



**16 Timber Creek Drive
Locust Model
Options & Upgrades Included at \$549,980.00**

Model Home Specifications & Upgrades:

- Colonial Model Home upgraded with 3 Bedrooms, 2 ½ Baths & 2nd Floor Laundry (as built).
- Exterior upgrade with a stone water-table on the Porch and Garage front elevations (as built).
- Upgrade Porch columns to 8" square recessed panel.
- Garage Overhead door upgraded with windows (as built).
- Garage upgraded with automatic garage door opener with two remotes.
- Front Door upgraded with ¾ glass (12 light, grilles between the glass).
- Front Door with additional upgrade of a 4 light Sidelight.
- Upgrade to Coretec® hardwood style flooring in the Kitchen, Breakfast Area, Pantry, Family Room, Dining Room, Laundry Room, Mud Room/Garage Entry, Foyer and First & Second Floor Halls.
- Upgrade to Coretec® tile style flooring in the Powder Room, 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.
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- Stairs and Second Floor Hall upgraded with oak railing, posts and white balusters.
- Dining Room upgraded with decorative ceiling crown molding.
- Family Room upgraded with two windows on both sides of the fireplace.
- 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 and further upgraded with recessed lighting overhead.
- Kitchen upgraded with additional granite to cover expanded kitchen layout and an overhang on Island.
- Kitchen backsplash upgraded with subway tile and an additional upgrade of brick pattern installation.
- Kitchen upgraded with appliances (Frig, Range, Dishwasher, Microwave).
- Kitchen Range upgraded with vent to exterior.
- Kitchen appliances additional upgrade to stainless steel.
- Laundry Room upgraded to include utility sink.
- Master Suite upgraded with Tray Ceiling.
- Master Bath shower upgraded to a 5' shower with fiberglass base and tile walls.
- Master Bath shower is upgraded with sliding shower door.
- Master Bath upgraded to double vanity.
- Main Bath is upgrade with an expanded single bowl vanity.
- Upgrade to recessed lighting and light fixtures throughout the house.
- Upgrade to a 14' x 12' pressure treated wood 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. 12-15-23