



Optional Upgrades Include:

Kitchen and Bath

- White Carrara Quartz countertops in Kitchen and Primary Bath
- Matte Black and Brushed Nickel finishes throughout
- Premium bath fixtures customized for each design
- Large 60" shower plus shower bench with Rain-shower head in Primary bath and white subway tile surround
- White Micro-Shaker cabinets with full overlay and soft-close throughout

Smart Samsung Stainless Steel Appliances

- 27.4 cu ft. Side by Side Refrigerator with Dispenser and Ice Maker (at extra cost)
- 6.3 cu ft. Smart Freestanding Electric Range with Steam Clean, Wi-Fi, and Voice Control
- Fingerprint Resistant 53 dBA Dishwasher with Height-Adjustable Rack
- 1.7 cu ft Over-the-Range Microwave

Flooring

- Wood look True Touch Invincible® Luxury Vinyl Plank (Extended Manufacturer's Warranty) *
- Marvel® 24 oz. bedroom carpeting (Extended Manufacturer's Warranty) *

Exterior – Full Upgrade Package

- Sod – front yard, both side yards, and 10' behind the home.
- Balance of lot will be seeded
- Shade tree in front yard
- 6 plant landscape package with 2 foundation shrubs and 4 accent shrubs, mulch in front yard planter beds.
- Two-Car Garage with opener and remote access keypad

* See manufacturer warranty for details and exclusions.

HIGHLIGHTS

**Distinctive Architectural
Design Elements**

**9-foot Ceilings on the
first floor**

**Beautiful Finishes
that Draw the Eye
and Bring You Home**

**Stainless Steel
Fingerprint Resistant
Appliances**

**High Quality Shaker-
Style Cabinetry**

**Energy Efficient
Construction**

**High Efficiency
Furnace & AC**

**Under-stair Storage,
huge closets, XL attic
access &**

Specifications

Exterior

- Distinctive architectural design elements
- Certainteed Mainstreet® vinyl siding with Limited Lifetime Manufacturer Warranty (transferrable)*
- Insulated, dual-pane, Low-E, Argon Gas single hung windows
- Dimensional Shingle Roof with Limited Lifetime Manufacturer's Warranty*
- Attached 2-car garage with Clopay® Raised panel garage door and Chamberlain® opener w/ keypad
- Landscaping with front, side, and rear sodding. Remainder of lot seeded.
- Smooth-Star® Fiberglass Entry Door with ¾ clear glass
- TS100 Traditions® Steel Owners Door

Behind the Scenes

- Concrete slab foundation
- Tyvek® house wrap
- Dual Cat6/Coax outlets in living room and primary bedroom
- Utility access for cable/internet/phone in garage for future connections
- Bryant® 60,000 BTU gas furnace, 90% efficiency; Model #9116SA
- Bryant® 2.5 Ton 30,000 BTU 14 SEER; Model #GA4SAN
- Bradford® 50-gallon electric hot water heater

Interior

- Optional Drop Zone Bench
- White painted trim with neutral wall colors
- Sliding glass door off main living space.
- Recessed 2-panel, white doors
- Schlage Plymouth® door hardware
- Wood Look True Touch Invincible® Luxury Vinyl Plank (Extended Manufacturer's Warranty) *
- Marvel® 24 oz. bedroom carpeting (Extended Manufacturer's Warranty) *
- Light fixtures upgrades in Matte Black and Brushed Nickle
- Edison light bulbs
- Low profile LED lights stairwell, hall, and laundry room.

Kitchen

- Wood Look True Touch Invincible® Luxury Vinyl Plank
- White Micro-Shaker cabinetry with full overlay & soft close doors, 96" finish height on upper cabinets & crown molding
- Full island wrap
- White Carrara Quartz Countertops
- Matte Black & Brushed Nickle knobs and pulls
- XL Undermount stainless steel single bowl sink with disposal
- Badger® 1 ½ HP disposal with cord
- Matte Black Delta® one-handle pull-down kitchen faucet
- Matte Black pendant lights

Primary Bath

- Wood Look True Touch Invincible® Luxury Vinyl Plank
- Mansfield® Elongated toilet
- 36"x 60" shower with bench & white subway tile surround
- Delta Shower trim with Rain Showerhead in Matte Black
- White Mico-Shaker cabinetry with soft close doors & drawers
- Matte Black cabinet hardware
- Semi-frameless glass shower door
- Double sink with One Handle Matte Black faucets

2nd Floor Hall Bath

- Wood Look True Touch Invincible® Luxury Vinyl Plank
- Mansfield® Elongated toilet
- Shaker style cabinets with full overlay, soft close doors/drawers
- Brushed Nickle cabinet hardware
- Double sink & optional linen closet
- Delta® Classic one-handle 5-spray bathtub shower faucet control
- 60" tub with 3-piece surround

Powder Room

- Wood Look True Touch Invincible® Luxury Vinyl Plank
- Mansfield® Elongated toilet
- Mansfield Maverick® pedestal sink
- Moen® Two handle faucet in brushed nickel

2nd Floor Laundry

- Recessed laundry box with hot and cold hose bibbs
- Laundry pan

* See manufacturer warranty for details and exclusions.

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