

## HIGHLIGHTS

- Smooth Ceiling (Ground Floor, Second Floor)
- 10' Main Floor Ceiling Height
- Electrical 50" Recessed Linear Fireplace
- Optional Side Door (If Grade Permits)
- Main Bath Converted From Tub To Shower With Ceramic Shower Base And Jamb
- Rough-In Lights Evenly Spaced Above Kitchen Island on a Separate Switch
- ½ HP Belt Drive Garage Door Opener With Keypad (Electrical Outlet Included)
- Shower Pot Light (Ensuite)
- Rough-In Lights Above Vanity Mirrors on Existing Switch (Ensuite, Guest Ensuite, Bath 2, Main Bath, Powder Room)
- 4" Recessed LED Pot Lights on Dimmer Switch (Living/Dining Room, Kitchen, Mudroom)
- CAT-6 (Living/Dining Room, Principal Bedroom)
- Flat Screen Ready Conduit with Electrical Outlet Above Fireplace
- Valance Lighting Under Upper Cabinets in Kitchen
- Upgraded Stainless Steel Chimney Style Hood Fan
- Upgraded Black Metal Pickets Throughout Main Stairs
- Upgraded Floor Tile (Foyer, Powder Room, Lower Landing, Mudroom, Kitchen, Ensuite)
- 5" Engineered White Oak Flooring (Main Floor [Non-Tiled Areas], Second Floor Hall, All Bedrooms)
- Upgraded Interior Wall Paint Throughout
- Stained Stairs to Match Engineered Flooring
- Upgraded Cabinet Hardware (Kitchen, Ensuite, Main Bath, Guest Ensuite, Bath 2)
- Upgraded Kitchen Cabinets
- Upgraded Quartz Countertop (Kitchen, Ensuite, Main Bath, Bath 2, Guest Ensuite)
- Upgraded Kitchen Backsplash
- Upgraded Kitchen Undermount Sink
- Upgraded Valance Lighting Trim
- Upgraded Trim Throughout
- Stacked Upper Cabinets
- 24" Deep Upper Cabinets Above Fridge
- Upgraded Kitchen Faucet
- Upgraded Faucet (Powder Room, Ensuite, Main Bath, Bath 2, Guest Ensuite)
- Upgraded Interior Door Hardware Throughout
- Upgraded Shower Floor Tile (Ensuite, Main Bath)
- Upgraded Shower Wall Tile (Ensuite, Main Bath, Bath 2, Guest Ensuite)
- Upgraded Tub/Shower Trim Hardware (Ensuite)
- Upgraded Undermount Sinks (Ensuite, Main Bath, Bath 2, Guest Ensuite)
- Integrated Flush Hardwood Air Supply Registers (Main Floor [Non-Tiled Areas])
- Upgraded Bank of Drawers (Ensuite)

**APPROXIMATE RETAIL VALUE: \$176,230.00**

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