

**Stage #1 Highlights:**

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

**Stage #2 Highlights:**

- 4" Recessed LED Pot Lights on Dimmer Switch (Main Floor Hall, Living/Dining Room, Kitchen/Breakfast Area)
- Rough-In Light Centered Above Kitchen Island on a Separate Switch
- Garage Door Opener Outlet
- Flat Screen Ready Conduit with Electrical Outlet above Fireplace (Living/Dining Room)
- Upgraded Stainless Steel Chimney Style Hood Fan
- Shower Pot Light (Ensuite)
- Rough-In Lights above mirror on a Separate Switch (Powder Room, Ensuite, Main Bath)
- Valance Lighting Under Kitchen Uppers
- CAT-6 (Great Room, All Bedrooms)
- Stained to Match Oak Stairs and Railing with Black Metal Pickets
- 24" Deep Upper Cabinets above Fridge

**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 cover Valance Lighting
- Engineered Flooring throughout Main Floor, Second Floor Hall and Principal Bedroom
- Upgraded Floor Tile throughout Foyer, Powder Room, Kitchen, Mudroom
- MDF Kitchen Cabinets with Oak Island
- Quartz Countertop in Kitchen
- Upgraded Hardware in Kitchen
- Upgraded Backsplash in Kitchen
- Quartz Countertop in Ensuite with undermount sink
- Upgraded Ensuite Shower Wall Tiles

***Approximate retail value: \$75,997.00***

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