3446 Hallcrest



Custom Design with 3 Car Garage
7,595 SF w/ Finished Basement and Pool

WATERFORD
HOMES

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REAL ESTATE GROUP

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QUALITY FEATURES

Interior Design Features & Specifications

- Open Floor Plan Concept with Extended Sight Lines Throughout
- 10' First Floor, 9' Second Floor Ceilings, 10' Poured Basement Walls
- 53" Isokern Ventless Fireplace
- Finished Basement with Pool Bath, Laundry and Bar

Gourmet Kitchen & Scullery

- Thermador Built-In Panel Ready 30" Freezer (T30IF905SP)
- Thermador Built-In Panel Ready 30" Refrigerator (T30IR905SP)
- Zephyr 48" Monsoon II Hood Liner (AK9346BS)
- Thermador 48" Gas Range (PRG486WDH)
- Thermador 24" Professional, Drawer Microwave (MD24BS)
- 2 Thermador Panel Ready Dishwashers (DWHD640EPR)
- Zephyr 24" Panel Ready + Glass Wine Cooler (PRW24C02CPG) Main Level Bar
- Zephyr 24" Panel Ready + Glass Bev Cooler (PRW24C02CPG)
- KitchenAid 15" Panel Ready Ice Maker (PROG15P0AP)
- Zephyr Frig/Freezer Drawers 24"Panel Ready (PRRFD24C2AP) Basement Bar
- Custom Hood
- Upgraded Countertops
- Oversize Single Bowl Undermount Sink
- Custom Cabinetry and Countertop in Scullery

Flooring

- Engineered Hardwood Floors in All Non Tile Areas
- Designer Tile Floors in Bathrooms & Laundry (Hardwoods in Powder Bath)
- Tile to Ceiling in all Shower & Tub Areas

Exterior Design Features & Specifications

- Painted Brick & Stucco Entry w/ 3-Car Garage
- Custom Wood Garage Doors
- Custom Steel Front Door and Kitchen Exterior French Doors
- Pella Aluminum Clad Windows and Doors
- Large Covered Rear Porch with T&G Ceiling and Fireplace
- Covered Griling Porch with Outdoor Kitchen
- Trex Decking with Aluminum Hand Rail
- Architectural Fiberglass Roof Shingles w/30 Yr Warranty
- Professionally Landscaped and Irrigated Yard

Plumbing

- Navien Tankless Water Heaters
- Delta / Brizo Fixtures Throughout
- Freestanding Tub in Master Bath
- Oversize Master Shower with Dual Shower Heads & Rain Head
- Frameless Glass Shower Enclosures (All Showers)
- Comfort Height, Elongated Toilets Throughout

Heating & Cooling

- Zoned High-Efficiency 92% Gas Furnace and 14 SEER A/C Compressor
- Smart Thermostats for Climate Control
- Spray Foam Insulation in Attic, R-19 in Vaulted Ceilings and Basement Ceiling and Spray Foam Exterior Walls
- Energy Star Pella Aluminum Clad Windows (Fixed & Casement Windows Throughout)

Smart Home Features

- Qolsys IQ Panel 2 Home Automation Hub
- Alarm.com App - Central Hub for the Connected System
- Smart Thermostats
- Upgraded Whole Home Pre-Wire Package (7 CAT6 Data, 4 Cable, Basement to Attic Conduit)
- 3 Exterior Camera Pre-Wires
- Pre-Wired for 8 In-Ceiling Speakers (4 Zones of Audio)
- Expandable Platform with Additional Smart Home Options Available

Cabinetry

- Custom Cabinetry Throughout
- Custom Closets in all Closet Areas

Master Bath

- Custom Cabinetry
- Oversize Walk-in Shower with Wall Mount Shower Head, Handheld and Rain Head
- Designer Framed Mirrors
- Freestanding Tub
- Designer Wall and Floor Tile

Trim Details

- 10" Flat Baseboard Throughout
- Simple Window and Door Casing Throughout
- Custom Closet Shelving in All Closet Areas
- Custom Hand Rail
- Custom Mud Room Bench with Cubbies and Doors
- White Oak Stair Treads
- Custom Trim Accents per Design Visual

Energy Efficient & Safety Features

- Personalized Lighting Fixture Package
- Upgraded 400 Amp Electrical Panel
- 4" Mini Recessed Can Lighting
- Exterior Double Floodlights
- Family Room & All Bedrooms Pre-wired for Overhead Lights & Fans
- Decora Rocker Wall Switches
- 220V Electric Outlets for Dryer in Laundry Room & Electric Car in Garage
- Security System on Basement & 1st Floor Doors

Customer Service Commitment

- One Year Builder Warranty on Materials & Workmanship
- HBW 2-10 Home Buyers Warranty
- Built-In Pest Control System w/ Renewable Warranty
- Pre-Construction Consultation with Builder
- Electrical Walk with Builder for Option Verification
- Professional Interior Design Consultation with Ilumina Interiors
- Certified Professional Homebuilder

Pool & Pool Deck

- Custom Pool with Spa and Pool Deck by RCS Pools
- Raised Spa with Brick Cladding
- Waterfall Wall with Brick Cladding
- 6' Privacy Fence with Top Cap

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QUALITY FEATURES

For the construction of your luxury home, the following allowances have been provided to give you the flexibility to select high-end materials and finishes. These allocations ensure that your home is crafted to meet your personal style and preferences.

Cabinetry: $125,000

Custom cabinetry with premium finishes, soft-close hardware, and tailored storage solutions. Allowance includes cabinet hardware and custom hood (Installed)

Countertops & Bath Sinks: $45,000

Choose from luxury materials like quartzite, porcelain, granite, quartz, marble, or rare stone surfaces. Includes square undermount vanity sinks (Installed)

Fireplaces,Hearths, Surrounds, & Mantels : $25,000

High-end fireplaces, hearths, surrounds, and mantels from premium brands, with upgrade options available for custom designs. Allowance includes all finishes on fireplace walls i.e. trim / stone / tile etc (Installed)

Appliances: $42,000

Includes Thermador Package as Described on Quality Features (Installed)

Hardwoods: $47,000

Includes wide plank engineered hardwoods in all non-tile areas (Installed)

Tile: $50,000

Custom tilework with various tile manufacturers to choose from (Installed)

Plumbing Fixtures: $24,000

Luxury plumbing fixtures throughout. Allowance includes all plumbing fixtures, sinks, disposals, toilets, valves and drains (Materials)

Mirrors: $5,000

Choose from various options (Installed)

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Light Fixtures: $35,000

Designer fixtures from premium brands, with upgrades available upon request for custom lighting designs (Materials)

Low Voltage: $8,000

Expandable Platform with Additional Smart Home Options Available

Closet Systems: $20,000

Custom-built closets with premium shelving, drawers, and organizational systems for closets.

Recessed Can Lights - $10,000

Verse Mini 4" LED Downlights (Materials)

Landscaping & Irrigation: $35,000

Professionally designed landscaping and irrigation systems, with upgrade options available for enhanced customization and efficiency

Pool & Pool Deck: $131,200

Professionally designed pool, spa and pool deck by Neptune Pools

Outdoor Kitchen - $20,000

Custom Outdoor Kitchen Including Appliances

Design Consultation - 50 Hours

Design consultation with Ilumina Interiors

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