



11 Linden Court

Beechwood Model Townhome

Options & Upgrades Included at \$459,980.00

Model Home Upgrades:

- Ranch Model Townhome with 3 Bedrooms and 2 Full Baths (as-built).
- Lot Premium included.
- House Plan upgraded with decorative roof dormers.
- Exterior stone location upgraded to all water table on the front Porch Bump-out.
- Upgrade to an automatic garage overhead door opener with two remotes.
- Front Door upgraded with a three lite side-lite.
- Upgrade to a natural gas fireplace with tile surround, no hearth & white mantle.
- Living Room, Kitchen and Dining Room area upgraded with a Cathedral Ceiling.
- Upgrade to Coretec® hardwood style flooring in the Kitchen, Living Room, Dining Room, Foyer, Foyer Closet, Hall, Hall Closet, Garage Entry, Garage Entry Closet and Laundry.
- Upgrade to Coretec® tile style flooring in the Main Bath and Master Suite Bath.
- 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 countertops upgraded to granite.
- Kitchen cabinets upgraded with satin nickel hardware.
- Kitchen upgraded with Island with a granite overhang for additional seating.
- Kitchen counters further upgraded with additional granite to cover expanded kitchen layout.
- Kitchen backsplash upgraded to subway tile.
- Kitchen backsplash further upgraded with brick pattern installation.
- Kitchen sink upgraded to a single bowl sink.
- Kitchen sink upgraded with a garbage disposal.
- Kitchen upgraded with appliances (Frig, Range, Dishwasher, Microwave).
- Kitchen Range upgraded with vent to exterior.
- Kitchen appliances additional upgrade to stainless steel.
- Master Suite upgraded with a Tray Ceiling.
- Master Bath shower is upgraded to a 5' fiberglass shower unit.
- Master Bath shower further upgraded with a shower door.
- Master Bath vanity upgraded to a double sink vanity.
- Upgrade to recessed lighting and added light fixtures throughout the house (as-built).
- Upgraded Cable TV locations - wiring to all Bedrooms and the Living Room.
- Upgrade to a Conduit and electrical outlet over fireplace.
- Upgrade to a 14' 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. 7-1-23