

Lot 45 Options Sheet



**Model & Homesite**

Quantity	Description	Notes
1.00	Virginia II	Stone Canyon
1.00	Lot Premium	Lot 45

**Exterior / Garage**

Quantity	Description	Notes
1.00	Standard - 8ft Foundation Pour	
1.00	Elevation Upgrades	Additional Brick, Stone Borders Around Windows & Above Garage Doors, Board n' Batten Accent Siding, ColorGARD Coated Bronze Windows
1.00	Front Door Upgrade   5'-0" x 8'-0" Mahogany French Door	Southwoods Miranda 6LT
1.00	8ft Garage Doors w/ Windows	Delden Delvation 100   16'x8' & 8'x8' Long Panel Doors   Windows In Top Panel
2.00	Chain Drive Garage Door Opener	Guardian 4150V   1/2HP Motor   Includes 1 Button Remote Control & beam V3 Wi-Fi Smart Controller
1.00	Covered Patio	12' x 12' Covered Patio   8"x8" Fir Posts
1.00	Wire/Brace/Hang Ceiling Fan - Covered Patio	Includes Wiring, Bracing, & Installation of Ceiling Fan. Ceiling fan purchased separately with lighting allowance.
1.00	4 Recessed Lights - Covered Patio	Includes wiring, recessed housing, & installation. Bulb or LED insert purchased separately with lighting allowance.
1.00	Level 1 Landscaping Package	
1.00	Irrigation System w/ 1 Dedicated Landscaping Zone	
1.00	Front Porch Recessed Light Upgrade	Upgrades standard light housing to recessed housing. Bulb or LED insert purchased separately with lighting allowance.

**Interior**

Quantity	Description	Notes
1.00	Optional Floor Plan w/ Jack n Jill Bath	4 Bed / 3.5 Bath   Adds Jack n Jill Bathroom
1.00	2 Tone Paint	White Trim, Ceilings, Doors ("Snowbound" - Semi Gloss Finish) - Choice of Single Color for Walls (Flat Finish)   Inside of Closets Will Be Painted White ("Snowbound")
1.00	Lighting Fixtures Upgrades	In addition to \$1,750 Standard Allowance
1.00	9ft Ceilings on Main Floor	9' Ceilings Throughout Main Floor w/ 8' Ceilings Upstairs
1.00	Plumbing Fixture Upgrades	

**Living**

Quantity	Description	Notes
1.00	Floor Upgrade - Laminate	Living / Foyer / Hall
1.00	4 Recessed Lights	Includes wiring, recessed housing, & installation. Bulb or LED insert purchased separately with lighting allowance.
1.00	Gas Fireplace	36" Heatilator Novus w/ Simon Front - No Blower   Includes Forshaw Simplicity Series Mantel (Painted White), Standard Color Marble Surround & Hearth, 120V Duplex Receptacle on Existing Circuit (For TV Mounting)
1.00	Mantel Height Stone Fireplace Surround	Thin Veneer Stone   4pc Raised or Flush Stone Hearth   (Replaces Forshaw Simplicity Series Mantel, Marble Surround, & Marble Hearth)
1.00	8 Built In Shelves - Drywall	Includes 4 Built In Shelves on Each Side of Fireplace. Built In Shelves are made of drywall and painted to match walls.   *Note: Built In Shelving Is Only An Option If Doing An Interior Fireplace.
3.00	Media Tube	Conduit For Running Low Voltage Wires Through Wall - Terminates In Basement Above Fireplace, Built In Shelves, Coat Closet
2.00	Electrical Outlet	120v Duplex Receptable on Existing Circuit Built In Shelves & Coat Closet

Lot 45 Options Sheet

1.00	Spindle Staircase - All	Red Oak Newel Posts & Railing w/ Iron Ballusters on Lower Portion of Stairs, Upstairs Hallway, & Overlooking Living Room
------	-------------------------	--

