

**8 Linden Court**

**Elm Model Townhome**

**Model Home Upgrades:**

- First Floor Master Suite Model Townhome with 3 Bedrooms and 2 ½ Baths (as-built).
- House upgraded with Full Front Porch option.
- Exterior stone location upgraded to include all front of home with water table (and garage).
- Upgrade Porch columns to 8" square recessed panel.
- Upgrade to an automatic garage overhead door opener with two remotes.
- Garage Overhead door upgraded with windows.
- Front Door upgraded with a three lite side-lite.
- Upgrade to a natural gas fireplace with tile surround, no hearth & white mantle.
- Family Room and Kitchen area upgraded with a Cathedral Ceiling.
- Upgrade to Coretec® hardwood style flooring in the Kitchen, Family Room, Study, Foyer, Foyer Closet, Garage Entry, Garage Entry Closet, Laundry and First & Second Floor Hallways.
- Upgrade to Coretec® tile style flooring in the Powder Room, Main Bath and Master Suite Bath.
- Stair upgraded to oak treads and stained to coordinate with hardwood style flooring.
- First Floor Stairs upgraded with oak railing, oak newel post and white balusters
- Upgraded Bath Hardware, Mirrors and Closet Shelving throughout the house.
- Upgrade to Delta® Foundations™ plumbing fixtures throughout the house.
- All Bath commodes upgraded to elongated models.
- Upgraded Delta® Foundations™ finishes to satin nickel throughout the house.
- Upgraded Kitchen cabinets (layout/quantity upgrade, wall height upgrade, style upgrade, painted finish upgrade and silent close feature on all doors and drawers).
- Kitchen cabinets upgraded with satin nickel hardware.
- Kitchen upgraded with Peninsula and overhang for additional seating.
- Kitchen counters upgraded with additional granite to cover expanded kitchen layout.
- Kitchen backsplash upgraded to subway tile with brick pattern installation upgrade.
- Kitchen sink upgraded to single bowl.
- Kitchen Range upgraded with vent to exterior.
- Kitchen appliances upgraded to stainless steel.
- Kitchen appliances upgraded to include a Refrigerator.
- Master Bath shower is upgraded to 5' fiberglass shower with a shower door.
- Master Bath upgraded to double vanity.
- Main Bath is upgraded with an expanded single bowl vanity.
- Upgrade to recessed lighting and light fixtures throughout the house.
- Upgraded Cable TV locations - wiring to all Bedrooms and the Living Room.
- Upgrade to a Conduit and electrical outlet over fireplace.
- Upgrade to a 12' x 12' pressure treated wood deck with steps to grade.

In the interest of continuous improvement, the Company reserves the right to modify or change floor plans, materials and features without prior notice or obligation. Although every effort has been made to ensure that the upgrades and options contained herein are accurate and current, at any time such upgrades and options are subject to change without prior notice or obligation. 3-1-22