



**35 Timber Creek Drive**

**Enlarged Sequoia Model Home**

**Options & Upgrades Included at \$609,980.00**

Model Home Specifications & Upgrades:

- Expanded Colonial Model Home with 4 Bedrooms and 2.5 Baths (as built).
- Sequoia floor plan enlarged to over 2,650 square feet.
- First floor modifications include: Pantry and Powder Room locations changed, the Living Room is enlarged, the Dining Room is expanded, and the straight stair option is selected.
- Second floor has all Bedrooms, Baths and the Laundry enlarged.
- 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) four light Sidelights.
- Upgrade to Coretec® hardwood style flooring in the Foyer, Family Room, Kitchen, Breakfast, Dining Room, Study, 1st Floor Hall and Mud Room.
- Upgrade to Coretec® tile style flooring in Powder Room, Main Bath and Master Suite Bath.
- Family Room upgraded with two transom windows on both sides of the fireplace.
- 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 upgraded with Island.
- Kitchen Island is upgraded with recessed lighting overhead.
- Kitchen counters upgraded with additional granite to cover expanded kitchen layout.
- 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 double bowl sink vanities.
- Main Bath upgraded with 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. 3-2-23