

## STANDARD FEATURES (BEATRICE PLAN)

- JAMES HARDIE PREFINISHED FIBERCEMENT SIDING AND SOFFIT/FASCIA
- MARVIN WINDOWS
- EXT FRONT PORCH RAILING WITH STAINED WOOD COLUMNS
- 9' BASEMENT WALLS; 9' CEILINGS MAIN LEVEL; 8' CEILINGS UPPER LEVEL
- GARAGE FLOOR DRAIN(S)
- DRYWALL WITH FIRETAPING ON GARAGE WALLS & CEILING
- 18' x 8' OVERHEAD DOOR AND A 9'x8' DOOR
- FULLY TILED SHOWER WITH CUSTOM GLASS TREATMENT
- CHOICE OF ONE OF 8 AVAILABLE INTERIOR DESIGN PACKAGES
- PROFESSIONALLY SELECTED LIGHT AND PLUMBING FIXTURE PACKAGE
- PREFINISHED FIBERGLASS FRONT ENTRY DOOR
- SMOOTH WALLS WITH KNOCKDOWN TEXTURE CEILINGS
- GAS FIREPLACE WITH CUSTOM SURROUND
- READING NOOK AT TOP OF STAIRCASE
- GUTTERS IN SELECT LOCATIONS
- CONCRETE DRIVEWAY, SIDEWALK, PATIO AND SERVICE DOOR PAD
- HYDROSEEDED / SOD IN YARD
- ROCK LANDSCAPING AROUND HOUSE
- GARBAGE DISPOSAL (CITY LOTS)
- 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 (1674 COUNTYSIDE DR - BEATRICE PLAN)**

### **STRUCTURAL UPGRADES**

- 3 STALL GARAGE
- GAS LINE OUT TO THE GARAGE

### **EXTERIOR FACADE OPTIONS**

- UPGRADED OVERHEAD DOORS (BLACK)
- BETWEEN GLASS GRILLES IN FRONT WINDOWS

### **INTERIOR DESIGN UPGRADES**

- DESIGN PACKAGE: MODERN LODGE
- CERAMIC FLOORING IN POWDER ROOM
- QUARTZ KITCHEN SINK WITH FINISH UPGRADE TO MAIN FAUCET
- LIGHT FIXTURE(S) UPGRADED
- UPGRADED PLUMBING FIXTURE PACKAGE
- WALLPAPER UPGRADE
- BUILT IN BOOKSHELF IN OFFICE
- BENCH IN GREAT ROOM
- HOOK WALL IN BACK ENTRY

### **LANDSCAPE OPTIONS**

- SHRUBS AND PERENNIALS IN LANDSCAPE AROUND HOUSE
  - IRRIGATION SYSTEM INSTALLED
  - TREES ADDED TO LANDSCAPE
  - SOD FRONT YARD
  - POND VIEW LOT
  - LARGER BACK PATIO
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