



24 Tamarack Street
TEAKWOOD Model Home
Options & Upgrades Included at \$764,980.00

Model Home Specifications & Upgrades:

- Expanded Colonial Model Home with 4 Bedrooms and 3 Baths (as built).
- Upgraded exterior with the full front Porch option.
- Exterior stone upgrade to include a Two Story Bump Out and Front Water Table (as-built).
- Exterior upgrade with two 8" square recess panel fiberglass columns on the front Porch.
- Exterior upgrade with a false decorative shed roof over the overhead garage door.
- Garage overhead door upgraded with windows (as built).
- Garage upgraded with automatic garage door opener with two remotes.
- Garage upgraded with side service door and exterior concrete sidewalk to driveway.
- Front Door upgraded with $\frac{3}{4}$ glass and recess panel with two (2) four light Sidelights.
- First floor modifications include expanding the Powder Room into a full Bath with a shower.
- Powder Bath shower is upgraded to a 5' fiberglass unit.
- Powder Bath shower with an additional upgrade of a clear glass shower door.
- Dining Room upgraded with a "Butlers" nook with wall and base cabinets and granite tops.
- Upgrade to Coretec® hardwood style flooring in the Foyer, Family Room, Kitchen, Breakfast, Dining Room, Pantry, Mud Room, 1st Floor Hall, 2nd Floor Hall, 2nd Floor Hall Sitting Area 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, Electric Range, Dishwasher, Microwave) and vent to exterior.
- Kitchen appliances additional upgrade to stainless steel.
- Master Bath shower upgraded to a 5' shower with fiberglass base, tile walls & a clear glass shower door.
- Master Bath upgraded with 5' Free Standing Soaking Tub.
- Master Bath upgraded with two (2) 42" single bowl vanities with cultured marble vanity tops.
- Main Bath upgraded with two (2) 30" single bowl vanities with cultured marble vanity tops.
- Upgrade throughout the home with recessed lighting, light fixtures and Kitchen under cabinet lighting.
- Upgrade to a 12' x 12' Screened Porch 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. 9-1-24