

# *Foxboro South* Standard Features

## Check out these Features and Compare

Hallmark Homes has been the choice of homebuyers for more than 30 years. We offer more standard features for the dollar when compared to other builders. Hallmark offers many optional features to enhance the home's comfort and appearance. Thank you for taking the time to acquaint yourself with these important features when considering a new Hallmark Home.

### **Breathtaking Architecture**

- ◆ Front Stucco w/Brick Wainscot (as per plan)
- ◆ 30 year Architectural shingles
- ◆ Covered Front Porch (as per plan)
- ◆ Full Rain Gutters and Down Spouts
- ◆ Front yard landscaping package
- ◆ Fenced side yards and 1 gate

### **Quality Construction**

- ◆ Two Car Garage/8 ft Door
- ◆ Full Sheetrocked and Fire Taped Garage Interiors
- ◆ Sub-Rough-In Bath in Basement (up to 3 baths)
- ◆ Dampproof and Termite-Treated Foundations
- ◆ Compacted Soil for Concrete Floors
- ◆ Garage Floor Doweled with Steel to Foundation
- ◆ Concrete Patios
- ◆ Six Bag Mix for Exterior Concrete
- ◆ Control Joints on Exterior Concrete to Minimize Random Cracking
- ◆ Steel-Reinforced Front Porch
- ◆ Tongue and Groove Flooring with Glue / Ring Shank Nails
- ◆ Redwood or Treated Plate at all Concrete Locations
- ◆ TrussJoist TJI Silent Floor Systems
- ◆ 16 inch OC Framing
- ◆ 10 Year Builders Limited Warranty
- ◆ Maintenance Free Vinyl Railing (as per plan or code)

### **Designer Kitchens**

- ◆ Whirlpool Appliances Package which includes a Self Cleaning Electric Range, Quiet Wash Dishwasher, Hood w/Fan & Light, Upgraded ½ Horsepower Disposal
- ◆ Delta Chrome Faucet w/Sprayer
- ◆ Stainless Steel Sink
- ◆ Decorative No Wax Vinyl Flooring
- ◆ Recessed Flat Panel Oak Cabinetry/with Crown Molding
- ◆ Breakfast Island Bars (as per plan)
- ◆ Food Pantry
- ◆ Icemaker Line to Refrigerator

### **Attractive Baths**

- ◆ Delta Chrome Single Lever Faucets

- ◆ Low Maintenance Lasco Tub & Showers
- ◆ Bath Fans in all Finished Bathrooms
- ◆ Full Cabinet Width Vanity Mirrors
- ◆ Wilsonart Laminate Counter Tops
- ◆ Decorative No-Wax Vinyl Flooring
- ◆ Optional Grand Master Bathroom

### **Energy Efficient Features**

- ◆ R-15 exterior wall insulation
- ◆ R-40 ceiling insulation
- ◆ R-19 under overhangs
- ◆ R-13 basement insulation
- ◆ Foam seal around windows and doors
- ◆ Insulated entry doors w/Weather Strip & Adjustable Thresholds
- ◆ 90% Plus Efficient Furnace
- ◆ 40 Gallon Quick Recover Water Heater
- ◆ Upgraded Vinyl Thermo-Break Windows with Low-E Glass
- ◆ Membrane Window Wraps at all Windows
- ◆ Water Resistant Exterior House Wrap

### **Features That Make a Difference**

- ◆ Preconstruction Meeting with Builder to Finalize your Home
- ◆ Final Walk-Thru with Builder
- ◆ Inviting & Functional Living Areas
- ◆ Upgraded interior trim, base moldings, & wood window sills
- ◆ Closet Organizer in Master Closet
- ◆ Shelf above washer and dryer
- ◆ Garage Door Opener
- ◆ Tile Entry
- ◆ Brushed Nickel Hardware
- ◆ Dead Bolts on all Exterior Doors
- ◆ Laundry Room Shelf
- ◆ Stop & Waste Valve for Sprinklers
- ◆ PVC Pipe Under Driveway for Sprinklers
- ◆ Front & Rear "Freezeless" Faucets
- ◆ Pex Plumbing System to Reduce Noise & Heat Loss
- ◆ Upgraded Coach Lights on Garage Fronts
- ◆ Three Pre-wired Phone Jacks, Cat 5 Wiring
- ◆ Two Pre-Wired TV Jacks
- ◆ Cat 5 Wiring
- ◆ Can Lights in Kitchen
- ◆ Two Weatherproof Exterior Outlets
- ◆ 2-Level Carbon-Monoxide Detectors
- ◆ Smoke Detectors in all Bedrooms W/Battery Backups
- ◆ Interior Electrical Breaker Panel
- ◆ Electrical Outlet for Garage Door Opener
- ◆ 2" x 6" No Maintenance Facia
- ◆ Smooth Wall Finish with Textured Ceilings & Rounded Corners
- ◆ Innovative Elevations with Options to Choose From
- ◆ Several Choices of Upgraded Stain Resistant Carpet
- ◆ Options for Tile or Hardwood Flooring
- ◆ Numerous Options Choices to Personalize your Home
- ◆ Optional Cold Storage (as per plan)



**HALLMARK HOMES**

- ◆ China Lavatories