

Stage #1 Highlights:

- Smooth Ceiling – Ground and Main Floor
- 50" Electrical Linear Recessed Fireplace

Stage #2 Highlights:

- 4" Recessed LED Pot Lights with Dimmer Switch – Great Room, Dining Room, Main Floor Hallway
- Shower Pot Light – Ensuite
- Garage Door Opening Outlet
- Cat-6 – All bedrooms and Great Room
- Flat Screen Ready Conduit – Great Room
- Rough-in Vanity Lights on Separate Switch – All Bathrooms
- Rough-in Light centered above Kitchen Island
- Valance Lighting under Kitchen Uppers
- Upgraded Stainless Steel Exhaust Kitchen Hood fan
- Upgraded Black Metal Pickets for Main Stairs

Stage #3 Highlights:

- Upgraded 5" Engineered Flooring (main floor (in all non-tiled areas, 2<sup>nd</sup> 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

***Approximate retail value: \$67,372.00***

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