



Hawks Nest Crossing

Features, Amenities & Options

March 2021

GENERAL: Hawks Nest Crossing Condominium development is comprised of 67 single family attached condominium homes, one and two-story designs, with and without basements, ranging from over 1,700 to nearly 2,200 square feet. Located on almost 40 acres in Jackson Township, Ohio at the corner of Hills & Dales and Brunnerdale Avenue NW, Hawks Nest Crossing boasts 86 percent “green space” including: Walking Paths, Forestry, Manicured Lawn areas, Open Space, Environmentally Protected Wetlands, two Retention Ponds with Fountains, Private Asphalt Streets (Hawks Nest Circle NW & Red Tail Circle NW) including Concrete Curbs & Gutters.

UTILITIES:

Hawks Nest Crossing is serviced by Stark County Sanitary & Storm Sewer, Aqua Ohio Water, Dominion East Ohio Gas, American Electric Power, MCTV and AT&T.

FOUNDATION CONSTRUCTION:

- Foundations consist of either; Concrete On-Grade construction or Poured Concrete Basement Walls with a floor to ceiling height of 7’8”. Options are available to increase Basement wall heights to 8’8”.
- Basement foundations are waterproofed with “Form-A Drain” and “R-5 GMX” waterproofing/insulating systems which provide for a 30 Year Limited Warranty.
- Glass Block (32” X 16”) vented windows are provided in plans with basements.
- 4’ X 4’ Basement Egress windows can be upgraded in units with basements.

BUILDING CONSTRUCTION:

- Exterior and Interior walls are framed with Premium Grade SPF 2 X 4’s placed 16” O.C.

BUILDING CONSTRUCTION (continued):

- 1st floor walls are framed to a ceiling height of 9'0" and 2nd floor walls to a ceiling height of 8'0".
- Great Room Coffered Ceiling heights extend up to 9'8".
- A Bonus Room/3rd Bedroom includes framing, stairs, windows, insulation, drywall, electric, lighting, heating, and cooling. Upgrades are available to finish the Bonus Room/3rd Bedroom to include closets, casing, base, trim, doors, railings, paint, and floor covering.
- Exterior walls are insulated (R-13), including "ISO RED CI" exterior insulation sheathing (R-3), both combined form a total R-16 wall insulation rating. Ceilings are insulated to provide an R-49 rating. All Garage Walls and Ceilings are insulated.
- Party walls (between units) consist of two separate 2 X 4 walls 16" OC each with: 1 layer of 5/8" drywall, 1 layer of 1/2" Sound Board, R-13 Sound Batt insulation, and a 1" air space between the two-party walls. All Party walls run from the 1st floor through to the underside of the roof sheathing. Party walls provide a 1-Hour Fire Separation rating between units and the highest possible Sound Separation.
- Double Hung Windows, Transoms, and Sliding doors are solid vinyl including insulated Low E glass, Internal Muttons and Removable Screens.
- 3'0" Fiberglass Front & Garage Entry doors are provided.
- Exterior Facade materials are all maintenance free and consist of:
 - Cultured Stone.
 - Wood grain .044" Vinyl siding.
 - Aluminum & Vinyl soffit & trim.
 - Composite Vinyl decking.
 - Vinyl railings.
 - GAF Timberline HD Limited Lifetime Warranty dimensional shingles.
 - CCA treated lumber.

ELECTRICAL:

- LED Lighting Fixtures including: Exterior Recessed Soffit Lighting and Wall Mount fixtures, Interior Recessed Lighting throughout, Kitchen Pendant fixtures, Dining Room & Foyer Flush Mount or Hanging Fixtures, Bathroom Sconces or Over Vanity lighting, Master and 2nd Bedroom Paddle Fans or Flush Mount fixtures.
- Up to 10 Dimmer Switches or USB outlets provided.
- 220V outlets provided Dryer locations.
- GFI rated exterior outlets at front entry, rear entry and garages.

ELECTRICAL (continued):

- 125 AMP Electrical Service.
- Exterior Lighting on Digital Timers.
- All homes are Pre-wired for Security System, Cable TV, Telephone and 100 Mbps “Fiber” for wireless communications.
- Security System packages (cameras, doorbell camera, motion sensors, door & window sensors, glass break sensors and monitoring) upgrades available.
- Kitchen & Laundry Undercounter lighting upgrades available.

