

Stage #1 Highlights:

- 50" Electrical Linear Recessed Fireplace
- Smooth Ceilings throughout 2<sup>nd</sup> floor
- Optional Side Entrance

Stage #2 Highlights:

- Rough-In Light Centered Above Kitchen Island (on a separate switch)
- Pot lights throughout Kitchen/Breakfast, Great Room and Dining Room (on dimmer switches)
- Rough-in lights above mirrors in Ensuite Main Bath, Bath 2 & Powder Room (on separate switch)
- Valance Lighting Under Kitchen Uppers
- Upgraded Stainless Steel Chimney Hood Fan
- Cable TV Outlet (Great Room, ALL bedrooms)
- CAT-5 Rough-in (Great Room and ALL bedrooms)
- Outlet above Fireplace for TV
- Shower Pot Light on a Separate Switch Ensuite + Bath 2
- Garage door opener outlet
- Flat Screen Ready Conduit with Future Media Conduit

Stage #3 Highlights:

- 5" Engineered White Oak (Main Floor, Second Floor Hall + Principal Bedroom)
- Upgraded Berber Carpet + Upgraded Underpad (in Bedroom 2, 3 + 4)
- Stained Staircase and Railing to match Oak Floors
- Upgrade 3 Black Metal Pickets on Staircase
- Quartz Countertop with upgrade edge Throughout (Kitchen)
- Quartz Countertop with undermount sink in Ensuite
- Granite Countertop with undermount sink in Main Bath + Bath 2
- 24" Deep Upper Cabinets Above Fridge
- Optional Pantry in Kitchen
- Valance Lighting Trim
- Upgraded Kitchen Backsplash
- Upgraded chimney style hood fan
- Upgraded Chrome Kitchen Faucet
- Upgraded Stainless Steel Undermount Sink in Kitchen
- Upgraded Cabinet Hardware (Kitchen, Ensuite, Main Bath + Bath 2)
- Upgraded Shower Floor (Ensuite)
- Upgraded Floor and Wall Tiles throughout Ensuite, Main Bath + Bath 2
- Upgrade 2 Trim + Casing

***Approximate retail value: \$89,000.00***

*Prices and specifications are subject to change without notice. All prices are approximate.*

*E. & O. E. May 2023*