

### STAGE 1 HIGHLIGHTS:

- Smooth Ceiling (Main Floor, Second Floor)
- Electrical 50" Recessed Linear Fireplace
- 10' Main Floor Ceiling Height
- Optional Side Door (If Grade Permits)
- Convert Tub To Shower (Main Bath)

### STAGE 2 HIGHLIGHTS:

- Rough-In Lights Evenly Spaced Above Kitchen Island on a Separate Switch
- Garage Door Opener With Keypad
- Shower Pot Light (Ensuite)
- Rough-In Lights Above Vanity Mirrors (Powder Room, Ensuite, Main Bath, Bath 2)
- 4" Recessed LED Pot Lights on Dimmer Switch (Kitchen/Breakfast, Main Floor Hall, Great Room)
- CAT-6 (Great 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

### STAGE 3 HIGHLIGHTS:

**APPROXIMATE RETAIL VALUE: \$82,355.00**

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