HERITAGE
CUSTOM BUILDERS, LLC

28 Tamarack Street
Custom "Colonial" Model Home
Options & Upgrades Included at $759,980.00

Model Home Specifications & Upgrades:

- Expanded Colonial Model Home with over 3,200 sq.ft., 4(5) Bedrooms and 3 Baths (as-built).
- Upgraded exterior with the full front Porch option (as-built).
- Exterior upgraded with Stone to include a water table on all front facing surfaces (as-built).
- Exterior upgrade with two 8" square recess panel fiberglass columns on the front Porch (as-built).
- Exterior upgrade with a false decorative shed roof over the overhead garage door (as-built).
- Garage overhead door upgraded with windows and an automatic garage door opener (as-built).
- Garage upgrade with a side service door, exterior concrete sidewalk and Service Door lighting (as-built).
- Front Door upgraded with two (2) four lite Sidelites (as-built).
- First Floor modifications include expanding the Powder Room into a Full Bath with a shower (as-built).
- Powder Room shower is upgraded to a 5' fiberglass unit.
- Powder Room shower with an additional upgrade of a clear glass shower door.
- Dining Room upgraded with crown molding and chair rail trim carpentry (as-built).
- Upgrade to Coretec® hardwood style flooring in the Foyer, Family Room, Kitchen, Breakfast, Pantry, Mud Room, Dining Room, Living Room, 1st & 2nd Floor Hall, Stair Landing, and Laundry.
- Upgrade to Coretec® tile style flooring in Powder Room, 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 Range additional upgrade to natural gas & all 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, tile walls & a clear glass shower door.
- Master Bath upgraded with 5' Free Standing Soaking Tub.
- Master Bath upgraded with two (2) 42" single bowl vanities with cultured marble vanity tops.
- Main Bath upgraded with 60" double 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. 10-10-25