

**2 Balsam Court  
Expanded Laurel Model  
Options & Upgrades Included at \$674,980.00**

Model Home Specifications & Upgrades:

- Colonial Model Home expanded to over 2,495 sq. ft. with 4 Bedrooms, 2.5 Baths.
- Exterior stone upgrade to a water-table on the front facing Porch & Dining Room bump-out areas.
- Garage Overhead door upgraded with windows.
- Garage upgraded with automatic garage door opener with two remotes.
- Garage upgraded with a side of home Service door.
- Front Door upgraded to a ¾ glass door with a recess panel and two (2) Sidelights.
- Upgrade to Coretec® hardwood style flooring in the Kitchen, Breakfast Area, Pantry, Family Room, Living Room, Dining Room, Mud Room, Foyer, First & Second Floor Halls 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, posts and white balusters.
- Second Floor Hall upgraded with oak railing, posts and white balusters.
- Upgraded Bath Hardware, Mirrors and Closet Shelving throughout the house.
- 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 cabinets upgraded with an Island.
- Kitchen countertops upgraded with additional granite to cover expanded kitchen layout.
- Kitchen Island countertop upgraded with an overhang for additional seating.
- Kitchen backsplash upgraded with subway tile and an additional upgrade of brick pattern installation.
- Kitchen upgraded with appliances (Frig, Range, Dishwasher, Microwave).
- Kitchen Range with additional upgrade to natural gas.
- Kitchen Range upgraded with vent to exterior.
- Kitchen appliances additional upgrade to stainless steel.
- Master Suite upgraded with optional Sitting Room.
- Master Suite upgraded with optional Tray Ceiling.
- Master Bath shower upgraded to a 4' shower with fiberglass base and tile walls.
- Master Bath shower is upgraded with a clear glass shower door.
- Master Bath upgraded with 5' Free Standing Soaking Tub.
- Master Bath upgraded to a 60" double bowl sink vanity.
- Main Bath is upgrade with an enlarged 42" single bowl sink vanity.
- All home door locksets are upgraded throughout with a Satin Nickel finish.
- Upgrade throughout the home with recessed lighting, light fixtures and Kitchen under cabinet lighting.
- Electrical upgrade of an outlet and wiring conduit over the Fireplace.
- Upgrade to a 12' x 12' Deck with steps to grade (all pressure treated wood construction).
- Upgraded landscaping package and lawn irrigation system.