

Plymouth Valley Estates

Charleston

Lot # 27

\$684,900.00

Base Price Charleston Model

Optional Bilco Door

Delete the windows on either side of the Fireplace in the Family Room and Relocate one to the Rear Wall of the Family Room and trim as One Unit

Upgrade Interior Doors to 7'8" Tall Doors on the First Floor (Pricing based on Upgraded 2 Panel Square Style)
Optional Two Sided Angled Tray Ceiling in Master Bedroom

Upgrade Main Foyer Stairs from Red Oak Treads/ Pine Risers to White Oak Treads Stained/ Pine Risers Painted

Upgrade Foyer Railing System to Biltmore Open Cutout starting Newel Posts Painted with White Oak Caps Stained, with # 4392-PL Newels on all other loctions Painted with White Oak Caps Stained, 1 3/4" Square Spindles Painted and White Oak Railing # 6000 Stained

Upgrade Standard Fireplace to Mezzo 36" Fireplace set approximatly 18" off the floor with Black Clean Face Trim

Delete Standard Black Slate Fireplace Hearth & Surround and Install Manufactured Stone Face to Ceiling with Custom Cut Calacutta Eureka Rem 3cm Honed Marble Mantle

Add Gatehouse Mission Espresso Cabinetry with Custom Hardware in Laundry Room with PQ Seashell 2 cm with Eased Edge Countertop and Cool Maderno # KC05 4" x 12" Tile Bleached Wood Grout as Backsplash at Countertop location only and add Sterling Latitude Utility Sink with Arbor Spot Resistant Stainless Pulldown Faucet to Laundry Room

Optional Tile Backsplash in Laundry Room at Sink Location - Cool Maderno # KC05 4" x 12" with Bleached Wood Grout

Upgrade From Standard Vinyl Siding to James Hardi Siding - Pearl Gray

Upgrade Front Door, Garage Man Door & Bilco Door to 2 Panel Square Style

Upgrade Front Door Hardware to Tavaris Exterior with Keyless Access Deadbolt with Montreal Polished Chrome Interior

Upgrade Standard HVAC System to Honeywell Zone Damper System with First Floor Thermostat & Second Floor Thermostat - Both Programable

Add Optional York BP6000M Humidifier - Qty 1
 Delete Standard Powder Room Mirror
 Upgrade Hall Bath Mirror to Rittenhouse Picture Framed Custom Cut Mirror
 Upgrade Master Bath Mirror to Rittenhouse Picture Framed Custom Cut Mirror
 Optional Recessed Panel Cubbie System in Mud Room - Standard Paint
 Add Standard Style One Piece Crown Molding in Kitchen/Breakfast Room on Rear Wall & Wall Common with
 Garage Only, First Floor Hall at Closet area, Foyer & Second Floor Hall
 Upgrade Interior Door Hardware to Montreal Polished Chrome with Polished Chrome Hinges
 Custom Kitchen Layout with Gatehouse Mission Gray Cabinetry, Custom Hardware with PQ Misterio Polished 3
 cm Countertop with Standard Eased Edge
 Optional Kitchen Backsplash - PQ Misterio Polished Slab Material
 Upgrade Standard Range to- Range Café C2S950P2MS1 Stainless Steel w/ Stainless Steel Handle 30" Slide in
 Front Control Dual Fuel Double Oven w/ Convection Range
 Upgrade Standard Dishwasher to - Café CDT855P2NS1 Stainless Steel
 Upgrade Standard Microwave to - Sharp Drawer Microwave # SMD2489ES Stainless Steel
 Add Chimney Style Hood Zephyr # ZSIE30BS - 650 CFM Vented to the Exterior - Make-up Air is Required
 Add GE Café Refrigerator # CWE23SP2MS1
 Upgrade Kitchen Sink to Luxart #LXZS771
 Upgrade Kitchen Faucet to Moen Align Spring Faucet # 5923 Chrome
 Optional Butler Area Gatehouse Mission Gray Cabinetry with Custom Hardware, PQ Misterio Polished 3 cm
 Countertop with 4" Backsplash and Supply & Install Plumbing supply & drain lines for Wet bar in the Butlers
 Pantry Area with Luxart # LXZS773 Undermount Bar Sink, Moen Align Bar Faucet #5965 in Chrome
 Optional Butler Area Backsplash - PQ Misterio Polished Slab Material
 Optional 24" Beverage Refrigerator Sub Zero # UC-24BG/0
 Upgrade Powder Room Pedestal to Kohler Tresham Pedestal for Single Hole Faucet - White
 Upgrade Powder Room Faucet to Moen Flara # S6981 Chrome
 Hall Bath Vanity Gatehouse Mission White with Custom Hardware and Upgraded PQ Carrara Polished 2 cm
 1/2 Bullnose Edge Countertop with 4" Backsplash and White Oval Caxton Undermount Sink
 Upgrade Hall Bath Vanity Faucet to Moen Doex #S6910, Tub Faucet/Showerhead to Moen Doex #
 TS2203EPBL Black with Black Drain & Overflow and Black Toilet Supply & Handle
 Upgrade Master Bath Vanity to Carriage House Avalon Pewter with Custom Hardware and Upgraded
 Countertop PQ Arctic White 2 cm with Eased Edge and 4" Backsplash and Caxton Oval Undermount Sinks
 Upgrade Master Bath Faucet to Moen Flara Vanity Faucet # TS6984, Tub Faucet # TS926 and Shower #
 TS2912 Chrome
 Upgrade Master Bath Shower Door to Frameless Clear Glass with Chrome Hinges & Handle (Door may require
 a header bar which is determined by the Shower Door Company)

