



208 Hampton Park Circle



Offered at \$1,850,000



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General Specifications

Exterior Features:

- * Lot Size: 0.785 Acres.
- * Hardie Board & Batten Siding and Hardie Lap Siding (Paint: Ben Moore: Classic Gray)
- * Masonry: Brick-to-grade, Façade, and True masonry Chimney/Fireplace: Old Carolina Brick (Georgetowne)
- * Certainteed Landmark Premium Architectural Shingles (Pewter). Copper porch roof accents.
- * Azek, Boral or equal Exterior Fascia, Soffits & Trim
- * Timberlane Flat/Shaker style Panel Shutters, Real Hardware (Paint: Nantucket Gray - Custom Blend)
- * Andersen 400 Series SDL Windows.
- * Bluestone Porches & Patios
- * Open Air Porch, partially covered, with Azek Decking
- * Copper Lanterns Light Fixtures

Interior Features:

- * Over 4000sqft. (Main & Second Floors Heated Space), 4+ Bedrooms, 4.5 Bathrooms + Full Bath RI (Basement)
- * 9' First Floor & Lower Level Ceilings, 8' Second Floor Ceilings.
- * Second Floor Master Suite w/ Custom on-suite Bathroom - 2 Vanities, Soaking Tub, Private Water closet, and 2 separate huge Walk-in Closets. Custom Linen Built-In, Exposed Brick Wall, Tray ceiling with custom in-lay Coffered Trim Detail, and Shiplap accent wall.
- * Partially Finished Lower Level with Living Room / Gas Fireplace. Full Bathroom Rough-In and space for Additional rooms to be finished. Storage Shelves in Back Room.
- * Custom Stone/Marble Floors throughout all Bathrooms
- * Low-Voltage wiring for Security, Sound System, Internet, and TV
- * Painted, Solid-core, 2-Panel Doors w/ Emtek (French Antique / Glass) Hardware
- * Extensive Trim Including: Custom painted "Colonial Cap" style casings on Main and Lower Level, 2-pc. Base Molding throughout (8" on Main and LL, 6" on 2nd Floor). Double-bead Cove crown throughout.
- * Specialty Trim Includes: Coffered Ceiling Detail in Main Family Room, T&G Ceiling w/ Walnut Beams in Dining, / Kitchen, Custom Flat Panel Wainscot in Foyer & Great Room, Beams in Study, Ceiling Detail in Master Bedroom, Flat-panel Accent Wall in Bathroom, Shiplap Paneling in Mudroom, T&G Painted V-Groove Paneling on Porch Ceilings.
- * Finished 2-Car Garage
- * "Flash & Batt" Insulation: 1.5" Closed Cell Foam Insulation backed by Traditional Batt Insulation to achieve R values to code or greater and create an incredibly tight, energy efficient envelope.
- * HVAC: First Floor & Basement: Trane 14 SEER 3 Ton AC & Gas Furnace (92% Efficient)

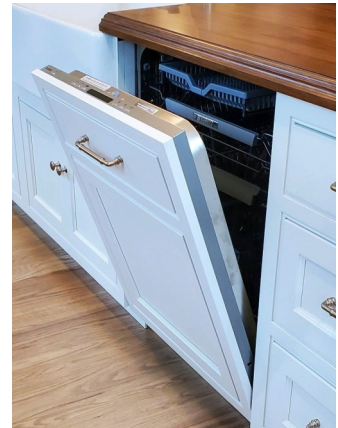
Second Floor: Trane 14 SEER 3 Ton AC & Heat Pump (15KW)

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Appliances

Kitchen:

