

**2 Balsam Court  
Expanded Laurel Model  
Options & Upgrades Included at \$674,980.00**

**Model Home Specifications & Upgrades:**

- Colonial Model Home expanded to over 2,495 sq. ft. with 4 Bedrooms, 2.5 Baths.
- Exterior stone upgrade to a water-table on the front facing Porch & Dining Room bump-out areas.
- Garage Overhead door upgraded with windows.
- Garage upgraded with automatic garage door opener with two remotes.
- Garage upgraded with a side of home Service door.
- Front Door upgraded to a ¾ glass door with a recess panel and two (2) Sidelights.
- Upgrade to Coretec® hardwood style flooring in the Kitchen, Breakfast Area, Pantry, Family Room, Living Room, Dining Room, Mud Room, Foyer, 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 cabinets upgraded with an Island.
- Kitchen countertops upgraded with additional granite to cover expanded kitchen layout.
- Kitchen Island countertop upgraded with an overhang for additional seating.
- Kitchen backsplash upgraded with subway tile and an additional upgrade of brick pattern installation.
- Kitchen upgraded with appliances (Frig, Range, Dishwasher, Microwave).
- Kitchen Range with additional upgrade to natural gas.
- Kitchen Range upgraded with vent to exterior.
- Kitchen appliances additional upgrade to stainless steel.
- Master Suite upgraded with optional Sitting Room.
- Master Suite upgraded with optional Tray Ceiling.
- Master Bath shower upgraded to a 4' 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 bowl sink vanity.
- Main Bath is upgrade with an enlarged 42" single bowl sink vanity.
- All home door locksets are upgraded throughout with a Satin Nickel finish.
- Upgrade throughout the home with recessed lighting, light fixtures and Kitchen under cabinet lighting.
- Electrical upgrade of an outlet and wiring conduit over the Fireplace.
- 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. 11-29-24