

STANDARD FEATURES (FIONA PLAN)

- JAMES HARDIE PREFINISHED FIBERCEMENT SIDING AND SOFFIT/FASCIA
- MARVIN WINDOWS
- 9' BASEMENT WALLS
- DRYWALL WITH FIRETAPING ON GARAGE WALLS & CEILING
- INSULATED GARAGE AND OVERHEAD DOORS
- 3 9'x8' OVERHEAD DOORS
- 9' CEILINGS ON MAIN WITH A RAISED CEILING IN GREAT ROOM
- MAIN FLOOR LAUNDRY WITH SINK
- FULLY TILED SHOWER WITH BENCH IN PRIMARY BATH
- FULLY TILED FLOOR IN PRIMARY BATH
- WALK IN CLOSET IN PRIMARY BEDROOM
- SOLID CORE INTERIOR DOORS
- QUARTZ COUNTERTOPS IN KITCHEN AND PRIMARY BATH
- TILE KITCHEN BACKSPLASH
- FIREPLACE WITH CUSTOM SURROUND
- PROFESSIONALLY SELECTED LIGHT AND PLUMBING FIXTURE PACKAGE
- PROFESSIONALLY DESIGNED EXTERIOR
- PREFINISHED FIBERGLASS FRONT ENTRY DOOR
- SMOOTH WALLS WITH KNOCKDOWN TEXTURE CEILINGS
- GUTTERS IN SELECT LOCATIONS
- CONCRETE DRIVEWAY, SIDEWALK, PATIO AND SERVICE DOOR PAD
- ROCK LANDSCAPING AROUND HOUSE
- GARBAGE DISPOSAL
- 2 EXTERIOR SPIGOTS
- HIGH EFFICIENCY FURNACE, CENTRAL A/C AND AIR EXCHANGER
- WIRE CLOSET SHELVING
- STAINLESS STEEL APPLIANCE PACKAGE (*RANGE, WALL OVEN, WALL MICROWAVE, DISHWASHER AND UNDER CABINET VENT*)

UPGRADES INCLUDED (140 BUTLER FALLS RD - FIONA PLAN)

STRUCTURAL

- 3 STALL GARAGE
- WALKOUT BASEMENT TO BACKYARD CREEK
- GAS LINE OUT TO THE GARAGE
- ELECTRICAL AND PLUMBING BASEMENT ROUGH IN
- ICF BASEMENT WALLS
- DRYWALL ON WALLS IN BASEMENT
- FULL GUTTERS WITH TILED DOWNSPOUT

EXTERIOR FACADE

- UPGRADED OVERHEAD DOORS

INTERIOR DESIGN

- DESIGN PACKAGE: COZY COASTAL
- TILE WALLS OVER TUB IN SECONDARY BATH
- CUSTOM GLASS IN PRIMARY BATH
- QUARTZ KITCHEN SINK WITH FINISH UPGRADE TO MAIN FAUCET
- UPGRADED LIGHT FIXTURE PACKAGE
- GREAT ROOM BOOKCASES
- HOOK WALLS IN BACK ENTRY
- WALLPAPER UPGRADE
- CUSTOM WALL TREATMENT IN FRONT ENTRY

LANDSCAPE

- SHRUBS AND PERENNIALS IN LANDSCAPE AROUND HOUSE
 - 2 TREES ADDED TO YARD
 - CUSTOM DESIGNED FIREPIT/PAVER PATIO WITH SEATING WALL
 - SOD ENTIRE YARD
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