



**7 Balsam Court
Expanded Tamarack
Options & Upgrades Included at \$699,980.00**

Model Home Specifications & Upgrades:

- Colonial Model Home expanded to 2,431 sq. ft. with 3 Bedrooms, 2 ½ Baths & Bonus Room (as-built).
- Lot Premium included in Options & Upgrades offering.
- Exterior elevation upgraded with a roof dormer and twin “false” windows (as-built).
- Exterior upgraded with Stone to include a water table on all front facing surfaces (as-built).
- Exterior upgrades include two 8” square recess panel fiberglass columns on the front Porch.
- 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 lite glass and grilles between the glass, as-built).
- Additional Front Door upgrade with a four lite Sidelite (as-built).
- Upgrade to Coretec® hardwood style flooring in the Kitchen, Family Room, Dining Room, Study, Mud Room/Garage Entry, Laundry Area, Powder Room, Foyer and First & Second Floor Halls.
- Upgrade to Coretec® tile style flooring in the Main Bath and Master Suite Bath.
- Stair upgrade to oak treads and stained to coordinate with hardwood style flooring.
- First Floor 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.
- Dining Room (and Basement) upgraded with a two (2) foot bump-out option (as-built).
- Dining Room upgraded with three (3) windows option (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 Bath shower upgraded to a 60” fiberglass base with tile walls.
- Master Bath shower with additional upgrade of a clear glass shower door.
- Master Bath upgraded to 60” double bowl vanity.
- Main Bath is upgrade with 60” double bowl vanity.
- Upgrade to recessed lighting and light fixtures throughout the house.
- Upgrade to a 14’ x 12’ Screened Porch 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