HERITAGE
CUSTOM BUILDERS, LLC

8 Balsam Court
Palmetto Model Home
Options & Upgrades Included at $729,980.00

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).

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. 11-10-25