Upgrade Standard Hardwood in the Foyer, Powder Room, Kitchen/Breakfast Area & Dining Room to 5" Mullican Newtown Plank Natural

Upgrade Standard Carpet in Study, Family Room, Second Floor Hall and Master Suite to 5" Mullican Newtown Plank Natural

Upgrade Laundry Room Floor Tile to Koncrete #KC04 Grey 12" x 24" set square with Graystone Grout

Upgrade Mud Room Tile to Skybridge #SY96 Beige 12" x 24" set square w/ Urban Putty Grout

Upgrade Master Bath Tile to Uniform Concrete 12" x 24" Stacked set square on the Floor with graystone grout, Chenille White 2" x 2" Hex Mosaic #:191 L1912HexMS1 Tiled Shower Floor with graystone grout, River Marble #RM90 Gloss 12" x 24" set Stacked Horizontal Run to Ceiling not on Ceiling in Shower and on Tub Deck with #2942 Niche with Chenille White/Silver Screen 1" Random Mosaic inside and Arctic White Sill with Bleached Wood Grout, Door thresholds Arctic White

Upgrade Hall Bath Floor tile to Cove Creek # CC10 Gray 12" x 24" set 1/3 Pattern Bleached Wood Grout and Arctic White 4" x 12" set on 1/3 Pattern in Tub are Run to Ceiling not on Ceiling with Bleached Wood Grout, Add 2 Carrara Corner Marble Shelves

Closet City Custom Closets - Custom Master Bedroom Closet - All other closets standard vinyl ventilated shelving

WorldWide Stereo Upgrades - See Seller's Representative for Details

Additional Electrical & Upgrades Electric Fixtures As Installed (28 Recessed Lights, 7 Extra Fixtures with Switch, Fan Light Combo in Hall Bath, Quiet Fan Light Combo in Master Toilet Room, Quiet Fan in Master Bath, Bath Fans on separate switch, All on/off switch at Front Door) Need final count after walkthru for any added light switches

Custom Paint as Installed

Upgrade Standard Carpet to Shaw Essetial Now # 103 Washed Linen with Upgraded 8 lb Padding in Bedroom # 2, Bedroom # 3 and Bedroom # 4 and Delete Carpet Runner from Main Stairs

Optional Bristol Stone Paver Patio, Sitting Wall & Landscaping as Installed around the Patio

Total with Options \$ 868,893.00

10/22/20 Prices subject to change without notice

The above list is what has been processed to construction please check with the builder's office prior to writing an agreement of sale for any changes

Contents subject to errors and omissions.