



Model Amenities

	<i>INCLUDED IN HOME</i>	<i>UPGRADES AS SEEN IN MODEL</i>
<i>Throughout</i>	<ul style="list-style-type: none"> ▪ Recessed LED can lights (including porch and patio) ▪ Elegant flat 5 ¼" baseboards ▪ Windowsills with apron ▪ Rinnai energy efficient tankless water heater ▪ QuietCool whole house fan ▪ Raymus NextGen Smart Home Package with 3-year subscription to Alarm.com where you can manage your: <ul style="list-style-type: none"> ○ Two (2) Z-Wave wall switches (locations vary by plan) ○ Z-Wave Smart Thermostat ○ LiftMaster® Wi-Fi garage door opener with MyQ technology ○ Complete alarm package (monitoring at additional cost) 	<ul style="list-style-type: none"> ▪ Low VOC Kelly-Moore® Paint ▪ Walls, ceilings, trim, doors, crown molding, closets: Swiss Coffee ▪ Cabinets: beech Shaker style in Cocoa stain <ul style="list-style-type: none"> ○ Hardware: Allison Smooth Value Knob, satin nickel finish ○ Soft Close doors and drawers at all cabinets ▪ Interior Doors: Masonite, Logan (smooth finish) ▪ Interior Door Hardware: Kwikset® Sydney lever, Venetian Bronze finish ▪ Plumbing Fixtures: Package #2 - Delta® Xander (kitchen) and Ashlyn (baths), 8" at master bath, 4" spread at other baths, stainless steel finish ▪ Surround sound complete throughout home ▪ Window Coverings (decorator item)
<i>Exterior Design</i>	<ul style="list-style-type: none"> ▪ Water efficient front yard landscaping with weather sensor irrigation timer ▪ Skybell® video doorbell ▪ Pre-wire for security camera at driveway ▪ Decorative address plaque ▪ Four (4) exterior 110V outlets ▪ Boral® durable fire-resistant concrete tile roofing with Limited Lifetime Warranty ▪ Three (3) exterior hose bibs ▪ ½" natural gas stub for future BBQ 	<ul style="list-style-type: none"> ▪ Elevation "C" <ul style="list-style-type: none"> ○ Stucco Paint Color: Country Rubble ○ Roof Tile: Boral, A4 rounded roof tile (additional upgrade) ○ Stone Veneer: El Dorado Stone, Bracciano Roma Brick ○ Siding & Popouts: Frost ○ Trim: Oxford Brown ○ Front Door: Coffee Bar ○ Garage Door: Oxford Brown ○ Elevation "C" exterior light package ▪ Front Door: Plastpro®, Three Panel Craftsman ▪ Front Door Hardware: Kwikset®, Bronze finish ▪ Two (2) double flood lights with motion sensor and switch ▪ Two (2) under eave 110V outlets with switch ("Christmas Light" pre-wire) ▪ Model hardscape & landscaping (decorator item)
<i>Flooring</i>		<ul style="list-style-type: none"> ▪ Laminate at first floor: Mohawk, Cedar View Honey Tone Oak (level 1) ▪ Tile at Guest Bath: Emser™ Milestone Dust 12" x 24" with 101 Quartz grout (level 5) ▪ Tile at Bath #2 and Laundry Room: Emser™ Cadiz Espera 12" x 24" with 122 Linen grout (level 1) ▪ Tile at Master Bath: Emser™ Newberry Bianco Hexagon 10" x 11" with 183 Chateau grout (level 7) ▪ Carpet: Mohawk, Attention Getter in 503 Aria (discontinued) ▪ Carpet Padding: 1/2", 8 lbs. (level 2)
<i>Garage</i>	<ul style="list-style-type: none"> ▪ LiftMaster® 1/2hp chain drive opener with built-in WiFi, battery back-up, and remotes ▪ Exterior side entry door to garage ▪ Four 4' fluorescent wraparound light fixtures (included with 4-car garage option) 	<ul style="list-style-type: none"> ▪ Four car garage (structural upgrade option) ▪ Texture and paint: Kelly-Moore® Swiss Coffee ▪ 15-amp 110V outlet on separate circuit ▪ Flatscreen TV tube with 110V outlet ▪ RG6 (TV) outlet ▪ Finished electric vehicle charging outlet ▪ Garage Door: Elevation C, 16' x 7' Doorlink® Deluxe Insulated Steel Sectional Doors (additional upgrade)
<i>Stairwell / Drop Zone</i>	<ul style="list-style-type: none"> ▪ Storage drawers under stairs ▪ Stair Railing: Box Craftsman, paint grade white railing, posts, and spindles ▪ Built-in bench with shoe cubbies, coat rack, and upper and lower storage zone 	<ul style="list-style-type: none"> ▪ Shaker style drawers and Allison knobs on storage drawers

