



11 Balsam Court
Custom Ranch Model Home
Options & Upgrades Included at \$719,980.00

Model Home Specifications & Upgrades:

- Upgraded 2,200 sq. ft. Ranch Model Home with 3 Bedrooms and 2 Full Baths (as-built).
- Exterior upgrade of two (2) false dormers on the roof (as-built).
- Exterior upgraded with a false window over the garage overhead door (as-built).
- Exterior upgraded with a stone water table on all front facing surfaces (as-built).
- Exterior upgrades include 8" square recess panel fiberglass columns on the front Porch (as-built).
- Garage overhead door upgraded with windows (as-built).
- Garage upgraded with automatic garage door opener with two remotes.
- Garage upgrade with a side service door, exterior concrete sidewalk and lighting (as-built).
- Front Door upgraded with ¾ glass, grilles between the glass and a square recess panel (as-built).
- Floor plan upgraded with a cathedral ceiling in the Kitchen, Breakfast and Family Room areas (as-built).
- Upgrade to Coretec® hardwood style flooring in the Foyer, Family Room, Kitchen, Breakfast, Dining Room, Closet/Pantry, Mud Room, Laundry and 1st Floor Hall.
- Upgrade to Coretec® tile style flooring in the Main Bath and Master Suite Bath.
- Stairs to Basement upgraded with half wall open to Mud Room/Laundry and Door at bottom of stairs.
- Basement stairs upgraded with carpet on stairs and Landings.
- 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).
- Kitchen Range with additional upgrade to natural gas.
- Kitchen appliances additional upgrade to stainless steel.
- Kitchen upgraded with the Microwave vented to the exterior.
- Master Suite upgraded with optional Tray Ceiling.
- Master Bath shower upgraded to a 5' 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 sink vanity with cultured marble vanity top.
- Main Bath upgraded with 42" single sink vanity with cultured marble vanity top.
- 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. 03-20-26