

Stage #1 Highlights:

- 2 Ton Central Air Unit
- 50" Linear Electric Fireplace
- Smooth Ceiling 3rd Floor, throughout

Stage #2 Highlights:

- 4" Recessed LED Pot Lights on Dimmer Switch (Great Room/Dining Room, Kitchen)
- Rough-In Light Centered Above Kitchen Island on Separate Switch
- Garage Door opener Outlet in ceiling in Garage
- Upgraded Stainless Steel # _____ Hood Fan
- Rough-In Lights above Vanities on Separate Switch (Ensuite, Main Bath, Bath 2)
- Shower Pot Light (Ensuite)
- Flat Screen Ready Conduit (Great Room)
- Cable TV Outlet (Great Room, All Bedrooms)
- CAT-5 Rough-in (Great Room, All Bedrooms)
- Valance Lighting Under Kitchen Uppers

Stage #3 Highlights:

- 5" Engineered Hardwood Flooring (Ground Floor, Main Floor, Third Floor Hall)
- Stained to match Oak stairs with Upgraded Metal Pickets
- Upgraded Cabinetry Hardware (Kitchen)
- Quartz Countertop Throughout (Kitchen)
- Upgraded Undermount Stainless Steel sink (Kitchen)
- Upgraded Kitchen Faucet
- Upgraded Tile Backsplash (Kitchen)
- Granite Countertop with Undermount Sink (Ensuite)
- Marble Countertop with Undermount Sink (Main Bath, Bath 2)
- 24" deep Cabinets above fridge in Kitchen
- Upgraded Valance Trim below kitchen uppers
- Upgraded Baseboards and Trim, throughout
- Upgraded ceramic Floor Tiles (Ground Floor, Main Floor)

Approximate retail value: \$68, 700.00

Prices and specifications are subject to change without notice. All prices are approximate.

E. & O. E. May 2023