

Stage #1 Highlights:

- 50" Electrical Linear Recessed Fireplace
- Smooth Ceiling (Second Floor)
- Optional Side Door (**IF GRADE PERMITS**)

Stage #2 Highlights:

- 4" Recessed LED Pot Lights on Dimmer Switch (Great Room, Dining Room, Library, Main Floor Hall)
- Rough-In Light Centered Above Kitchen Island on a Separate Switch
- Garage Door Opener Outlet for each door
- Flat Screen Ready Conduit above Fireplace
- Upgraded Stainless Steel Chimney Style Hood fan
- Shower Pot Light (Ensuite, Bath 3)
- Rough-In Lights above vanity mirrors on a Separate Switch (Powder Room, Main Bath, Ensuite, Bath 2, Bath 3)
- Valance Lighting Under Kitchen Uppers
- Cable TV Outlets (Great Room, all Bedrooms)
- CAT-6 (Great Room, all Bedrooms)

Stage #3 Highlights:

- Upgrade Metal Pickets
- Upgraded 5" White Oak Wire Brushed Engineered Flooring (Main floor, Second floor Hall, Principal Bedroom)
- Upgraded Ceramic Floor Tile (All tiled areas on Main Floor)
- MDF Kitchen Cabinets
- Deep Upper Cabinets above Fridge
- Upgraded Kitchen Faucet
- Upgraded Quartz Countertop (Kitchen, Ensuite)
- Upgraded Ceramic Kitchen Backsplash
- Upgraded Trim – 3" Casing, 5 ¼" Baseboard
- Undermount sinks (Ensuite)
- Upgrade cabinet handles in Kitchen

Approximate retail value: \$91,750.00

Prices and specifications are subject to change without notice. All prices are approximate. E. & O. E. May 2023