

Stage #1 Highlights:

- 50" Electrical Linear Recessed Fireplace
- Smooth Ceiling (Main Floor, Second Floor)
- 10' Main Floor Ceiling Height

Stage #2 Highlights:

- Rough-In Light above Kitchen Island on Separate Switch
- 4" Recessed LED Pot Lights on Dimmer Switch (Dining Room, Kitchen, Great Room/Breakfast)
- 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, Guest 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:

- Stained Oak Stairs and Railing to match Engineered Flooring
- Upgraded Interior Paint throughout
- Upgraded Lever Door hardware
- Flat stock Baseboards throughout
- Upgraded Kitchen Faucet
- Valance Trim to accommodate Valance Lighting
- Engineered Flooring throughout Main Floor, Second Floor Hall and Principal Bedroom
- Upgraded Floor Tile throughout Foyer, Powder Room, Mudroom, Lower Landing, Kitchen
- MDF Kitchen Cabinets
- Quartz Countertop in Kitchen
- Upgraded Backsplash in Kitchen
- Quartz Countertop in Ensuite with undermount sink
- Upgraded Ensuite Shower Wall Tiles
- Upgraded Shower Floor Tile in Ensuite
- Upgraded Faucet in Ensuite
- Integrated Air Registers on Main Floor and Principal Bedroom

Approximate retail value: \$105,374.00

Prices and specifications are subject to change without notice. All prices are approximate.

E. & O. E. November 2025