



Hawks Nest Crossing

Features, Amenities & Options

GENERAL: Hawks Nest Crossing Condominium development is comprised of 63 single family attached condominium homes, ranch and two-story designs, with standard and walkout basements, or certain plans without basements, ranging from 1,700 to over 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 8’.
- Basement foundations are waterproofed with “Form-A Drain” and “R-5 GMX” waterproofing/insulating systems which provides for a 30 Year Limited Warranty.
- Basement Egress windows (4’ X 4’) are provided in units with basements.

BUILDING CONSTRUCTION:

- Exterior and Interior walls are framed with Premium Grade SPF 2 X 4’s placed 16” O.C.
- 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 Beam Ceilings are one of our classic features and extends the ceiling height to 9’8”.

- A Bonus Room/3rd Bedroom includes framing, drywall, stairs, windows, insulation, electric, lighting, heating and cooling. Options are available to finish the Bonus Room/3rd Bedroom including casing, base, trim, doors, paint, and floor covering.
- Exterior walls are insulated to provide an R-13 rating, Ceilings are insulated to provide an R-49 rating. All Garage Walls and Ceilings are insulated as well.
- 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 & 2’8” Fiberglass 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 Deck lumber.

ELECTRICAL:

- LED Lighting Fixtures including: Exterior Recessed Soffit Lighting and Wall Mount fixtures, Interior Recessed Lighting throughout, Kitchen Pendant fixtures, Kitchen Undercounter lighting, Dining Room & Foyer Flush Mount or Hanging Fixtures, Bathroom Sconces or Over Vanity lighting, Master and 2nd Bedroom Flush Mount fixtures. All lighting fixtures are fitted with dimmable LED light bulbs.
- LED Dimmer Switches are provided for Dining Room and Great Room lighting.
- 220V outlets provided at the Dryer location and in the garage for Electric Vehicle charging.
- GFI rated exterior outlets at front entry, rear entry and garages.
- 150 AMP Electrical Service.
- Exterior LED Lighting on Digital Timers are provided.
- All homes are Pre-wired for Security System, Cable TV, Telephone and 100 Mbps Fiber for wireless communications.

PLUMBING:

- Gas provided to Range locations.
- Plumbing Fixtures including.
 - Chrome, Brushed Nickel, or Black Bath and Laundry 8” center set fixtures.
 - Chrome, Brushed Nickel, or Black single handle Bathtub & Shower faucets.
 - Chrome, Brushed Nickel, or Black single handle (with pull down spray) Kitchen faucets.
 - Elongated comfort height toilets with soft close seats.
- Fiberglass Bathtub & Shower bases including 12” X 24” ceramic tile from the shower and bathtub base to the ceiling.
- Undercounter mount bath sinks; double bowl bath sinks in Master Bath, single bowl in Guest Bath.
- Undercounter mount Stainless Steel deep bowl Kitchen Sinks with your choice of bowl configuration, or optional Lexicon Kitchen Sink
- Self-rimming Drop-in Fiberglass Laundry Sink, including single handle faucet with spray.
- 50-gallon energy efficient power vent gas hot water tank.
- Rough-in for a Full Basement Bath in plans with Basements.
- Two Hose Bib faucets, one on Rear Patio and one in Garage.

HVAC (Heating & Cooling):

- 92% efficient natural gas furnaces provide heating & cooling for the main living area and Bonus Room/3rd Bedroom.
- Whisper quite low noise bath exhaust fans.
- Digital programable thermostats.

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.
 - 15” Wine Cooler upgrade available.

INTERIOR FINISHES:

- Interior walls have a smooth drywall painted finish, including in closets.
- Textured drywall finish is applied to all ceilings and garage walls.
- Two Panel Solid Core painted interior doors.
- All Exterior Doors, Interior Bedroom & most Bathroom doors are Handicap Accessible at 3'0" wide.
- 5 ¼" painted base in all 1st & 2nd floor rooms.
- 3 ¼" painted casing around all windows & doors.
- ¾" Melamine Shelving with High/Low hanging clothes rod in Bedroom closets.
- Bath Hardware including towel bars, towel hooks, bathrobe door hooks and paper holders.
- Semi-frameless or Frameless Glass Shower Doors.
- Framed Vanity Mirrors in all Baths.
- Kitchen Backsplash tile upgrades available.
- Great Room Coffered/Beamed ceilings are included as a standard feature.

FLOORING:

- Luxury Plank Flooring (LPF) provided in Entry, Foyer, Kitchen, Great Room, Laundry Room, Baths & Utility Room.
- Plush Carpeting in Bedrooms, Bedroom Closets and Stairs.

CABINETS & COUNTERTOPS:

- Semi-Custom Kitchen, Bath & Laundry cabinetry selections including.
 - Multiple door styles available.
 - Multiple finishes available.
 - Soft close hinges.
 - Soft close drawers.
 - Dove tailed drawer construction.
 - Pull out kitchen trash drawer and large Pot & Pan drawers.
- 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's) of the buildings may be arranged for through the Association.
- Two Car Garages with 16' X 7' insulated overhead garage doors, including windows, door openers and keyless entry. All Garage walls and ceilings are insulated.
- First Floor Laundry Rooms.
- First Floor Master Bedrooms.
- Walk-in Closets.
- Walkout Basements available on certain plans.
- Direct Vent Gas Fireplaces are included as a standard feature including a Mantel and Slate Surround and Hearth.
- Concrete Driveways.
- Concrete Walkways to front entry.
- 16' X 10' Concrete Patio or Composite Deck with Vinyl Railing off the 9'0" wide Great Room Sliding door. Some plans offer a 18' X 10' Deck or Patio.
- Privacy Vinyl Fencing between units.
- 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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