

**5 Balsam Court  
Ginkgo Model**

Model Home Specifications & Upgrades:

- Ranch Model Home Expanded to 2,190 sq. ft. with 3 Bedrooms, 2 Baths.
- Lot Premium included in Options & Upgrades offering.
- Exterior upgrade with a stone water-table on all front facing elevations (as-built).
- Exterior elevation upgraded with two roof dormers and “false” windows (as-built).
- Upgrade Porch columns to 8” square recessed panel.
- 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).
- Front Door upgraded to square panel with ¾ glass (12 light, grilles between the glass).
- Upgrade to Coretec® hardwood style flooring in the Kitchen, Breakfast Area, Family Room, Mud Room, Laundry Area, Foyer, Halls, Dining Room, Bedroom 2, Bedroom 3 and Master Bedroom & WIC.
- Upgrade to Coretec® ceramic tile style flooring in Main Bath and Master Suite Bath.
- Kitchen, Breakfast and Family Room upgraded with Cathedral Ceiling (as-built).
- 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 Tray Ceiling and additional upgrade of a fan/light unit in 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 with an enlarged single bowl sink vanity.
- Upgrade throughout the home with recessed lighting, light fixtures and Kitchen under cabinet lighting.
- Upgrade to a 12’ x 12’ Deck (pressure treated wood construction) with steps to grade.

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