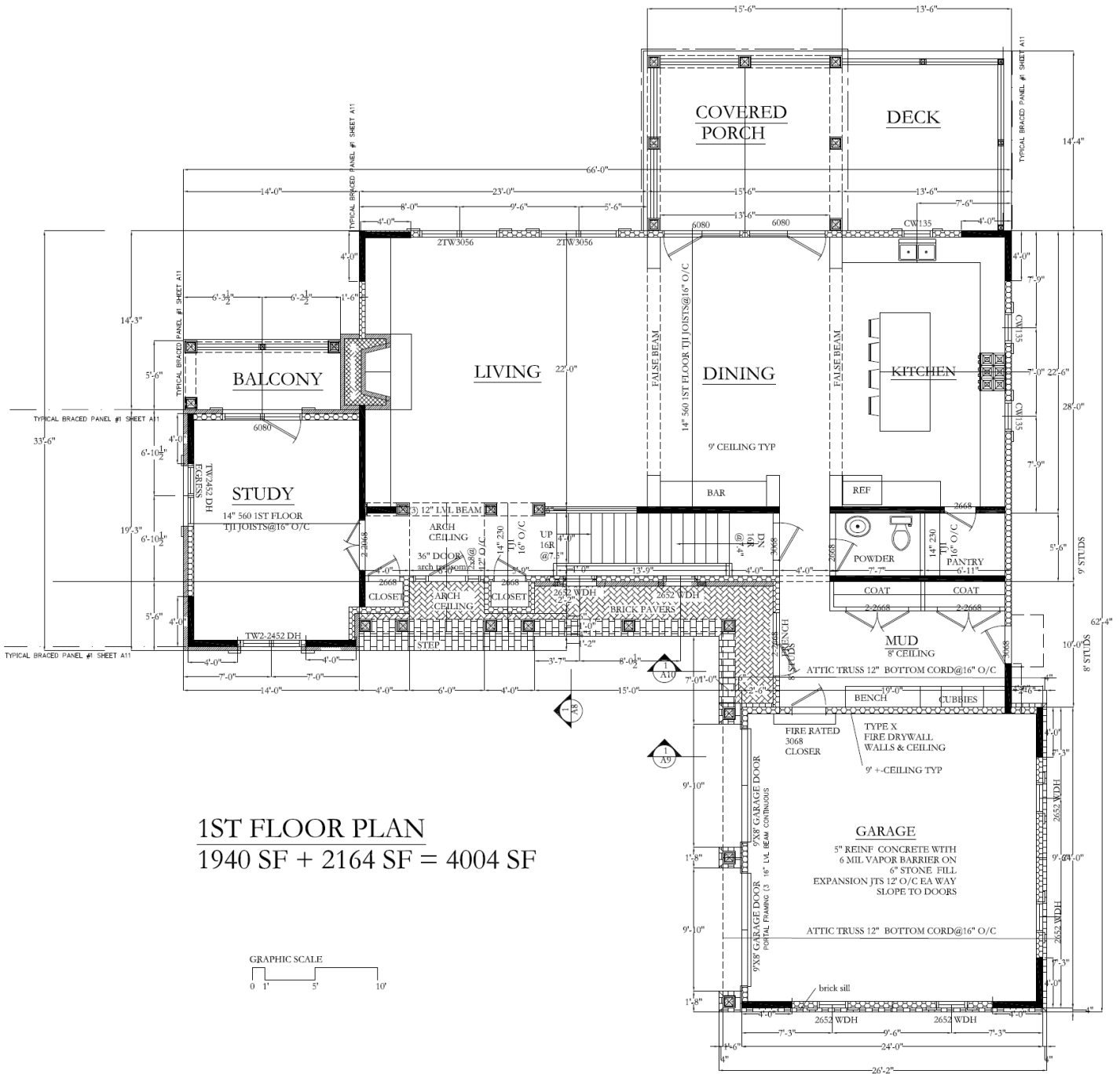
- * WOLF 48" Gas Range - Dual Oven, 6 Burner & Griddle Configuration
- * BEST 36" Hood Insert w/ Internal Blower
- * SUB ZERO 42" Side-by-side, Paneled Refrigerator / Freezer combo
- * ASKO 24" Dishwasher, Paneled
- * SHARP 24" Concealed Control, Built-in, Microwave Drawer



