

Stage #1 Highlights:

- 50" Electrical Linear Recessed Fireplace
- Smooth Ceiling (Main Floor, Second Floor)
- 10' ft. Ceilings on Main Floor (96" interior doors on Main Floor only)

Stage #2 Highlights:

- Rough-In Light above Kitchen Island on Separate Switch
- 4" Recessed LED Pot Lights on Dimmer Switch (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, Library 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:

- Upgraded 5" Engineered Flooring (main floor (in all non-tiled areas, 2nd Floor hallway & Principal Bedroom)
- Staircase stained to match upgraded floors
- Upgrade 3 Floor Tile in all tiled areas on main floor (Foyer, Powder, Mud Room, Kitchen/Breakfast)
- Valance trim
- Upgraded quartz countertops and undermount sinks (Kitchen + Ensuite only)
- Upgraded Kitchen Faucet
- Upgraded Flat Trim and Casing profile throughout
- Upgraded straight lever hardware on all interior doors
- Upgraded Kitchen Cabinet Hardware
- Upgraded MDF Painted Kitchen Cabinets
- Upgraded Kitchen Backsplash
- Integrated Air Registers (main floor in all non-tiled areas + principal bedroom)
- Upgraded Faucets in Ensuite

Approximate retail value: \$92,318.00

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