

## HIGHLIGHTS

- 10' Main Floor Ceiling Height
- Smooth Ceiling (Main Floor, Second Floor)
- Optional Side Door, If Grade Permits
- Rough-In Light(s) Centered Above Kitchen Island on a Separate Switch
- ½ HP Belt Drive Garage Door Opener with Keypad
- Upgraded Stainless Steel Hood Fan
- Rough-In Light Above Vanity Mirror on Existing Switch (Powder Room, Ensuite, Main Bath, Bath 2)
- Shower Pot Light (Ensuite)
- Electrical Outlet 6ft From the Floor for Future Wall Mounted TV (Great Room)
- CAT-6 (Great Room, Principal Bedroom)
- Upgraded Stainless Steel Chimney Hood Fan
- 4" Recessed LED Pot Light on Separate Dimmer Switch (Great Room/Breakfast, Kitchen)
- Upgraded Black Metal Pickets Throughout Main Stairs, stained to match Hardwood Flooring
- Valance Lighting Under Upper Cabinets
- Upgraded Floor Tile (Foyer, Powder Room, Lower Landing, Kitchen, Mud Room, Ensuite)
- 5" Engineered White Oak Flooring (Main Floor [Non-Tiled Areas], Second Floor Hall, All Bedrooms)
- Upgraded Interior Paint Throughout
- Upgraded Cabinet Hardware (Kitchen, Ensuite, Main Bath, Bath 2)
- Upgraded Kitchen Cabinets
- Upgraded Quartz Countertop (Kitchen, Ensuite, Main Bath, Bath 2)
- Upgraded Kitchen Backsplash
- Upgraded Stainless Steel Undermount Sink (Kitchen)
- Kitchen Valance Lighting Trim
- Upgraded Interior Trim Throughout
- 24" Deep Upper Cabinets Above Fridge with Gable(s)
- Upgraded Kitchen Faucet
- Upgraded Faucet (Powder Room, Ensuite, Main Bath, Bath 2)
- Upgraded Shower Fixture (Ensuite)
- Upgraded Interior Door Hardware Throughout
- Integrated Flush Hardwood Floor Air Supply Registers (Main Floor [Non-Tiled Areas])
- Upgraded Stacked Upper Cabinets (Kitchen)
- Upgraded Shower Floor Tile (Ensuite)
- Upgraded Shower Wall Tile (Ensuite, Main Bath, Bath 2)
- Upgraded Undermount Sinks (Ensuite, Main Bath, Bath 2)

**APPROXIMATE RETAIL VALUE: \$131,700.00**

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