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UPGRADES AS SEEN IN MODEL

<i>Guest Suite</i>	<ul style="list-style-type: none"> ▪ Barn door to bath ▪ Custom closet organizer ▪ Toilet with round bowl (14.5" height) 	<ul style="list-style-type: none"> ▪ Wall paint color: Kelly-Moore® Clam ▪ Custom built-in room divider and bookcase ▪ Coronado (6 9/16-inch) crown molding ▪ Mirrored medicine cabinet with beveled edge ▪ Vanity: Piedrafina, Arena ▪ Vanity Backsplash: Emser™ Entity Life Mosaic with 101 Quartz grout ▪ Sink: Kohler® rectangular undercounter mount ▪ Shower enclosure: brushed nickel with clear glass ▪ Shower Surround: Emser™ Milestone Dust 12"x 24" with 101 Quartz grout ▪ Shower Pan: Emser™ Milestone Dust 2"x 2" with 101 Quartz grout ▪ Satin nickel bath hardware ▪ Maxim Clover 4-light Chandelier
<i>Kitchen/Dining</i>	<ul style="list-style-type: none"> ▪ Walk-in Pantry ▪ Kitchen island ▪ USB charging outlet ▪ Refrigerator area pre-plumbed for ice maker ▪ InSinkErator® Badger® 5, 1/2 HP continuous feed garbage disposal 	<ul style="list-style-type: none"> ▪ Cabinet upgrades: <ul style="list-style-type: none"> ○ Clear glass on cabinet doors ○ Roll-out Shelves ○ Trash bin pull-out ▪ Pantry Door: Trimlite Retro Series with full frosted glass ▪ Counters and Full Backsplash: Silestone Quartz, Lusso with square edge ▪ Sink: Kohler® Whitehaven Undermount Apron ▪ Refrigerator ▪ Appliance Package #2: <ul style="list-style-type: none"> ○ KitchenAid® 30" 5-burner gas double oven convection range (additional upgrade) ○ KitchenAid® PrintShield™ dishwasher ○ KitchenAid® convection microwave/hood
<i>Great Room</i>	<ul style="list-style-type: none"> ▪ Emerson ceiling fan with overhead light ▪ White vinyl sliding glass door 	<ul style="list-style-type: none"> ▪ Four (4) LED can lights on one (1) dimmer switch ▪ Painted Accent Wall – Kelly-Moore® Coronado Moss
<i>Powder Bath</i>	<ul style="list-style-type: none"> ▪ Door to backyard ▪ Toilet with round bowl (14.5" height) ▪ Panasonic Whisper exhaust fan 	<ul style="list-style-type: none"> ▪ Vanity: Piedrafina, Bianco with 4" backsplash ▪ Sink: Kohler® Caxton oval undercounter mount ▪ Satin nickel bath hardware
<i>Covered Patio (Structural Upgrade Option – approx. 304 sq. ft.)</i>		<ul style="list-style-type: none"> ▪ Ceiling Fan: Fanimation, Odyn with cap ▪ Fireplace: Cosmo 42" Heat & Glow Linear Glass ▪ Built-in benches on both sides of fireplace ▪ Stone veneer: El Dorado Stone, Bracciano Roma Brick ▪ Hot and cold-water host bib
<i>Bonus Room (Structural Upgrade Option – adds 557 sq. ft.)</i>	<ul style="list-style-type: none"> ▪ Two (2) ceiling fans with light (upgraded fixtures shown - Minka Air 60" LED Smart Sleek) 	<ul style="list-style-type: none"> ▪ Custom built-in media center with lower cabinet ▪ Six (6) LED can lights on one (1) dimmer switch ▪ Flatscreen TV tube with 110V outlet ▪ 110V floor plug
<i>Bedrooms #2 & #3</i>	<ul style="list-style-type: none"> ▪ Overhead light pre-wired and braced for a future ceiling fan ▪ Custom closet organizer 	<ul style="list-style-type: none"> ▪ Accent paint color at Bed #3 (Soccer Room): Kelly-Moore® Golfer Green
<i>Bath #2</i>	<ul style="list-style-type: none"> ▪ Vanity: cultured marble with 4" backsplash, matte finish ▪ Steel tub with recessed shower shelf and shower rod ▪ Tub/Shower surround: cultured marble, matte finish ▪ Panasonic Whisper exhaust fan 	<ul style="list-style-type: none"> ▪ Satin nickel bath hardware ▪ Gerber elongated toilet (14.5" height)
<i>Master Bedroom</i>	<ul style="list-style-type: none"> ▪ Custom closet organizer / shoe rack in closet ▪ Emerson ceiling fan with overhead light 	<ul style="list-style-type: none"> ▪ Wall paint color: Kelly-Moore® Clam ▪ Four (4) LED can lights on one (1) dimmer switch ▪ Coronado (6 9/16-inch) crown molding

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<i>Master Bathroom</i>	<ul style="list-style-type: none"> ▪ Freestanding tub ▪ Large window with finished windowsill ▪ Panasonic Whisper exhaust fan 	<ul style="list-style-type: none"> ▪ Wall paint color: Kelly-Moore® Clam ▪ Celestino LED bath mirrors ▪ Vanity: Piedrafina, Botticino with 4" backsplash ▪ Sinks: Kohler® Rectangular undercounter mount ▪ Shower Enclosure: brushed nickel with clear glass ▪ Shower Column: Delta® Universal, 18" angular with square rain shower head and Ashlyn shower trim ▪ Shower Pan: Emser™ Flat Rivera Natural Blend 12"x 12" with 185 Taupe grout ▪ Shower Surround and Wall behind tub: Emser™ Eurasia Chiara 12"x 24" with 183 Chateau grout ▪ Shower Seat: Piedrafina, Botticino ▪ Satin nickel bath hardware ▪ Gerber elongated toilet (14.5" height)
<i>Laundry Room</i>	<ul style="list-style-type: none"> ▪ 220V plug for electric dryer ▪ Inset washer/dryer box ▪ Lower cabinet ▪ Panasonic Whisper exhaust fan 	<ul style="list-style-type: none"> ▪ Laundry Sink with Delta® Faucet, chrome finish ▪ Counters: Piedrafina, Arena with 4" backsplash ▪ Upper cabinet above future washer and dryer

Your Notes & Questions:

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