

# The Hampton II

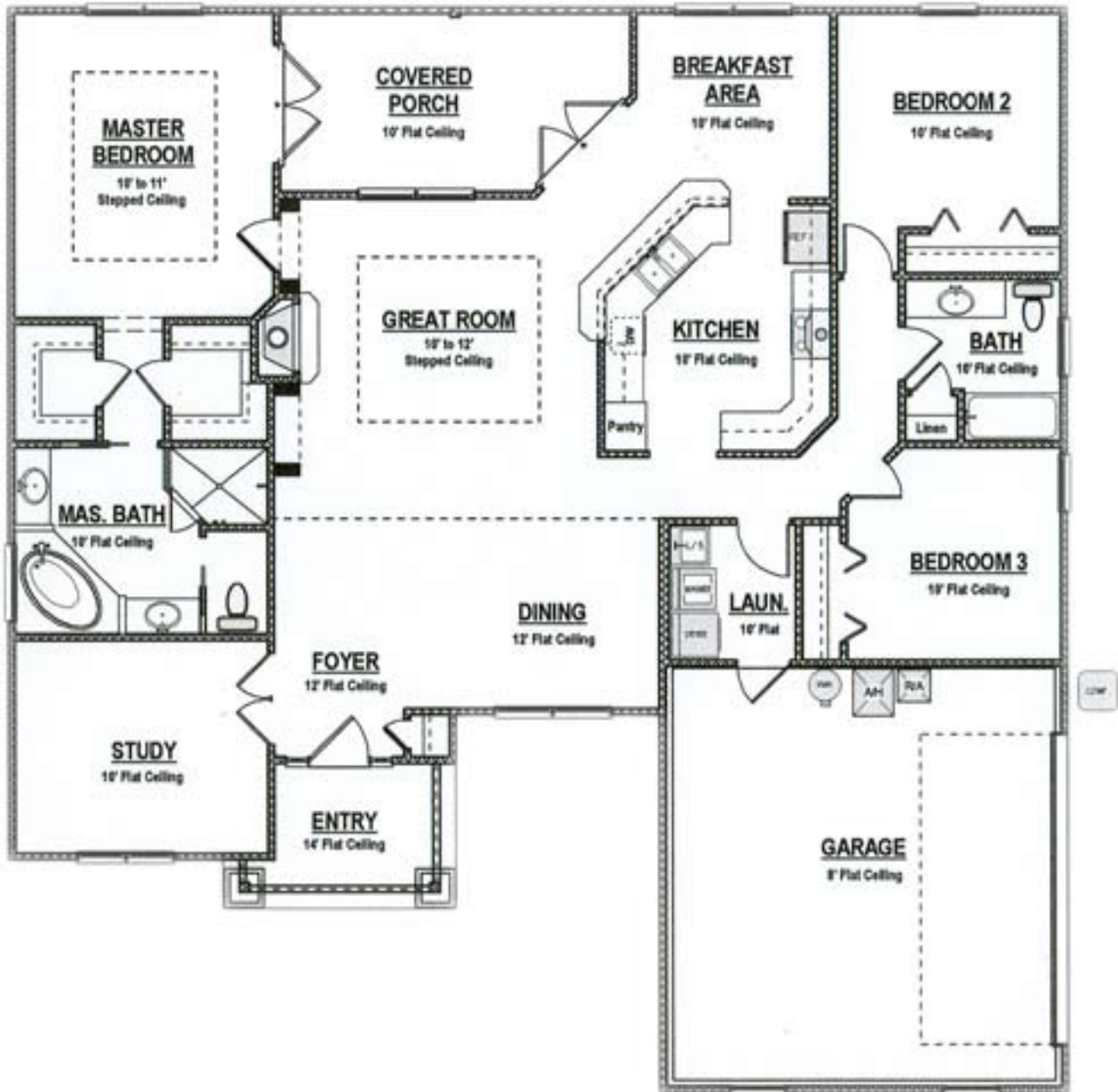
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— *front elevation* —



*floor plan*



## The Hampton II

1,904 sq. ft. heated and cooled

2,602 sq. ft. total area

## The Hampton II

*Specifications - Abbingtion Oaks Lot 15*

### Interior Features

Chocolate glazed maple cabinets with dove-tailed drawers and granite countertops  
Frieze carpet & pad  
Carmella interior doors with 42" pre-fab fireplace  
Carmella trim & 5 1/4" baseboard  
Stainless steel under mount sink  
Full width mirror in baths above vanity  
Steel tub with tile  
Ventilated closet shelving  
European lever lock door handles  
Sanded & painted trim  
Textured hard coat finished walls  
Extensive use of crown molding

### Exterior Features

Meets & exceeds FL. Hurricane codes  
Acrocrete on front of house  
6/12 Pitch on roof  
25 Year Architectural Shingles  
Front door with side lights  
& half-round window above  
Low E double insulated windows  
6 Panel fiberglass side door  
with Jamb Saver  
St. Augustine grass  
Stem wall foundation  
No-paint aluminum soffit  
Carriage lights above side-entry garage

### Special Features included

Fiberglass Jacuzzi Jetted tub  
& separate tiled shower with glass door  
Custom ceiling in main living area  
All double insulated windows  
Separate Dining Room  
Sprinkler system  
Ceramic tile backsplash in Kitchen  
Custom ceiling in Master Bedroom  
Ceramic tile in Kitchen, Foyer  
& Bathrooms  
Granite countertops in all Bathrooms  
Hand scraped wood flooring in Study  
Kool Deck flooring on Screened Lanai

GE Smart Connection Center Security System  
1 Year Home Buyers Warranty  
Preventive termite treatment  
Laundry sink in Laundry Room  
Access ladder to Attic  
Custom-made wood window sills  
Digital thermostat  
His/Her Master Bedroom closets  
Elongated toilets  
Recessed shower  
Slate tiled front entry  
Covered lanai

*Price subject to change without notice.*



### Appliances Electrical

\$1400.00 Appliance allowance package  
includes range, microwave,  
dishwasher & ½" HP disposal  
Pull-out faucet on Kitchen sink  
Phone pre-wire in each Bedroom  
& Kitchen  
Cable TV pre-wire in each Bedroom &  
Family Room  
Smoke detectors per code  
Fans & lighting  
Garage door opener and remotes  
(2) Weatherproof exterior GFCI outlets  
(3) Hose bibs

### Mechanical Features

High efficiency 40 gallon water heater  
High efficiency heat - gas  
High efficiency A/C 13 SEER  
Icemaker water hook-up

### Energy Efficient

R-13 Insulation in walls  
R-30 Insulation in ceilings  
R-30 in knee walls

### Neighborhood Features

City water, gas & sewer