**Dining Room / Office**

Quantity	Description	Notes
1.00	Flooring Upgrade - Laminate	

**Kitchen/Breakfast Room**

Quantity	Description	Notes
1.00	Flooring Upgrade - Laminate	Kitchen / Breakfast / Garage Entry
1.00	4 Additional Ceiling Lights	Includes wiring, electrical housing, & installation. Light fixture purchased separately with lighting allowance.
1.00	Cabinet Upgrades	Throughout House
1.00	Countertop Upgrades	Throughout House
1.00	Appliance Upgrade	
1.00	Range Hood Surround	Drywall Surround w/ Cashew Trim
1.00	Quartz Backsplash	
1.00	Island Outlet	120v Duplex GFCI Protected Receptable on Existing Circuit   In Addition To The 1 Standard Island Outlet
6.00	Under Cabinet Light	Includes wiring & installation. Light fixture purchased separately with lighting allowance.

**Laundry / Mudroom**

Quantity	Description	Notes
1.00	Flooring Upgrade - Laminate	
1.00	Cubbies	

**Powder Room**

Quantity	Description	Notes
1.00	Flooring Upgrade - Laminate	
1.00	Tile Accent Wall	

**Master Bedroom**

Quantity	Description	Notes
1.00	Flooring Upgrade - Laminate	Bedroom & Closet
1.00	4 Additional Ceiling Lights	Includes wiring, electrical housing, & installation. Light fixture purchased separately with lighting allowance.
1.00	Tray Ceiling	

**Master Bathroom**

Quantity	Description	Notes
1.00	Flooring Upgrade - Tile	
2.00	Additional Ceiling Light	Includes wiring, electrical housing, & installation. Light fixture purchased separately with lighting allowance.  Above Tub & Above Shower   Master Bathroom Comes Standard With 2 Vanity Lights & 1 Light Above Toilet
1.00	Luxury Master Bath Upgrades	Tiled Shower w/ Bench, Frameless Shower Door
1.00	Freestanding Tub	w/ Floor Mounted Tub Filler

**Bedroom 2**

Quantity	Description	Notes
1.00	Standard Flooring	Shaw Wonderland "Antiquity" Carpeting w/ 8lb Pad
1.00	Wire/Brace for Ceiling Fan	Includes Wiring & Bracing For Fan. Does not include ceiling fan installation. Light fixture purchased separately with lighting allowance.

**Upstairs Hall Bath**

Quantity	Description	Notes
----------	-------------	-------

## Lot 45 Options Sheet

1.00	Flooring Upgrade - Tile	
1.00	Additional Ceiling Light	Includes wiring, electrical housing, & installation. Light fixture purchased separately with lighting allowance.  <i>Above Tub/Shower   Hall Bathroom Comes Standard With 1 Vanity Light</i>

### Bedroom 3

Quantity	Description	Notes
1.00	Standard Flooring	<i>Shaw Wonderland "Antiquity" Carpeting w/ 8lb Pad</i>
1.00	Wire/Brace for Ceiling Fan	<i>Includes Wiring &amp; Bracing For Fan. Does not include ceiling fan installation. Light fixture purchased separately with lighting allowance.</i>

### Jack n Jill Bath

Quantity	Description	Notes
1.00	Flooring Upgrade - Tile	
1.00	Dual Sinks	

### Bedroom 4

Quantity	Description	Notes
1.00	Standard Flooring	<i>Shaw Wonderland "Antiquity" Carpeting w/ 8lb Pad</i>
1.00	Wire/Brace for Ceiling Fan	<i>Includes Wiring &amp; Bracing For Fan. Does not include ceiling fan installation. Light fixture purchased separately with lighting allowance.</i>

### Loft

Quantity	Description	Notes
1.00	Floor Upgrade - Laminate	<i>Loft / Hallway / Closet</i>
1.00	Wire/Brace/Hang Ceiling Fan	<i>Includes Wiring, Bracing, &amp; Installation of Ceiling Fan. Ceiling fan purchased separately with lighting allowance.</i>
1.00	TV Height Electrical Outlet	<i>120v Duplex Receptable on Existing Circuit</i>