



THE RESERVE AT CHALFONT

The Hamilton

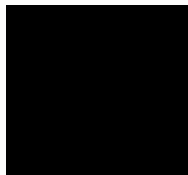
HOME SITE 7 | 14 WARREN DRIVE | CHALFONT, PA 18914

Designer Appointed Features | EXTERIOR SELECTIONS

Designer Appointed Features are home detailed and finished curated by the talented design professionals responsible for the distinctive looks found in our model homes.



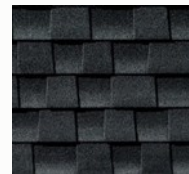
HORIZONTAL SIDING
Seagrass



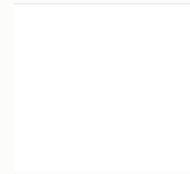
FRONT DOOR
Black



STONE
Cascade Ledge
Mystic



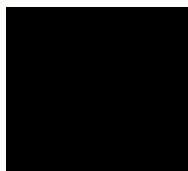
ROOF
Charcoal



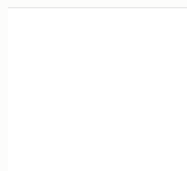
WINDOWS
White



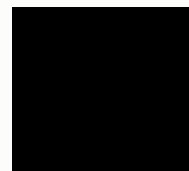
BOARD & BATTEN
White



GARAGE DOOR
Black



TRIM
White



METAL ROOF
Black

Designer Appointed Features | STRUCTURAL OPTIONS

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- 1 **1ST FLOOR FOYER & FULL BATH**
INCLUDES FOUNDATION, FRAMING, AND FINISHED MATERIALS
- 2 **OAK STAIRS**
RED OAK TREADS, PRIMED STRINGERS, AND RISERS ON ALL STAIRS
- 3 **ELECTRIC LINEAR FIREPLACE**
SIMPLIFIRE 50" LINEAR ELECTRIC FIREPLACE

- 4 **GOURMET KITCHEN LAYOUT**
- 5 **OWNER'S SUITE TRAY CEILING**
- 6 **OWNER'S SHOWER TILE FLOOR**

- *Upgraded Electrical Throughout*
- *Low Voltage Included Package*
- *Garage Door Opener with 2 Remotes & Keypad*



THE RESERVE AT CHALFONT | **THE HAMILTON**
HOMESITE 7 | 14 WARREN DRIVE | CHALFONT, PA 18914

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Designer Appointed Features | INTERIOR SELECTIONS

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1 INTERIOR TRIM PAINT

Benjamin Moore Color
White (Satin)

2 WALL & CEILING PAINT

Benjamin Moore Color
Classic Gray

3 CARPET

Shaw—Eagle Bluff
Snowfall—Lvl 3
1st Floor Flex Room, 3rd Floor House
Package

4 LUXURY VINYL PLANK

Shaw LVP
Cenere—Lvl 2
1st Floor Optional Foyer, Stair Landings, 2nd Floor House
Package, 3rd Floor Laundry Room, 3rd Floor Hall

5 LIGHTING

Kichler—Kitner
Polished Nickel—Dining Room

6 TRIM

2 1/4" Window & Door Casing
3 1/4" Baseboards
4 5/8" Crown Molding in Owner's Suite
Semi-Gloss White

7 INTERIOR DOOR HARDWARE

Schlage Hardware—Latitude Lever
Matte Black

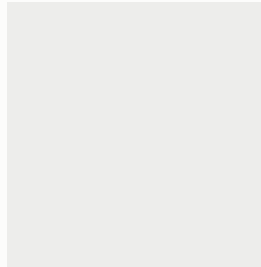
8 INTERIOR DOORS

Masonite—Riverside
Hollow Core

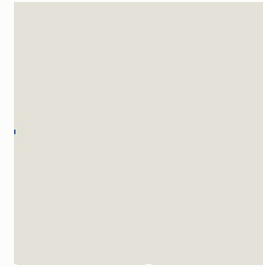
9 FIREPLACE

SimpliFire Boyd Cabinet Mantel
Electric Fireplace
MSI Rockmount Stacked Stone
Royal White

1



2



3



4



5



6



7



8



9



Designer Appointed Features | KITCHEN

Designer Appointed Features are home detailed and finished curated by the talented design professionals responsible for the distinctive looks found in our model homes.

1 KITCHEN CABINETS

Century Carriage House
Avalon White, Lvl 2

2 HARDWARE

Century
Hillmont Pull & Kinney Knob
Matte Black

3 LUXURY VINYL PLANK

Shaw
Cenere—Lvl 2

4 SINK

Kohler—Ludington Single-Bowl Kitchen Sink
Stainless Steel

5 BACKSPLASH

MSI Tile
Bianco Quatrefoil—Lvl 6

6 FAUCET

Kohler—Tone
Matte Black

7 COUNTERTOP

MSI Quartz
Calacatta Miraggio Cove—Lvl 7

8 LIGHTING

Kichler—Kitner
Polished Nickel



Designer Appointed Features | KITCHEN & LAUNDRY APPLIANCES

Designer Appointed Features are home detailed and finished curated by the talented design professionals responsible for the distinctive looks found in our model homes.

