## HIGHLIGHTS:

- Smooth Ceiling (Main Floor and Ground Floor)
- Electrical 50” Recessed Linear Fireplace
- Rough-In Light Centered Above Kitchen Island on a Separate Switch
- Garage Door Opener with Keypad
- Shower Pot Light (Ensuite)
- Rough-In Lights Above Vanity Mirrors (Powder Room, Ensuite, Main Bath)
- 4” Recessed LED Pot Lights on Dimmer Switch (Great Room, Main Floor Hallway)
- CAT-6 (Great Room, Principal Bedroom)
- Flat Screen Ready Conduit with Electrical Outlet Above Fireplace
- Valance Lighting under Upper Cabinets in Kitchen
- Upgraded Stainless Steel Chimney Style Hood Fan
- Upgraded ½” Metal Pickets Throughout Main Stairs
- Stained Stairs to Match Hardwood Floor
- 5” Engineered Hardwood Floor (Ground Floor [Non-Tiled Areas], Main Floor [Non-Tiled Areas], All Bedrooms)
- Upgraded Trim
- Upgraded Interior Door Hardware
- Upgraded Kitchen Faucet
- Upgraded Floor Tile (Foyer, Laundry Room, Powder Room, Kitchen, Ensuite)
- Upgraded Shower Wall Tile (Ensuite, Main Bath)
- Upgraded Shower Floor Tile in Ensuite
- Upgraded Faucet (Powder Room, Ensuite, Main Bath)
- Upgraded Shower Fixtures (Ensuite)
- Upgraded Kitchen Cabinets
- Upgraded Cabinet Hardware (Kitchen, Ensuite, Main Bath)
- Upgraded Undermount Kitchen Sink
- 24” Deep Cabinets above Fridge
- Upgraded Valance Lighting Trim on Kitchen Cabinets
- Upgraded Countertop with Upgrade Edge in Kitchen
- Upgraded Kitchen Backsplash
- Upgraded Countertop (Ensuite, Main Bath)
- Upgraded Undermount Sink (Ensuite, Main Bath)
- Upgraded Interior Paint Throughout (Excluding Basement)

**APPROXIMATE RETAIL VALUE: $80,620.00**

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