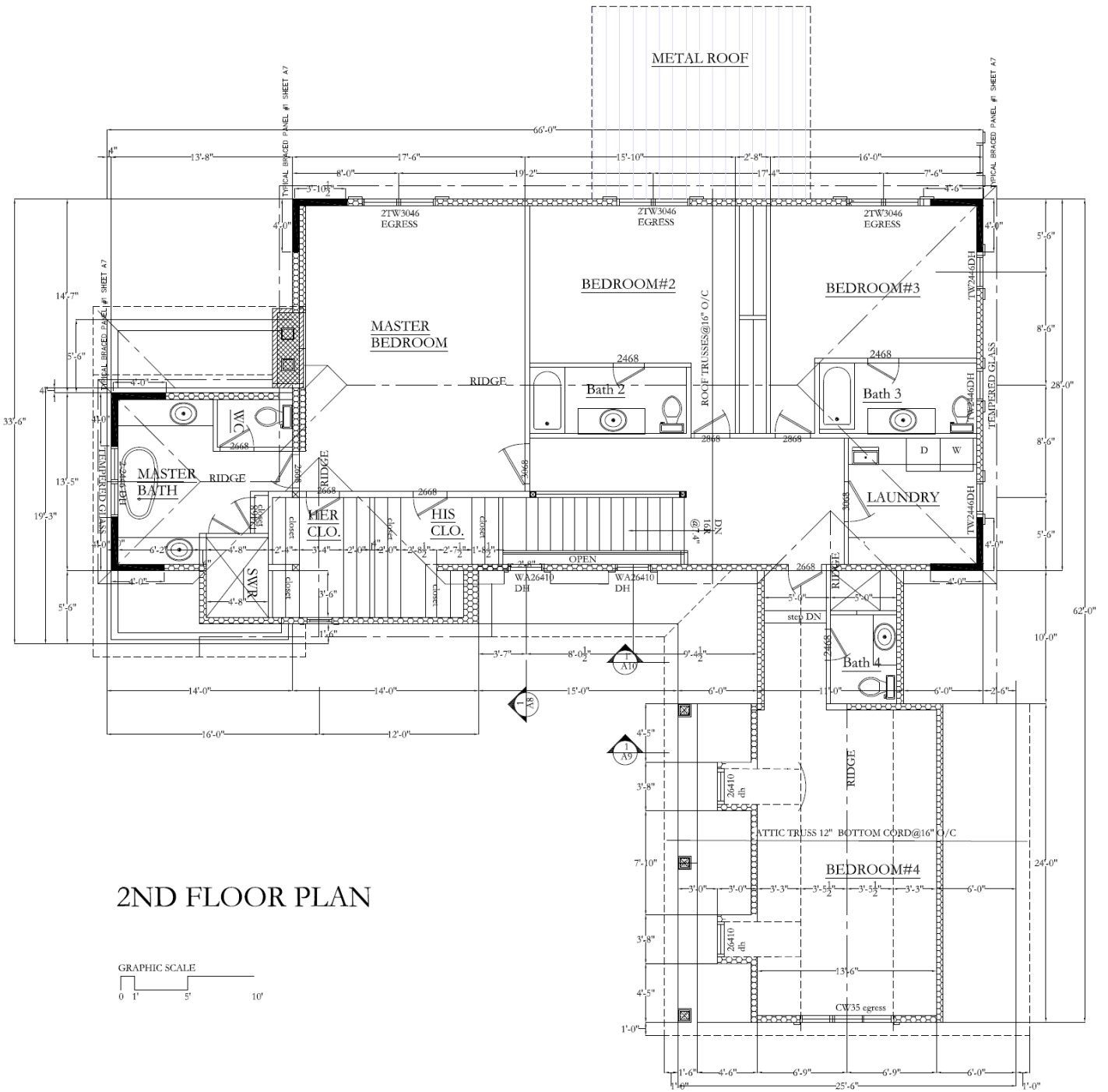
Bar Unit:

