

### STAGE 1 HIGHLIGHTS:

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

### STAGE 2 HIGHLIGHTS:

- Rough-In Lights Evenly Centered Above Kitchen Island on a Separate Switch
- ½ HP Belt Garage Door Opener with Keypad (Electrical outlet included)
- Shower Pot Light in Ensuite
- Rough-In Lights Above Vanity Mirrors on Separate Switch (Powder Room, Ensuite, Main Bath, Bath 2, Bath 3)
- 4" Recessed LED Pot Lights on Dimmer Switch (Office, Great Room/Dining Room, Kitchen)
- CAT-6 (Great Room/Dining Room, Principal Bedrooms)
- Flat Screen Ready Conduit with Electrical Outlet Above Fireplace in Great Room
- Valance Lighting Under Upper Cabinets in Kitchen
- Upgraded Stainless Steel Chimney Style Hood Fan
- Upgraded Black Metal Pickets throughout Main Stairs
- Converted Tub to Shower with a Ceramic Base and Jamb (Bath 3)

**APPROXIMATE RETAIL VALUE: \$87,375.00**

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