

Stage #1 Highlights:

- 50" Electrical Linear Recessed Fireplace
- Smooth Ceiling (Second Floor)

Stage #2 Highlights:

- 4" Recessed LED Pot Lights on Dimmer Switch (Great Room/Dining Room, Kitchen/Breakfast, Main Floor Hall)
- Rough-In Light Centered Above Kitchen Island on a Separate Switch
- Garage Door Opener Outlet
- Flat Screen Ready Conduit above Fireplace
- Upgraded Stainless Steel Chimney Style Hood Fan
- Shower Pot Light (Ensuite)
- Rough-In Lights above vanity mirrors on a Separate Switch (Ensuite, Main Bath)
- Valance Lighting Under Kitchen Uppers
- Cable TV Outlets (Great Room, all Bedrooms)
- CAT-5 (Great Room, all Bedrooms)
- 2 Ton Central Air Unit
- Stained to Match Stairs with Upgraded Metal Pickets

Stage #3 Highlights:

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

Approximate retail value: \$76, 000.00

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

E. & O. E. May 2023