- * ULINE 24" Paneled Framed/Glass Beverage Center
- * ULINE 24" Paneled Framed/Glass Wine Cooler

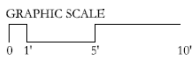




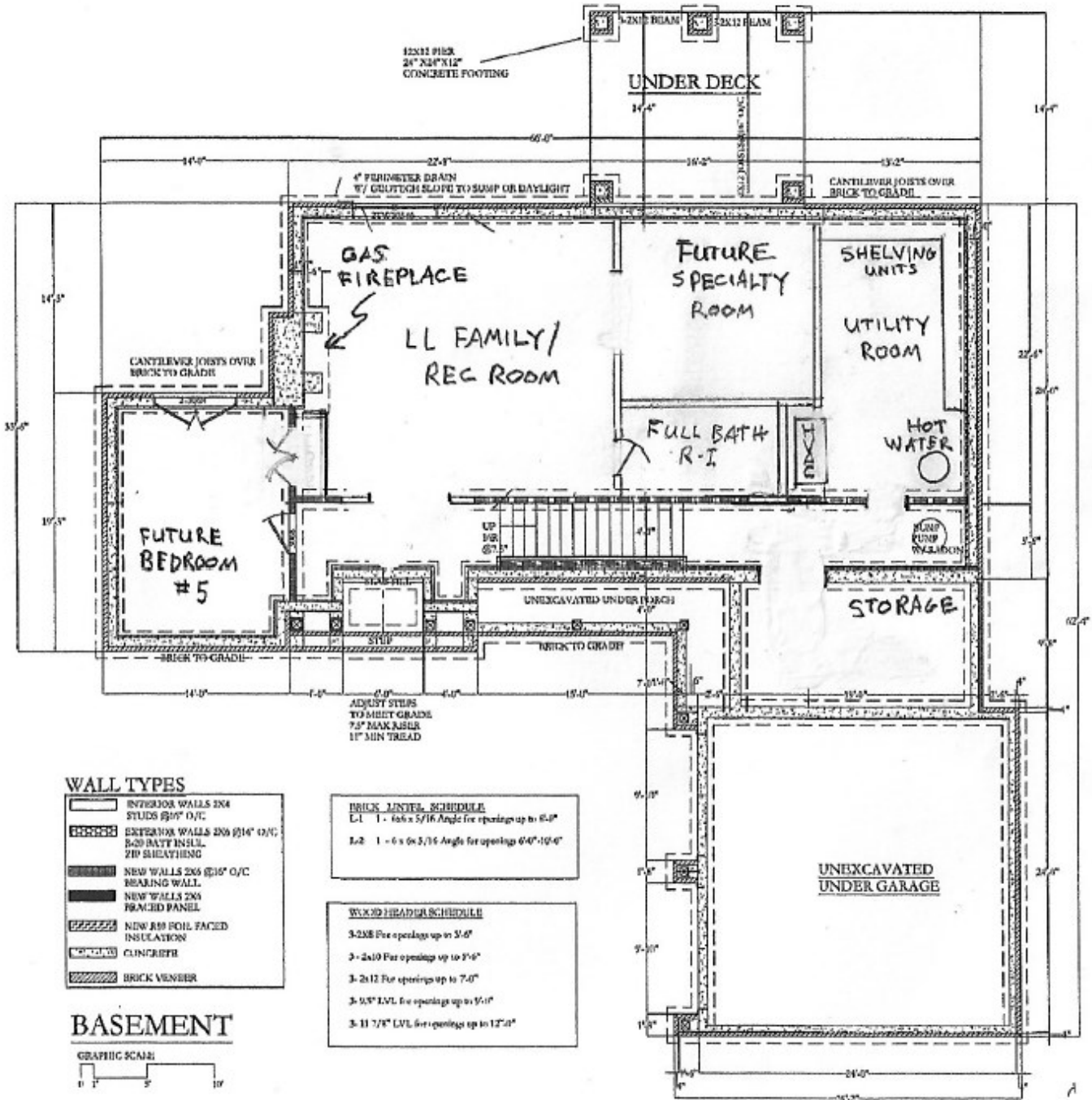
** Slight modifications have been made to the original floorplan as shown



