

Stage #1 Highlights:

- Smooth Ceiling (Ground Floor, Main Floor, Third Floor)
- Electrical 50" Linear Recessed Fireplace

Stage #2 Highlights:

- 4" Recessed LED Pot Lights on Dimmer Switch (Great Room, Kitchen/Dining Room)
- 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)

Stage #3 Highlights:

- 5" White Oak Engineered Flooring (Ground Floor, Main Floor, Third Floor Hall, Principal Bedroom)
- Stained to Match Oak Stairs with Upgraded Pickets
- Quartz Countertop Throughout Kitchen
- Upgraded Kitchen Tile Backsplash
- 24" Deep Upper Cabinets Above Fridge
- Upgrade Valance Lighting Trim
- Upgrade Trim Throughout (3" Casing, 5 ¼" Baseboard)
- Upgraded Countertop (Ensuite, Main Bath)
- White Undermount Sink (Ensuite, Main Bath)
- 2 Ton Central Air Unit

Approximate retail value: \$70,000

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