

### STAGE 1 HIGHLIGHTS:

- Smooth Ceiling (Ground Floor, Second Floor)
- 10' Main Floor Ceiling Height
- Electrical 50" Recessed Linear Fireplace
- Optional Side Door (If Grade Permits)
- Main Bath Converted From Tub To Shower With Ceramic Shower Base And Jamb

### STAGE 2 HIGHLIGHTS:

- Rough-In Lights Evenly Spaced Above Kitchen Island on a Separate Switch
- ½ HP Belt Drive Garage Door Opener With Keypad (Electrical Outlet Included)
- Shower Pot Light (Ensuite)
- Rough-In Lights Above Vanity Mirrors on Existing Switch (Ensuite, Bath 2, Main Bath, Powder Room)
- 4" Recessed LED Pot Lights on Dimmer Switch (Great Room, Kitchen/Breakfast)
- 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
- Upgraded Black Metal Pickets Throughout Main Stairs

**APPROXIMATE RETAIL VALUE: \$84,850.00**

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