

Stage #1 Highlights:

- 50" Electrical Linear Recessed Fireplace
- Smooth Ceiling (Main Floor, Second Floor)
- 10' Main Floor Ceiling Height
- Optional Side Door (**If grade permits**)

Stage #2 Highlights:

- Rough-In Light above Kitchen Island on Separate Switch
- 4" Recessed LED Pot Lights on Dimmer Switch (Dining Room, Kitchen/Breakfast, Great Room)
- Valance Lighting Under Kitchen Uppers
- Upgraded Stainless Steel Chimney Hood Fan
- Flat Screen Ready Conduit (includes media conduit and electrical outlet)
- CAT-6 Rough-in (Great Room, all Bedrooms)
- Rough-In Light(s) above Mirror on Separate Switch (Powder Room, Ensuite, Main Bath, Bath 2)
- Shower Pot Light on a Separate Switch (Ensuite)
- Electrical outlet centered on ceiling in Garage for Future Garage Door Opener
- Upgraded Railing and Metal Pickets – Main Stairs

Stage #3 Highlights:

- 24" Deep Cabinet above Refrigerator
- Upgraded MDF with Upgrade Paint Kitchen Cabinet
- Upgraded Quartz Countertop in Kitchen
- Upgraded Valance Lighting Trim on Kitchen Cabinet
- Upgraded Kitchen Backsplash
- Upgraded Kitchen Faucet
- Stained Stairs to Match Hardwood Flooring
- Upgraded 5" Engineered Hardwood Flooring (Main Floor (non-tiled areas), Second Floor Hall, Principal Bedroom)
- Integrated Flush Hardwood Floor Air Supply Registers (Main Floor (non-tiled areas), Second Floor Hall, Principal Bedroom)
- Upgraded Floor Tile (Foyer, Powder Room, Lower Landing, Mud Room, Kitchen/Breakfast)
- Upgraded Trim Throughout
- Upgraded Interior Paint Throughout
- Upgraded Interior Door Hardware
- Upgraded Quartz Countertop in Ensuite Bath
- Upgraded Undermount sink in Ensuite Bath
- Upgraded Bathroom Fixtures in Ensuite Bath

Approximate retail value: \$78,850.00

*Prices and specifications are subject to change without notice. All prices are approximate.
E. & O. E. November 2025*