



12 Appleton Street

Expanded Tamarack

Options & Upgrades Included at \$579,980.00

Model Home Specifications & Upgrades:

- Colonial Model Home expanded to 2,431 sq. ft. with 3 Bedrooms, 2 ½ Baths & Bonus Room.
- The Front Exterior upgrade with stone and further expanded to include all Front with water table.
- Upgrade Porch columns to 8" square recessed panel.
- Garage Overhead door upgraded with windows.
- Garage upgraded with automatic garage door opener with two remotes.
- Upgrade Basement with additional egress window (total of two windows).
- Front Door upgraded with 3/4 glass and a 4 light side-light.
- Upgrade to Coretec® hardwood style flooring in the Kitchen, Family Room, Dining Room, Study, Mud Room/Garage Entry, Laundry Area, Powder Room, Foyer and First & Second Floor Halls.
- Upgrade to Coretec® tile style flooring in the Main Bath and Master Suite Bath.
- Stair upgrade to oak treads and stained to coordinate with hardwood style flooring.
- Stairs upgraded with oak railing, posts and white balusters on First Floor (only).
- 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 upgraded with Island.
- Kitchen counters upgraded with additional granite to cover expanded kitchen layout.
- Kitchen Island is upgraded with overhang for additional seating.
- Kitchen backsplash upgraded to subway tile with brick pattern installation upgrade.
- Kitchen upgraded to include appliances (Electric Range, over range Microwave & Dishwasher).
- Kitchen appliances upgraded to include a double door style Refrigerator.
- The refrigerator is further upgraded with an ice/water dispenser in the door.
- The microwave is further upgraded with the vent to exterior option.
- Master Bath shower upgraded to a 5' fiberglass shower unit.
- Master Bath shower is upgraded with a 5' clear glass shower door.
- Master Bath upgraded to 60" double bowl vanity.
- Main Bath is upgrade with 60" double bowl vanity.
- Upgrade to recessed lighting and light fixtures throughout the house.
- Upgrade to a 14' x 12' pressure treated wood construction Deck with steps to grade.
- Upgraded landscaping package and lawn irrigation system.

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. 8-1-23