, Inc. reserves the right to used pre-engineered truss, wall and floor components.

## □ SIDEWALKS, STOOPS, PORCHES & PATIOS

Smooth finish brushed concrete, per plan. Homes with concrete porches will have brick rowlock.

## □ WINDOWS:

Double hung vinyl windows with grills and screens. Screens only on operable windows. Window sashes tilt for easy cleaning. Basement and decorator windows such as Palladians may not be same manufacturer.

## □ EXTERIOR DOORS:

Front door is painted or stained fiberglass. All other exterior doors are insulated metal painted white.

## □ STAIRS:

Stained oak treads with painted pine risers. Stained oak handrails post-to-post with stained newels. Painted pickets. All stairs to be boxed.

## □ ROOFING:

30 year architectural fiberglass shingles.

## □ FIREPLACE:

36" designer gas fireplace with marble surround, marble hearth and painted mantle.

## □ PLUMBING:

Single lever faucets in chrome. One piece fiberglass tub-shower units. Pedestal sink in powder room. Fixtures available in white. Stainless steel double bowl kitchen sink with chrome faucet. Connection for ice maker. 50 gallon electric water heater. (2) frost proof outside sill cocks, per plan. Elongated style toilets in all finished baths.

## □ HVAC:

Single zone electric heat pump heating and cooling system.

## □ LAUNDRY ROOM:

Washer box and electric dryer connections provided.

## □ ELECTRIC:

200 amp service. Ceiling fans in great room or family room and master bedroom. Two exterior G.F.I. receptacles. All baths have exhaust fans. Bedrooms have one overhead light.

## □ STRUCTURED WIRING:

Integral structured wiring package including Cat 5e wiring and RG6Q cable. Telephone locations: kitchen and all bedrooms. Cable tv locations: family room and all bedrooms.

## □ INSULATION:

R-38 blown in flat ceilings. R-38 batt in sloped ceilings. R-13 batt in walls. R-19 batt in floors where applicable.

## □ SIDING:

6" beaded vinyl siding. Pre-determined color schemes (all exterior colors are subject to final arb approval).

## □ GUTTERS:

Baked aluminum prefinished, white only.

## □ INTERIOR TRIM:

Three piece crown in living room, dining room and foyer (excluding any vaulted areas) and 3" chair rail in dining room only. 4¼" baseboard and 2¼" casing throughout.

## □ HARDWARE:

Standard builder's hardware with brass finish. Brass deadbolt entrance lockset with brass colored kickplate. Medicine cabinets in full baths with chrome hardware. Vinyl coated shelving in all closets.

## □ CABINETS & COUNTERTOPS:

Laminate in kitchen. Cultured marble in all baths with cultured marble backsplash. Merillat cabinets installed in kitchen and all other full baths. Powder room will have pedestal sink, depending on plan.

## □ PAINTING:

Interior trim will have one coat primer and two coats semi-gloss. Interior walls and ceilings will have one coat primer and two coats of flat finish. Walls and ceiling color will be shell white. Trim color will be white. Exterior trim will receive one coat primer and two finish coats. Exterior trim color is white only.

## □ APPLIANCES:

Kitchen appliances include electric pot scrubber dishwasher, electric range, built in microwave oven and garbage disposal. Kitchen appliances are black or white.

## □ FLOOR COVERINGS:

Resilient floor in kitchen, breakfast area and laundry room. Ceramic tile in master and hall baths. Prefinished hardwood in foyer, living room, dining room and powder room. Carpet with 6lb re-bond pad in hallways, family room, great room and all bedrooms.

## □ LIGHT FIXTURES:

Level One light fixtures from builder's selection.

## □ FINAL GRADING & LANDSCAPING

All disturbed areas will be graded and seeded. Other landscaping will meet minimum ARB requirements. Final grade and number of steps to house will be determined by terrain. Due to weather conditions, grading and seeding may occur after settlement. (Note: builder does not warrant plants and seed.)

## □ LANDSCAPING:

Per community specifications, which includes shrubs, mulch and trees selected by builder. Due to weather conditions, landscaping may occur after settlement. (Note: builder does not warrant landscaping material after closing.)

## □ DRIVEWAY:

Asphalt.

## □ WARRANTY:

Hauser Homes, Inc. provides a one (1) year builder's warranty covering materials and workmanship.

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