PLUMBING:

- Gas provided to Range locations.
- Plumbing Fixtures including.
 - Chrome or Brushed Nickel Bath and Laundry 8” center set fixtures. Other finish upgrades available.
 - Chrome or Brushed Nickel single handle Bathtub & Shower faucets. Other finish upgrades available.
 - Chrome or Brushed Nickel single handle (with pull down spray) Kitchen faucets, other finish upgrades available.
 - Elongated comfort height toilets with soft close seats.
- One-piece Fiberglass Bathtub & Shower units.
- Undercounter mount bath sinks; double bowl bath sinks in Master Bath, single bowl in Guest Bath.
- Undercounter mount Stainless Steel deep double bowl Kitchen sink.
- Self-rimming Drop-in Fiberglass Laundry Sink, including single handle faucet with spray.
- 50-gallon energy efficient gas hot water tank.
- Rough-in for a Full Bath in plans with Basements.
- Two exterior Hose Bib faucets.

HVAC (Heating & Cooling):

- 92% efficient natural gas furnaces provide heating & cooling for the main living area.
- Mini Split Heat Pump provides heating & cooling for the Bonus Room/3rd Bedroom.
- Whisper quite low noise bath exhaust fans.
- Digital programable thermostats.
- An In-line Humidifier is provided for humidity control.

APPLIANCES:

- Whirlpool Appliance Package including.
 - Gas Convection Ranges, upgrades available.
 - Side by Side or French Door Refrigerator with in-door ice maker & water; upgrades available.
 - Dishwasher with Stainless Steel tub upgrade available.
 - Over the Range vented Microwave. In-Drawer Microwave upgrade available.
 - Stainless Steel wall mount vented Range Hood upgrade available.
 - Quiet mode $\frac{3}{4}$ horsepower garbage disposal with countertop pressure switch.
 - 18" Wine or Beverage Center upgrade available.

INTERIOR FINISHES:

- Interior walls have a smooth drywall painted finish, including in closets and garage walls.
- Textured drywall finish is applied to all ceilings.
- Two Panel Solid Core painted interior doors.
- All Exterior Doors and Interior Bedroom & Bath doors are Handicap Accessible at 3'0" wide.
- 5 $\frac{1}{4}$ " painted base in all 1st floor rooms.
- 4 $\frac{1}{4}$ " painted base in all 2nd floor rooms.
- 3 $\frac{1}{4}$ " painted casing around all windows & doors.
- 3/4" Melamine Shelving with High/Low hanging clothes rod in Bedroom closets.
- Master & Guest Bedroom Custom Closets upgrades available.
- Bath Hardware including towel bars, towel hooks, bathrobe door hooks and paper holders.
- Frameless Glass Shower Doors.
- Framed Vanity Mirrors in all Baths.
- Kitchen Backsplash tile upgrade available.
- Painted Coffered beams may be added to the Great Room ceiling as an upgrade.

FLOORING:

- LVT Plank flooring provided in Entry, Foyer, Kitchen, Great Room, Laundry Room, Baths & Utility Room, upgrades available.
- Plush Carpeting in Bedrooms, Bedroom Closets and Stairs, upgrades available.

CABINETS & COUNTERTOPS:

- Semi-Custom Kitchen, Bath & Laundry cabinetry selections including.
 - Full overlay, ½ overlay, raised panel or flat panel doors.
 - Multiple finishes.
 - Soft close hinges.
 - Soft close drawers.
 - Dove tailed drawers.
 - Pull out kitchen trash drawer and large Pot & Pan drawers.
 - Other Semi-custom cabinet features upgrades are available.
- Multiple selections of Granite countertops and backsplashes are included, Quartz upgrades available.

ADDITIONAL FEATURES, AMENITIES & OPTIONS:

- Hawks Nest Crossing Condominium Association will provide year-round maintenance for; Common Grounds, Roadways, Ponds, Lawncare and Snow Removal. Maintenance on the exterior Limited Common Elements (LCE) of the buildings may also be arranged for through the Association.
- Two Car Garages with 16' X 7' insulated overhead garage doors, including windows, door openers and keyless entry.
- First Floor Laundry Rooms.
- First Floor Master Bedrooms.
- Walk-in Closets.
- Walkout Basements available on some plans.
- Study option available on some plans.
- Direct Vent Gas Fireplaces including Gas Logs and Remote Start upgrade available.
- Concrete Driveways.
- Concrete Walkways to front entry.
- 16' X 10' Concrete Patio with Vinyl Railing or Composite Deck off the 9'0" wide Great Room Sliding door.
- Centralized Mailbox location.
- Landscape plantings in front beds, seeded front, rear and side yards, buffering Conifer and Deciduous Trees around the perimeter and interior of the Development.
- Natural Walking Paths.
- Two Retention Ponds, including water fountains.

All materials, sizes, manufactures, styles and colors are subject to change without notice.



“YOU DESERVE TO LIVE IN HAWKS NEST CROSSING”

For more information about Hawk’s Nest Crossing Condominiums, please contact us at

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