

# millermarriott

CUSTOM HOMES, LLC

262.369.0531

www.millermarriott.com

301 Pawling Avenue Hartland, WI 53029  
 Located in the Historic Hartland Train Depot

## the hampshire

### hampshire

DESIGN SERIES "A"

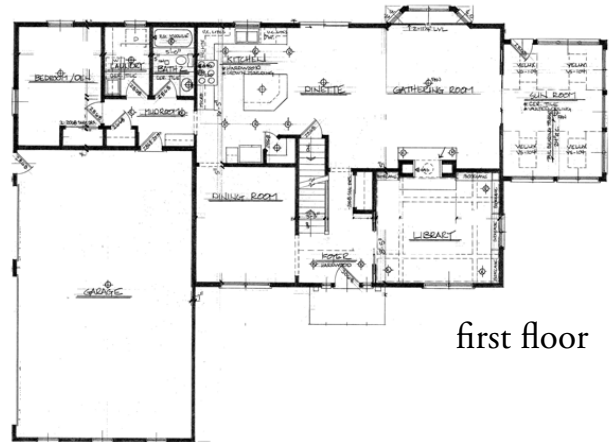


**\$387,000**

4 bedrooms, 2.5 baths  
 Upstairs Master  
 3220 sq. ft.

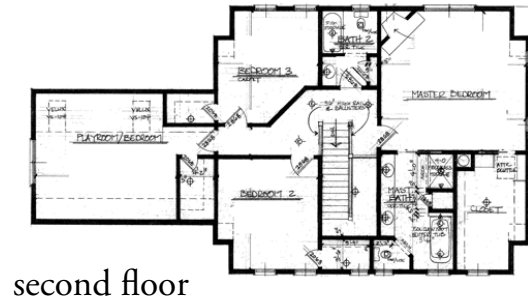
### hampshire

DESIGN SERIES "B"



### hampshire

DESIGN SERIES "C"



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## the hampshire - amenities

### Masonry

- Thinset Stone w/ Grey Mortar
- Natural gas start fireplace in great room & library

### Foundation

- 9' poured concrete walls
- Poured basement floor w/ vapor barrier
- Two Openers
- Insulated and Water Proofed

### Garage

- Three Car Garage
- Two openers
- Poured concrete floor w/ mesh
- 1 keyless entry

### Roofing & Exterior

- 30 year dimensional roofing shingles
- Necessary flashing
- Necessary Ice and water shield
- Prefinished Aluminum Gutters
- Prefinished Cedar and Hardie-Plank

### Insulation

- R-21 Fiberglass w/ 4 mil vapor barrier
- R-50 blown ceiling w/ 4 mil vapor barrier
- All windows and doors packed and caulked

### Windows

- Anderson clad wood windows
- Full screens

### Wood Flooring

- Maple Wood Floors
- Wood vents

### Tile

- Tile in laundry, sun room, bathroom floors and master bath shower surround

### Electric

- 200 amp service
- Structured wiring throughout(Cable)

### Millwork

- Custom birch cabinets throughout house
- 5-1/2" baseboard, 3-1/2" casing throughout house
- Windows stooled
- Painted millwork and doors
- Custom mantels
- Crown molding
- Beamed ceiling

### HVAC

- Armstrong furnace
- Armstrong air conditioners w/ Puron
- Two zones through house

### Plumbing

- 75 gallon water heater
- Laundry tub in basement
- 4 hose bibs
- Gas to necessary appliances
- water softener
- Clawfoot soaking tub in master

### Interior Finishes

- Granite in kitchen, laundry and bathrooms
- GE Monogram-36" gas cook top, 30" electric wall oven, wall microwave and 24" dishwasher w/ wood panel
- Jenn-Air Cabinet Depth Frig. W. wood panels
- Professional Interior Design Support

### Exclusions:

- Well, Septic, Survey, Building Permit, Sewer and Water hook-up
- Site work included in base, but may vary depending on site conditions.

We will customize base plan for \$1,000 refundable if a building contract is signed.

Prices subject to change w/o notice

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