

Hynes Custom Homes

Points of Differentiation

Allowances

- Carpet \$14.00 per yard
- Lighting \$2,500
- Hardwood Floors 2 & 1/4" White or Red Oak
Foyer, Dining Room, Kitchen, Breakfast, Family Room
- Tile \$4.00 per sq. ft. (material)
- Appliances \$3,000
- Landscaping \$2,500

Exterior

- Shake style siding, Hardi-Plank siding, primed trim and stone per plan
- Garage Doors - Carriage style with door openers (2) 9x7 or (1) 18x7
- Poured foundation walls
- Double hung windows with no rot sills and PVC trim
- 30 year architectural style shingles
- 5" Aluminum gutters with solid leaf guards
- Concrete/Asphalt Driveways
- Professional landscaping
- Oversize deck plans
- 2 hose bib faucets
- Chimney shrouds with spark arrester
- Screen porches per plan with optional fireplace
- Ultra shield waterproofing
- Gas grill connection on deck

GENERAL FEATURES

Plumbing

- 80 gallon electric water heater
- Delta oil rubbed bronze faucets throughout
- Elongated toilets in whole house
- Comfort height toilets main level

Electrical

- Smoke Detectors per code
- Weather proof outlet on deck and at front porch
- 300 AMP panel
- Switched outlets on bed walls
- Pre-wired for satellite TV
- CAT 5 wiring
- Under counter lights in Kitchen
- Two (2) outside flood lights
- All bedroom pre-wired for fan/light

INTERIOR

Dining Room

- Painted bead board 36" high with chair rail

Kitchen

- Upgraded wood cabinets
- Granite countertops with stainless steel under mount sink
- Tile backsplash
- Garbage disposal with 1500 gallon septic tank

Family Room/Great Room

- Stained tongue & groove vaulted ceiling per plan
- 42" Wood burning fireplace with gas starter and stone surround and 60" high stone mantle
- Wired for fan/light combo with two switches
- Built-in book cases per plan

Master Bathroom

- Heated Ceramic tile flooring
- Tub and shower tiled surrounds
- Cultured Granite Marble vanity countertops
- Raised vanity cabinets
- Whirlpool Tub per plan
- 42" high mirrors with bevel strip

Laundry Room

- Tile flooring
- Wood cabinets per plan
- Electric washer/dryer connections
- Laundry sink

Pantry

- Per plan

HVAC

- 90+ high efficiency gas furnace - main level
- 13 Seer air conditioner - main level
- 13 Seer heat pump - terrace level

Stairs

- Oak stained treads per plan
- Upgraded stained handrail
- Upgraded painted pickets

Doors

- Oil rubbed hinges and leaver handles

Unique Features

- Oversized garage
- Elevator shaft space
- Heated master bath tile floors