



30 Timber Creek Drive

Custom Royal Palm Model

Options & Upgrades Included at \$659,980.00

Model Home Specifications & Upgrades:

- Colonial Model Home expanded to 2,900 sq. ft. with 4 Bedrooms, Study and 3 Baths.
- Lot Premium (\$10,000) included in Options & Upgrades offering.
- Exterior stone upgrade to a water table on front facing elevations.
- Garage upgraded with automatic garage door opener with two remotes.
- Front Door upgraded with two Sidelights.
- Upgrade to Coretec® hardwood style flooring in the Kitchen, Breakfast Area, Pantry, Family Room, Dining Room, Study, Mud Room, Foyer, Stair Landing, First & Second Floor Halls 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, posts and white balusters.
- Second Floor Hall upgraded with oak railing, 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.
- Dining Room upgraded with decorative crown molding.
- Powder Room upgraded with a 5' fiberglass shower unit with an additional upgrade of a shower door.
- 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 sliding shower door.
- Master Bath upgraded with 5' Free Standing Soaking Tub.
- Master Bath upgraded to double bowl sink vanity.
- Main Bath is upgrade with a double bowl sink vanity.
- Upgrade to recessed lighting and light fixtures throughout the house.
- Upgrade to a 12' x 12' Deck with steps to grade (all pressure treated wood construction).
- 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