



**24 Timber Creek Drive
Custom Royal Palm Model Home
Options & Upgrades Included at \$649,980.00**

Model Home Specifications & Upgrades:

- Expanded Colonial Model Home with 4 Bedrooms and 3 Baths (as built).
- Lot Premium (\$10,000) included in Options & Upgrades offering.
- Exterior upgraded to include a stone water table on all front facing surfaces (as built).
- Exterior upgrades include two 8" square recess panel fiberglass columns on the front Porch.
- Garage overhead door upgraded with windows (as built).
- Garage upgraded with automatic garage door opener with two remotes.
- Front Door upgraded with two (2) three light Sidelights.
- Basement upgraded with two (2) egress windows.
- First floor modifications include expanding the Powder Room into a full Bath with a shower.
- Powder Bath is upgraded to a 5' fiberglass shower unit with an additional upgrade of a shower door.
- Upgrade to Coretec® hardwood style flooring in the Foyer, Family Room, Kitchen, Breakfast, Dining Room, Pantry, Mud Room, 1st Floor Hall, 2nd Floor Hall and Laundry.
- Upgrade to Coretec® tile style flooring in 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, oaks newel posts and white balusters.
- Second Floor Hall upgraded with oak railing, oak newel posts 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 sink upgraded to a single bowl stainless steel under mount sink.
- Kitchen upgraded with Island and further upgraded with recessed lighting overhead.
- Kitchen upgraded with additional granite to cover expanded layout and an Overhang on the Island.
- Kitchen backsplash upgraded to subway tile and further upgraded with brick pattern installation.
- Kitchen upgraded with appliances (Frig, Range, Dishwasher, Microwave) and vent to exterior.
- Kitchen appliances additional upgrade to stainless steel.
- Master Suite upgraded with optional Tray Ceiling.
- Master Bath shower upgraded to a 5' shower with fiberglass base and tile walls.
- Master Bath shower is upgraded with a clear glass shower door.
- Master Bath upgraded with 5' Free Standing Soaking Tub.
- Master Bath upgraded to a 60" double sink vanity with cultured marble vanity top.
- Main Bath upgraded with 60" double sink vanity with cultured marble vanity top.
- Upgrade to recessed lighting and satin nickel light fixtures throughout the house (as built).
- Upgrade to a 12' x 12' Deck with steps to grade (all pressure treated wood construction).

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. 3-3-23