

16 Balsam Court
Expanded Pear Model
Options & Upgrades Included at \$779,980.00

Model Home Specifications & Upgrades:

- Colonial Model Home 3,315 sq.ft. with 2 Master Suites, 5 Total Bedrooms, Bonus Room and 3 ½ Baths.
- Lot Premium included in Options & Upgrades offering.
- Upgraded home with Full Front Porch option (as-built).
- Exterior stone upgrade to include the Two-Story Bump Out and Front Water Table (as-built).
- Upgrade Basement with additional egress window (total of two egress windows).
- Garage overhead door upgraded with windows.
- Garage overhead door upgraded with an automatic garage door opener with two remotes.
- Garage upgrade with a side service door, exterior concrete sidewalk to the driveway and exterior lighting for the Service Door (as-built).
- Front Door upgraded with ¾ glass, grilles between the clear glass and a square recess panel.
- Upgrade to Coretec® hardwood style flooring in the Kitchen, Breakfast, Family Room, Dining Room, Study, Garage Entry, Foyer, 1st & 2nd Floor Halls, Bonus Room, Stair Landing and Laundry Room.
- Upgrade to Coretec® tile style flooring in the Powder Room, Main Bath and both Master Suite Baths on the First Floor & Second Floor.
- Stair upgrade to oak treads and stained to coordinate with hardwood style flooring.
- Stair, Bonus Room stair overlook, Second Floor Family Room overlook and Foyer overlook is upgraded with oak railing, round oak newel posts and round white balusters.
- Upgrade to Delta® Foundations™ plumbing fixtures throughout the house.
- Upgraded Bath Hardware, Mirrors and Closet Shelving throughout the house (as-built).
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- 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 appliances with an additional upgrade to stainless steel finishes.
- Kitchen Range vent upgraded to vent outside.
- Master Suite 2nd floor upgraded with Tray Ceiling.
- Master Bath #1 & #2 showers upgraded to a 5' shower with fiberglass base and tile walls.
- Master Bath #1 & #2 showers upgraded with a clear glass shower door.
- Master Bath #1 & #2 upgraded to double vanity.
- Main Bath is upgraded with a double bowl vanity.
- Upgrade throughout the home with recessed lighting, light fixtures and Kitchen under cabinet lighting.
- Upgrade to a 12' x 12' Three Season Room with steps to grade (finished floor is ¾" OSB sheeting only).
- Upgraded landscaping package and lawn irrigation system.