



18 Timber Creek Drive

Tamarack Model

Options & Upgrades Included at \$574,980.00

Model Home Specifications & Upgrades:

- First Floor Master Suite Home upgraded with 3 Bedrooms, 2 ½ Baths & Bonus Room (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, Family Room, Dining Room, Study, Laundry, Mud Room/Garage Entry, Foyer and First Floor Hall.
- 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.
- First Floor Stairs upgraded with oak railing, posts and white balusters.
- Second Floor Hall upgraded with oak railing, posts and white balusters.
- Dining Room (and Basement) upgraded with a two (2) foot bump-out.
- Dining Room upgraded with three (3) windows.
- 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 upgraded with a granite overhang for additional seating at the Island.
- Kitchen backsplash upgraded to subway tile with brick pattern installation upgrade.
- 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 a comfort height 60" double sink vanity.
- Main Bath is upgrade with a 60" double sink 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. 4-1-23