

14 Balsam Court
Palmetto Model Home
Options & Upgrades Included at \$739,980.00

Model Home Specifications & Upgrades:

- Expanded Colonial Model Home with 2,800 square feet, 4 Bedrooms and 3 Baths (as-built).
- Lot Premium included in Options & Upgrades offering.
- Exterior upgraded with Stone to include a water table on all front facing surfaces (as-built).
- Home upgraded with the Full Front Porch option and 8" square recessed panel columns (as-built).
- Garage overhead door upgraded with windows and an automatic garage door opener with two remotes.
- Garage upgrade with a side service door, exterior concrete sidewalk and lighting (as-built).
- Front Door upgraded to ¾ glass and square recess panel with two (2) four lite Sidelites.
- First Floor features: Two Story Foyer, Living Room, Dining Room, Powder Room upgraded to a Full Bath, Family Room with Fireplace & added windows, Breakfast Area and expanded Kitchen layout.
- Second Floor features: Laundry upgraded with wash tub & window, Main Bath expanded & with window, Master Suite Bath enlarged with two (2) WIC's and all Bedrooms enlarged (as-built).
- Upgrade to Coretec® hardwood style flooring in the Foyer, Family Room, Kitchen, Pantry, Mud Room, Breakfast Area, Dining Room, Living Room, 1st Floor Hall, Stair Landing and 2nd Floor Hall.
- Upgrade to Coretec® tile style flooring in Powder Room, Main Bath and Master Suite Bath.
- Family Room upgraded with two (2) full size windows on both sides of the fireplace.
- 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 counters upgraded with additional granite to cover expanded kitchen layout.
- Kitchen backsplash upgraded to subway tile and further upgraded with brick pattern installation.
- Kitchen upgraded to include appliances (Frig, Electric Range, Dishwasher, Microwave).
- Kitchen Range with additional upgrade to natural gas.
- Kitchen appliances with an additional upgrade to stainless steel finishes.
- Kitchen Range vent upgraded to vent outside.
- 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 with two (2) single bowl sink vanities.
- Main Bath upgraded with a double bowl 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).