

STAGE 1 HIGHLIGHTS:

- Smooth Ceiling (Second Floor)
- 10' Main Floor Ceiling Height

STAGE 2 HIGHLIGHTS:

- Garage Door Opener Outlets
- Shower Pot Light (Ensuite, Bath 2)
- Rough-in Light Above Vanity Mirrors on Existing Switch (Powder Room, Bath 2, Ensuite)
- Rough-In Lights Above Vanity Mirrors on Separate Switch (Main Bath)
- CAT-6 (Great Room)
- Cable Tv Outlet (Great Room, Principal Bedroom)
- Upgraded Stainless Steel Hood Fan
- Rough-In Gas Line to Kitchen Stove
- 200 AMP Service
- 60 AMP / 240 VOLT (Separate Circuit) Electrical Outlet in Garage for Future Car Charger

STAGE 3 HIGHLIGHTS:

- Upgraded Metal Pickets Throughout Main Stairs
- Stained Stairs to Match Floor
- Glass Shower Enclosure (Bath 2)
- 5" Engineered Oak Flooring (Main Floor [Non-Tiled Areas], Second Floor Hall)
- Solid Oak Hardwood Flooring (Principal Bedroom)
- Upgraded Baseboard Trim
- Upgraded Kitchen Faucet
- Upgraded Floor Tile (Foyer, Ensuite)
- Upgraded Shower Wall Tile (Ensuite)
- Upgraded Shower Floor Tile (Ensuite)
- Upgraded Cabinet Hardware (Ensuite)
- Upgraded Faucet & Fixtures (Ensuite)
- Granite Countertops (Main Bath, Bath 2)
- Upgraded Kitchen Backsplash
- Upgraded Quartz Countertop (Kitchen, Ensuite)
- Upgraded Undermount Sink (Kitchen, Ensuite, Main Bath, Bath 2)
- Upgraded Interior Door Hardware Throughout With Upgraded Steeple Hinge
- Upgraded 96" Shaker Style Interior Doors Throughout Main Floor
- Upgraded 96" Carrara (2 Panel) Throughout Second Floor

APPROXIMATE RETAIL VALUE: \$90,240.00

*Prices and specifications are subject to change without notice. All prices are approximate. E. & O. E. February 2026