2ND FLOOR PLAN



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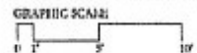
WALL TYPES

	INTERIOR WALLS 2x4 STUDS @16" O/C
	EXTERIOR WALLS 2x6 @16" O/C 5/8" BATT INSUL 2" SHEATHING
	NEW WALLS 2x6 @16" O/C BRACING WALL
	NEW WALLS 2x6 BRACED PANEL
	NEW 800 FOIL FACED INSULATION
	CONCRETE
	BRICK VENEER

BRICK LINTEL SCHEDULE	
L1	1 - 6x6 x 5/16 Angle for openings up to 6'-0"
L2	1 - 6 x 6 x 3/16 Angle for openings 6'-0"-10'-0"

WOOD HEADER SCHEDULE	
3-2x8	For openings up to 5'-0"
3-2x10	For openings up to 7'-0"
3-2x12	For openings up to 7'-0"
3-3" LVL	For openings up to 9'-0"
3-11 7/8" LVL	For openings up to 12'-0"

BASEMENT





HAMPTON PARK

Here in Lutherville, Maryland you will find an upscale, meticulously designed community featuring custom-built homes built by **Benhoff Builders**. The neighborhood of Hampton Park features two historic homes, 14 new lots for custom building, and a beautifully preserved open space thoughtfully planned within a wooded, park-like setting totaling 16+ acres. It was important to the Development Group to maintain the natural beauty of the long-time family owned estate property by restoring the original 1920's homes to their historic elegance, preserving many of the 100+ year old Beech, Elm, Maple and Oak Trees, and maximizing lot sizes and green-space.

Hampton Park Homeowners Association

Hampton Park HOA: The HOA dues are **\$900/year** and are meant to cover expenses shared by the community including: Maintenance of common spaces (Entry and Circle), as well as rain gardens.

Hampton Park Utility Co: Fees are **\$600/year** and they are applied to the sewer infrastructure that was installed by the developer for the benefit of the community. Similar to the "sewer frontage fee" found in older communities.

Architectural Review Board: New homes and exterior modifications to homes must be approved by the Board, and adhere to the architectural covenants and restrictions. This helps to maintain a beautiful community and strong home values.

****All HOA and Covenant & Restrictions Documents are available upon request**

Public Utilities

Hampton Park offers the benefit of **public water, sewer, and natural gas** to all lots. Most of today's custom home communities fall outside of the service district for these utilities – leaving residents with well water, septic systems, and bottled propane gas (which all come with a variety of costs, issues, and drawbacks.)

BGE Electric Service is run underground providing a high level of stability and security to our homes. This also enhances the aesthetics of the community by eliminating overhead power lines. **Comcast / Xfinity & Verizon / FIOS** service are available in the community as well.

Baltimore County Services including curb-side Trash / Recycling collection, Snow Removal & Road Maintenance are all provided in Hampton Park.

Green Development

Hampton Park was designed with **Green Development Practices** being a top priority. From the early stages of planning it was of utmost importance that any development plan accomplish the following goals: Preserve as many of the old "specimen" trees and natural forest buffer as possible and preserve & restore the two existing Historic Homes on the property; Protect a sizable percentage of undisturbed land designated as forest conservation and community space; and Handle all storm water runoff on-site, eliminating any negative environmental impact, in terms of water quantity and quality, to our surrounding neighbors.

These goals were achieved by implementing a self-imposed 50% reduction in housing density (as compared to zoning rights), thoughtful layout and design of the roads and infrastructure, and an engineered system of "rain gardens" for storm water management.

Rain Gardens

Rain Gardens have been strategically placed throughout the community to manage storm water quantity and quality on-site. These features will be beautifully landscaped to create natural looking garden beds while functionally maintaining an environmentally conscious neighborhood.



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Lutherville, Baltimore County, Maryland



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