

Hahn Homes

MAE

Experience the perfect blend of timeless charm and modern sophistication in this 2,213-square-foot farmhouse, featuring an inviting open layout, a luxurious main suite and two additional bedrooms



BASE PRICE **\$446,200**

 **3**
Bedrooms

 **2**
Bathrooms

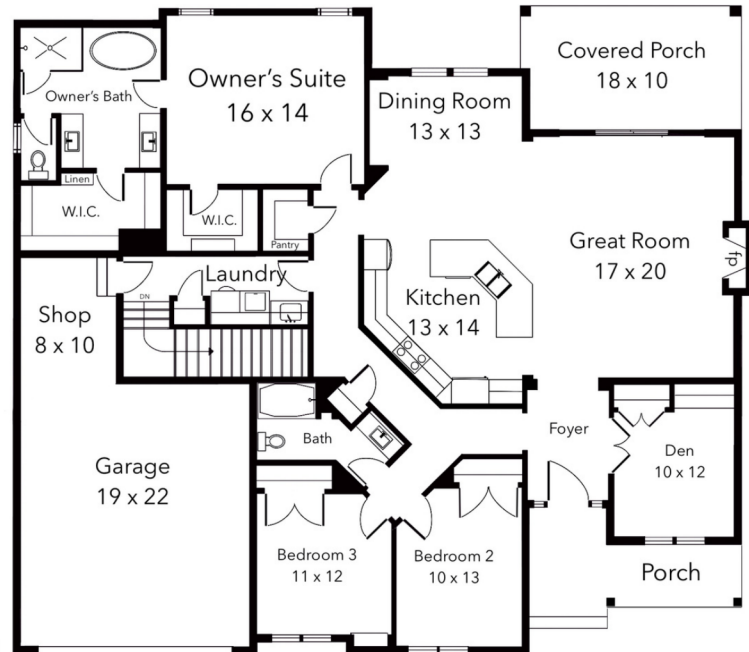
 **2**
Garage

 **2213**
Space

PLAN FEATURES

Discover timeless charm and modern sophistication in this 2,213-square-foot farmhouse. Boasting a captivating curb appeal, it welcomes you with an inviting open layout. Step into luxury with the main suite secluded on one side, featuring a lavish private bathroom complete with dual sinks and a spacious shower, along with a generously-sized walk-in closet.

In the front, two more bedrooms share a beautifully appointed bathroom. At the heart of the home, the great room seamlessly integrates with the kitchen and dining area, creating a perfect space for gatherings and everyday living.



*Please note: Prices are subject to change without notice due to rapidly changing market conditions

3/20/24

CONTACT US




330-969-2622



info@hahnhomes.com

CONSTRUCTION FEATURES



TIMING & PEACE OF MIND

- Transferable Home Warranty that includes 1 year workmanship and materials, 2 years portions of mechanical systems, and 10 years major structural components
- Guaranteed to be move-in-ready 180 days from date of completed foundation
- Quality assurance walkthrough before move-in
- Always have access to your dedicated project manager, even after you move in



FOUNDATION

- 8' foundation walls
- Drain tile and sump pump to ensure water-free basement
- Glass block windows



PRE-CONSTRUCTION

- Hahn Homes will manage all paperwork and approvals with local authorities
- Permits and/or tap-in fees included up to \$5,000



STRUCTURE

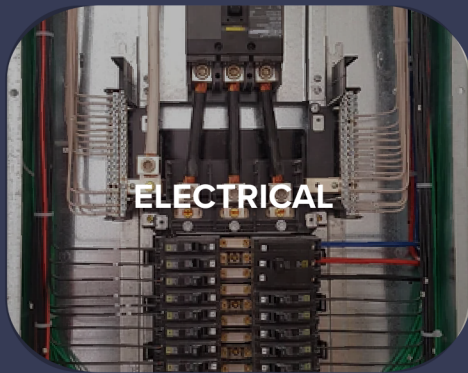
- 2x10 minimum header on all exterior and load bearing walls
- 8' ceilings
- Steel I-beams and posts for longer spans and more wide open basements
- OSB sheathing throughout
- Structurally engineered trusses and girders

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CONSTRUCTION FEATURES



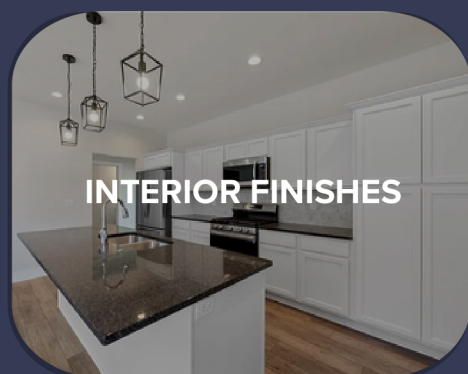
- Harvey® low-E, argon-filled windows
- Grilles between the glass on all front windows
- Sliding vinyl patio door



- 200 amp electrical service
- Arc-fault breakers for increased safety
- Wired photoelectric and ionization smoke detectors with battery back up
- Carbon monoxide detectors
- Door bell
- Garage door opener



- R-49 blown in insulation in ceilings
- R-13 in walls and joist bays
- Plates and joints in framing caulked
- Foam around windows and doors
- Energy-efficient windows and doors



- Kraftmaid® or Merillat® cabinets with soft-close doors and drawers
- Custom granite countertops with backsplash
- Water- and scratch-resistant LVT hard flooring
- Mohawk® carpet with 6 pound pad
- Benjamin Moore® paint throughout
- Door stops on all doors
- Wire shelving in closets
- Garage drywalled and finished

YOU DREAM IT, WE'LL BUILD IT

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CONSTRUCTION FEATURES

PLUMBING

- High efficiency Navien gas tankless water heater
- Double vanity in master bath
- Full bathroom plumbed in basement for ease of finishing in the future
- PEX water lines
- Ice-maker hook up
- Laundry room with all water and venting
- Exhaust fan in each bathroom
- Water spigots in garage and at rear of house

EXTERIOR FINISHES

- Architectural roofing shingles with limited lifetime warranty
- Maintenance-free vinyl siding
- Insulated garage door
- Seamless aluminum gutters
- Vinyl vented and solid soffit
- Aluminum fascia

HEATING & AIR

- Rheem 95% efficient gas furnace
- Rheem 14 SEER A/C
- High wall air returns placed throughout home to increase effectiveness of system
- Vents included in basement for ease of adding finished space



LET'S BUILD!
CONTACT US TODAY

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