

**3 Balsam Court
Custom Royal Palm Model**

Model Home Specifications & Upgrades:

- Colonial Model Home expanded to 2,900 sq. ft. with 4 Bedrooms, Study and 3 Baths (as-built).
- Lot Premium included in Options & Upgrades offering.
- Exterior upgraded with Stone to include a water table on front facing surfaces of the Porch (as-built).
- Exterior upgrades include three 8" square recess panel fiberglass columns on the front Porch.
- Front Door upgraded with two (2) four lite Sidelites (as-built).
- Garage overhead door upgraded with windows (as-built).
- Garage upgraded with automatic garage door opener with two remotes (as-built).
- Garage upgrade with a side service door, exterior concrete sidewalk and Service Door lighting (as-built).
- Powder Bath is upgraded to a full bath with a 5' fiberglass shower unit.
- Powder Bath shower with an additional upgrade of a clear glass shower door.
- Upgrade to Coretec® hardwood style flooring in the Kitchen, Breakfast Area, Pantry, Family Room, Dining Room, Mud Room, Foyer, Powder Room, Stair Landing, First Floor Hall and Laundry.
- Upgrade to Coretec® tile style flooring in Main Bath and Master Suite Bath.
- Stair upgrade to oak treads and stained to coordinate with hardwood style flooring.
- Stairs upgraded with oak railing, round oak newel posts and round white balusters.
- Second Floor Hall upgraded with oak railing, round oak newel posts and round white balusters.
- Upgraded Bath Hardware, Mirrors and Closet Shelving throughout the house (as-built).
- 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 to include appliances (Frig, Electric Range, Dishwasher, Microwave).
- Kitchen appliances with an additional upgrade to stainless steel finishes.
- Kitchen upgraded with vent to exterior for microwave over range.
- Master Suite upgraded with optional Tray Ceiling.
- Master Bath shower upgraded to 60" with fiberglass base, tile walls and 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 to a 60" double bowl sink vanity.
- Upgrade throughout the home with recessed lighting, light fixtures and Kitchen under cabinet lighting.
- 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. 10-10-25