1 HOOD

GE 36" Wall-Mount Pyramid Chimney Hood
Stainless Steel

2 DISHWASHER

GE Top Control with Stainless Steel Interior Dishwasher
with Sanitize Cycle & Dry Boost
Stainless Steel

3 COOKTOP

GE 36" Built-In Gas Cook Top with 5 Burners and
Dishwasher Safe Grates
Stainless Steel

4 MICROWAVE/OVEN COMBINATION

GE 30" Combination Double Wall Oven & Microwave
Stainless Steel

5 REFRIGERATOR

GE Café ENERGY STAR 23.1 Cu. Ft. Smart Counter-
Depth French-Door Refrigerator
Stainless Steel with Brushed Stainless Hardware

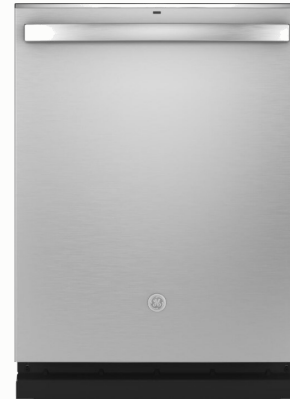
6 GARBAGE DISPOSER & AIR SWITCH

Included - GE 1/2 HP Continuous Feed Garbage
Disposer - Corded
Black
InSinkErator—Air Switch
Matte Black

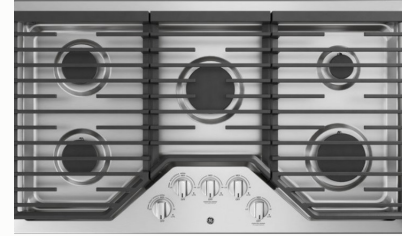
1



2



3



4



5



6



Designer Appointed Features | OPTIONAL 1ST FLOOR BATH

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1 TILE

MSI—Included 6x6
Wall Color—White Glossy
Floor Color—White Matte

2 CABINETS

Century—Lvl 2
Avalon—Verde

3 HARDWARE

Century
Kingsbridge Rectangular Knob
Matte Black

4 SINK & FAUCET

Rynone Cultured Marble—Included Bowl
White
Kohler—Hint Centerset
Matte Black

5 LIGHT FIXTURE

Kichler—Meller
Black

6 MIRROR

H2—Clipped Rectangle Mirror
Width of Vanity
Clear—Included

7 TOILET & LEVER

Sterling—Windham Two-Piece Elongated
Toilet with Elongated Toilet Seat
White—Included
Kohler—Highline Trip Lever
Matte Black

8 SHOWER PAN & SHELF

White—Included Fiberglass Pan
Snow White—Shower Corner Shelf

9 SHOWER FIXTURE

Kohler—Pitch Shower Fixture
Matte Black

10 ACCESSORY PACKAGE

Kohler—Elate
Matte Black

11 SHOWER DOOR

H2—Framed Shower Door
Matte Black

Designer Appointed Features | 2ND FLOOR POWDER ROOM

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1 LIGHTING

Kichler—Jemsa 3-Light
Black

2 MIRROR

H2-Clipped Beveled Oval Mirror
Clear

3 PEDESTAL SINK

Kohler—Archer 4" Centerset Faucet Holes
White

4 FAUCET

Kohler—Tone
Matte Black

5 ACCESSORY PACKAGE

Kohler—Tone
Matte Black

6 LUXURY VINYL PLANK

Shaw
Cenere—Lvl 2

7 TOILET & LEVER

Kohler—Highline Comfort Height Toilet
White

Kohler—Highline Toilet Lever
Matte Black



Designer Appointed Features | HALL BATH

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1 TILE

MSI—Level 3, Package 4
Wall Color—Dymo White Glossy
Floor Color—Watercolor Bianco

2 CABINETS

Century—Lvl 2
Annadale—Arctic

3 HARDWARE

Century—Kinney Round Knob
Matte Black

4 SINK & FAUCET

Rynone Cultured Marble-Wave Rectangle
White
Kohler—Hint
Matte Black

5 LIGHT FIXTURE

Kichler—Meller
Black

6 MIRROR

H2—Clipped Rectangle Mirror
Width of Vanity
Clear—Included

7 TOILET & LEVER

Sterling—Windham Two-Piece Elongated
Toilet with Elongated Toilet Seat
White—Included
Kohler—Hint Toilet Lever
Matte Black

8 TUB & SHOWER SHELF

Sterling—Performa
White—Included
WATCO Tub Drain—Black
Corner Shelf—Snow White

9 SHOWER FIXTURE

Kohler—Pitch Bath and Shower Fixture
Matte Black

10 ACCESSORY PACKAGE

Kohler—Elate
Matte



Designer Appointed Features | OWNER'S SUITE BATHROOM

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1

TILE
MSI—Lvl 3 Package 3
Wall Color—Aria Bianco
Floor Color—Aria Bianco

2

SHOWER DOOR
H2—Frameless Shower Door
Brushed Bronze

3

CABINETS
Century—Lvl 1
Coventry—Willow

4

HARDWARE
Century—Lvl 2
Brixton Pull & Knob
Honey Bronze

5

ACCESSORY PACKAGE
Kohler—Elate
Vibrant Brushed Moderne Brass

6

LIGHT FIXTURE
Kichler—Meller
Champagne Bronze

7

MIRROR
H2—Clipped Rectangle Mirror
Width of Vanity
Clear—Included

8

TOILET & LEVER
Kohler—Highline Comfort Height
Toiletr
White
Kohler—Highline Toilet Lever
Vibrant Brushed Moderne Brass

9

SINK
Rynone Cultured Marble-Wave
Rectangle
White

10

FAUCET
Kohler—Tone Centerset
Vibrant Brushed Moderne Brass

11

SHOWER FIXTURE
Kohler—Tone Shower Fixture
Vibrant Brushed Moderne Brass

12

TILE SHOWER FLOOR & NICHE
MSI Tile—Lvl 2
Aria Bianco Mosaic Polished
Horizontal Shower Niche



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