

**Stage #1 Highlights:**

- 50" Electrical Linear Recessed Fireplace
- Smooth Ceiling (Main Floor)

**Stage #2 Highlights:**

- Rough-In Light above Kitchen Island on Separate Switch
- 4" Recessed LED Pot Lights on Dimmer Switch (Living/Dining, Main Floor Hall)
- 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 (Living/Dining and each Bedroom)
- Rough-In Light(s) above Mirror on Separate Switch (in each bathroom)
- Shower Pot Light on a Separate Switch (Ensuite)
- Electrical outlet centered on ceiling in Garage for Future Garage Door Openers
- Upgraded Railing and Metal Pickets throughout
- 24" Deep Cabinets above Refrigerator

**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)
- Upgraded Floor Tile (Foyer, Powder Room, Mud Room, Kitchen)
- Upgraded Trim Throughout
- Upgraded Interior Paint Throughout
- Upgraded Interior Door Hardware
- Upgraded Quartz Countertop in Ensuite Bath
- Upgraded Undermount sink in Ensuite Bath

***Approximate retail value: \$62,855.00***

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