

Hahn Homes

LORIEN

The Lorien plan offers an efficient 2-story Modern Farmhouse design with charming curb appeal, featuring seamless indoor-outdoor flow



BASE PRICE

\$344,700

 **3**
Bedrooms

 **2.5**
Bathrooms

 **2**
Garage

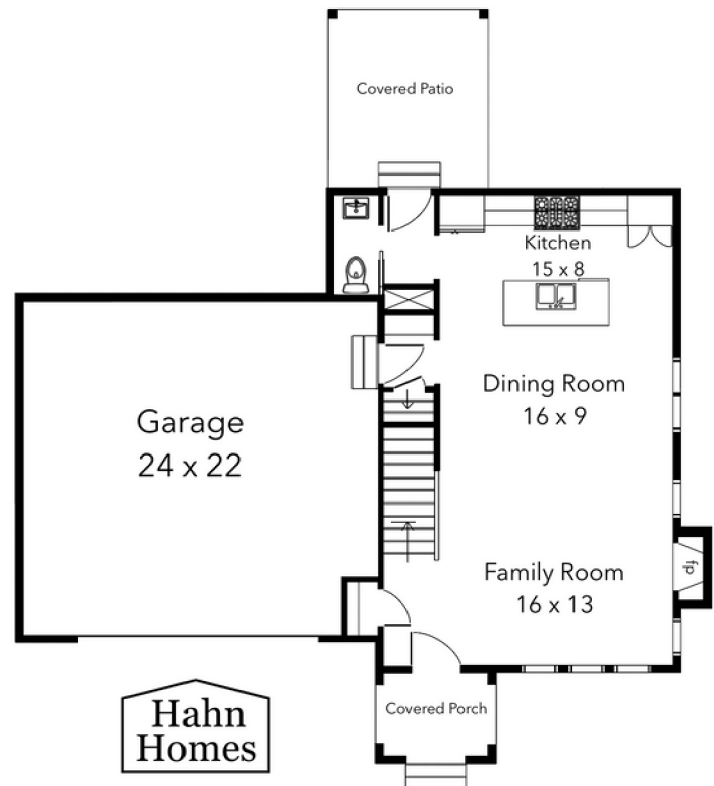
 **1499**
Space

PLAN FEATURES

The Lorien plan is an efficient 2 story Modern Farmhouse style house plan. The front of the house displays fantastic curb appeal with its covered porch and contrasting siding colors. At 1499+ sq. ft., this plan is an efficient plan that lowers the cost-to-build.

Inside the home, the family room, dining room, and kitchen flow seamlessly in an open layout. The family room is warmed by a fireplace and the large front windows allow in plenty of natural light. The kitchen includes a working island with a snack bar and a nice reach-in pantry. A powder bath is conveniently located off the rear of the kitchen.

On the second floor, you'll find 3 bedrooms. The master suite lies under a soaring cathedral ceiling and includes a bathroom with his/her vanities and a walk-in shower. Bedrooms 2 and 3 share a centrally located hall bathroom.



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

3/20/24

CONTACT US



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DOVER

The Dover offers a welcoming open floor plan, highlighted by a contemporary eat-in kitchen with a sizable island, a spacious first-floor owner's suite with a walk-in closet



BASE PRICE

\$344,700



3

Bedrooms



2.5

Bathrooms



2

Garage



1499

Space

PLAN FEATURES

The Dover presents an exceptional open floor layout, catering to every family's needs. With vaulted ceilings and a cozy gas fireplace, the Great room exudes warmth and comfort, while a glass sliding door seamlessly connects indoor and outdoor entertainment spaces. The contemporary eat-in kitchen boasts a sizable island, ideal for gathering and socializing.

On the first floor, discover a generous owner's suite featuring a walk-in closet, alongside convenient first-floor laundry facilities. Upstairs, two expansive bedrooms await, accompanied by a full bathroom showcasing a double sink vanity.



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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

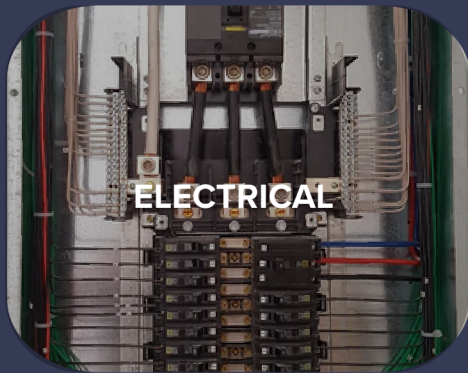
- 2x10 minimum header on all exterior and load bearing walls
- 8' ceilings
- Steel I-beams and posts for longer spans and more wide open basements
- OSB sheathing throughout
- Structurally engineered trusses and girders

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CONSTRUCTION FEATURES



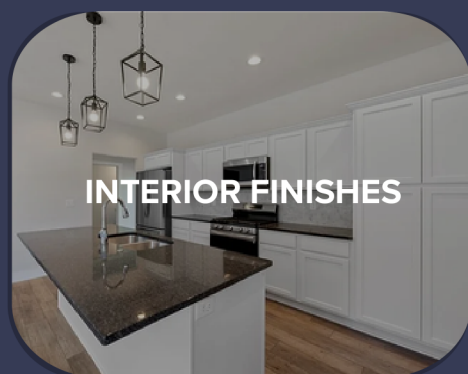
- Harvey® low-E, argon-filled windows
- Grilles between the glass on all front windows
- Sliding vinyl patio door



- 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

Hahn Homes

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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