

Stage #1 Highlights:

- 50" Electrical Linear Recessed Fireplace
- Optional Side Door (**IF GRADE PERMITS**)

Stage #2 Highlights:

- Rough-In Lights Centered Above Kitchen Island on a Separate Switch
- Upgraded 36" Stainless Steel Chimney Style Hood fan
- Shower Pot Light (Ensuite, Bath 2, Bath 3)
- Rough-In Lights above vanity mirror on a Separate Switch (Ensuite)
- Rough-In Lights above vanity mirror on the existing Switch (Main Bath, Bath 2, Bath 3)
- Cable TV Outlets (Great Room, Principal Bedroom)
- CAT-6 (Great Room)
- Exterior Soffit Porch Outlet with Separate Switch in Foyer.

Stage #3 Highlights:

- Stained To Match Oak Stairs with Upgraded Black Metal Pickets
- Upgraded 5" White Oak Engineered Flooring (Main floor, Second floor Hall)
- 2 ¼" Solid Oak Flooring (Principal Bedroom)
- Upgraded Ceramic Floor Tile in all tiled areas on Main Floor and 2nd Floor (excluding Mudroom, Laundry Room, Bath 3)
- MDF Kitchen Cabinets
- Additional Bank of Drawers in Kitchen
- 2 Frosted Glass doors with Matching Interior in Kitchen
- Valance Lighting Trim (electrical not included) in Kitchen
- Double Pail Garbage Pullout in Kitchen
- Soft Closing Doors and Drawers (Kitchen, Bath 2, Bath 3)
- Deep Upper Cabinets above Fridge
- Fridge Cold Water Line
- Upgraded Kitchen Faucet
- Upgraded Kitchen Soap Dispenser
- Upgraded Quartz Countertop (Kitchen, Ensuite, Main Bath, Bath 2, Bath 3)
- Upgraded Ceramic Backsplash
- Upgraded undermount sink in Kitchen
- Undermount sinks (Ensuite, Main Bath, Bath 2, Bath 3)
- Converted Tub to Shower with Upgraded Glass Shower Enclosure (Bath 2)
- Upgraded Plumbing Fixtures (Ensuite, Main Bath, Bath 2, Bath 3)

Approximate retail value: \$104, 475.00

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