

38 Tamarack Street
Custom “Colonial” Model Home
Options & Upgrades Included at \$759,980.00

Model Home Specifications & Upgrades:

- Expanded Colonial Model Home with over 3,200 sq.ft., 4(5) Bedrooms and 3 Baths (as-built).
- Lot Premium included in Options & Upgrades offering.
- Upgraded exterior with the full front Porch option (as-built).
- Exterior upgraded with Stone to include a water table on all front facing surfaces (as-built).
- Exterior upgrade with two 8” square recess panel fiberglass columns on the front Porch (as-built).
- Exterior upgrade with a false decorative shed roof over the overhead garage door (as-built).
- Garage overhead door upgraded with windows and an automatic garage door opener (as-built).
- Garage upgrade with a side service door, exterior concrete sidewalk and Service Door lighting (as-built).
- Front Door upgraded with two (2) four lite Sidelites (as-built).
- First Floor modifications include expanding the Powder Room into a Full Bath with a shower (as-built).
- Powder Room shower is upgraded to a 5’ fiberglass unit.
- Powder Room shower with an additional upgrade of a clear glass shower door.
- Dining Room upgraded with crown molding and chair rail trim carpentry (as-built).
- Upgrade to Coretec® hardwood style flooring in the Foyer, Family Room, Kitchen, Breakfast, Pantry, Mud Room, Dining Room, Living Room, 1st & 2nd Floor Hall, Stair Landing, and Laundry.
- Upgrade to Coretec® tile style flooring in Powder Room, Main Bath and Master Suite Bath.
- Stair upgrade to oak treads and stained to coordinate with hardwood style flooring.
- Stairs upgraded with oak railing, round oak newel posts and round white balusters.
- Second Floor Hall upgraded with oak railing, round oak newel posts and round white balusters.
- Upgraded Bath Hardware, Mirrors and Closet Shelving throughout the house (as-built).
- Upgrade to Delta® Foundations™ plumbing fixtures throughout the house.
- All Bath commodes upgraded to elongated models.
- Upgraded Delta® Foundations™ finishes to satin nickel throughout the house.
- Upgraded Kitchen cabinets (layout/quantity upgrade, wall height upgrade, style upgrade, painted finish upgrade and silent close feature on all doors and drawers).
- Kitchen sink upgraded to a single bowl stainless steel under mount sink.
- Kitchen upgraded with Island and further upgraded with recessed lighting overhead.
- Kitchen upgraded with additional granite to cover expanded layout and an Overhang on the Island.
- Kitchen backsplash upgraded to subway tile and further upgraded with brick pattern installation.
- Kitchen upgraded to include appliances (Frig, Electric Range, Dishwasher, Microwave).
- Kitchen Range additional upgrade to natural gas & all appliances additional upgrade to stainless steel.
- Kitchen upgraded with the Microwave vented to the exterior.
- Master Suite upgraded with optional Tray Ceiling.
- Master Bath shower upgraded to a 5’ shower with fiberglass base, tile walls & a clear glass shower door.
- Master Bath upgraded with 5’ Free Standing Soaking Tub.
- Master Bath upgraded with two (2) 42” single bowl vanities with cultured marble vanity tops.
- Main Bath upgraded with 60” double sink vanity with cultured marble vanity top.
- Upgrade throughout the home with recessed lighting, light fixtures and Kitchen under cabinet lighting.
- Upgrade to a 12’ x 12’ Deck with steps to grade (all pressure treated wood construction).