



28 Timber Creek Drive

Expanded Pear Model

Options & Upgrades Included at \$694,980.00

Model Home Specifications & Upgrades:

- Colonial Model Home 3,315 sq.ft. with 2 Master Suites, 5 Total Bedrooms, Bonus Room and 3 ½ Baths.
- Lot Premium (\$10,000) included in Options & Upgrades offering.
- Upgraded home with Full Front Porch with square recess columns options.
- Exterior stone upgrade to include a Two Story Bump Out and Front Water Table.
- Upgrade Basement with additional egress window (total of two windows).
- Garage Overhead door upgraded with windows.
- Garage upgraded with automatic garage door opener with two remotes.
- Garage upgraded with Service door.
- Front Door upgraded with ¾ glass and recess panel.
- Upgrade to Coretec® hardwood style flooring in the Kitchen, Breakfast, Family Room, Dining Room, Study, Garage Entry, Foyer, 1st & 2nd Floor Halls, Bonus Room, Stair Landings and Laundry Room.
- Upgrade to Coretec® tile style flooring in the Powder Room, Main Bath and Master Suite Baths 1 & 2.
- Stair upgrade to oak treads and stained to coordinate with hardwood style flooring.
- Stair and Second Floor Hall is upgraded with oak railing, oak 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 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, microwave, dishwasher).
- Kitchen upgraded with vent to exterior for microwave over range.
- Master Suite 2nd floor upgraded with Tray Ceiling.
- Master Bath #1 & #2 showers upgraded to a 5' shower with fiberglass base and tile walls.
- Master Bath #1 & #2 showers upgraded with a sliding shower door.
- Master Bath #1 & #2 upgraded to double vanity.
- Main Bath is upgraded with double bowl vanity
- Upgrade to recessed lighting and light fixtures throughout the house.
- Upgrade to a 12' x 12' Three Season Room with steps to grade (finished flooring is ¾" OSB decking).
- 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. 6-1-23