



**2025 Saratoga Builders Showcase Model Home**  
**34 Tamarack Street - Award Winning Magnolia Model**  
**Upgraded & Offered at \$899,980.00**

**Model Home Upgrades:**

- Expanded Model with 3,800 square feet, 4(5) Bedrooms and 3 ½ Baths.
- Upgraded to a Full Front Porch with 8" square recessed panel columns (as-built).
- Exterior Stone upgrade to include front facing elevations: the entire Porch, two story Dining Room area and water-table on the Garage (as-built).
- Exterior siding upgraded with premium colors and bead & batten board (as-built).
- Garage upgraded with overhead door with windows, automatic garage door opener with two remotes, a side service door, exterior concrete sidewalk, lighting and painted interior walls (as-built).
- Front Door upgraded to ¾ glass, square recess panel with two (2) four lite Sidelites & transom window.
- Second Floor upgraded to 9' ceiling height and Family Room upgraded to 10' ceiling height (as-built).
- Fireplace upgraded with stone and a custom wood mantle.
- Upgraded interior doors to a smooth finish two square panel door style.
- Upgrade to custom decorative carpentry throughout the home: tray ceiling, coffered ceiling, crown molding, wall panels, oversized baseboard and oversized casing (as-built).
- Upgrade to custom paint colors on walls and bright white ceilings throughout the home.
- Upgrade to Coretec® wide plank hardwood style floors: Foyer, Family Rm, Living Rm, Study, Kitchen, Breakfast, Dining Rm, Mud Rm, Laundry, Powder Rm, Stair Landing, and 1st & 2nd Floor Halls.
- Upgrade to Ceramic tile flooring in 2nd Floor Bath, Main Bath and Master Bath.
- Stair upgrade to oak treads and stained to coordinate with hardwood style flooring.
- Stairs upgraded with oak railing, square oak newel posts and square white balusters.
- Second Floor Hall upgraded with oak railing, square oak newel posts and square 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 with soft-close lids.
- 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 backsplash upgraded to subway tile and further upgraded with brick pattern installation.
- Kitchen upgraded with stainless steel appliances (Frig, Gas Range, Dishwasher, Microwave).
- Kitchen Range vent upgraded to vent outside.
- Master Bath shower upgraded to a 6' shower with tile floor & walls and 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 a 60" double bowl sink vanity, 60" cultured marble vanity top, 60" shower with fiberglass base and tile walls with a clear glass shower door.
- Added Full Bath on 2nd Floor with single bowl vanity, elongated commode and 60" tub/shower.
- Upgrade throughout the home with recessed lighting, light fixtures and Kitchen under cabinet lighting.
- Upgrade to a 14' x 14' 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. 9-8-25