

Upgrades & Colorizations

2366 Model Home

Home Upgrades (roughly \$50,000)

WHOLE HOUSE

- o Exterior Masonry
- o 10x10 Covered Patio
- o Air Conditioning
- o Smart Home Package
- o 6'8" Craftsman-Style Entry Door ("Driftwood")
- o Rear Yard Landscape & Irrigation
- o Rear Yard Fencing with Gate
- o Window Coverings (2" Faux Wood Blinds)
- o Painted Cabinets
- o Lighting - Craftsman Nickel Package
- o Wood-Wrapped Windows on Main Floor
- o Baseboard Upgrade to 6"

KITCHEN/DINING ROOM

- o Kitchen Countertop Slab Upgrade
- o Frigidaire Appliance Package
 - French Door Fridge
- o Full Height Kitchen Backsplash
- o Kitchen Faucet: Moen Align Stainless

LIVING ROOM

- o Built-In Painted Cabinets

OWNER'S BATH

- o Free-Standing Soaking Tub
- o Luxury Vinyl Tile Flooring
- o Countertop Slab Upgrade

Designer Features

- o Accent Walls in Bedrooms

Surfaces and Colorizations

MAIN FLOOR FLOORING

- o Luxury Vinyl Plank - Shaw Brio "Greige Walnut"

CARPET

- o Shaw In The Wind "Cameo"

FIREPLACE

- o Emser Structure "Charcoal LedgeStone"
 - 6"x24" Full Face

KITCHEN

- o Cabinets: Painted "Snowbound"
- o Island Cabinets: Ebony Stain
- o Hardware: Satin Nickel Bar Pulls
- o Counters: Pental Quartz "Antique White"
- o Backsplash United Tile Wow by Fex "Aqua"
 - 2 1/2"x5" Vertical Install

MAIN FLOOR BATH

- o Countertop: Innovative Granite "Steel Rock Leathered"
- o Backsplash: AO Artezen "Elegant White" 4" Mosaic
 - 2"x4" Brickset
- o Flooring: LVP Shaw Brio "Greige Walnut"

UPPER FLOOR HALL BATH

- o Countertops: Innovative Cosmos Quartz "Nova Grey"
- o Backsplash: Bedrosians Manhattan Platinum Gloss; 4" Mosaic
 - 2"x8" Brickset
- o LVT: Adura Max Artic Glacier

OWNER'S BATHROOM

- o Countertops: Innovative Cosmos Quartz "Nova Grey"
- o Backsplash: Dolomite Geometrica
 - 5" Mosaic - Bianco
- o Flooring: Shaw Resolute 7 "White Fall Oak"

LAUNDRY

- o T&A Benchmark - "Sand Dollar"

INTERIOR PAINT

- o Walls: Accessible Beige (SW 7036)
- o Trim: Extra White (SW 7006)

EXTERIOR PAINT - SCHEME I

- o Body: Modern Gray (SW 7632)
- o Accent: Classic French Gray (SW 0077)
- o Trim: Snowbound (SW 7004)
- o Front Door: Bolero (SW 7600)
- o Masonry: Eldorado Dark Rundle Stacked