



35 Tamarack Street
35 Tamarack Street – Award Winning Magnolia Model
Upgraded & Offered at \$959,980.00

Model Home Upgrades:

- Expanded Model with 3,800 square feet, 4(5) Bedrooms and 3 ½ Baths.
- Upgraded to a Full Front Porch with 8” square recessed panel columns (as-built).
- Exterior Stone upgrade to include front facing elevations: the entire Front Porch, water-table Dining Room area and water-table on the Garage (as-built).
- Exterior siding upgraded with premium colors and bead & batten board (as-built).
- Garage upgraded with overhead door with windows, automatic garage door opener with two remotes, a side service door, exterior concrete sidewalk, lighting and painted interior walls (as-built).
- Front Door upgraded to ¾ glass, square recess panel with two (2) four lite Sidelites & transom window.
- Fireplace upgraded with tile and a custom wood mantle (as-built).
- Upgraded interior doors: two square panels smooth surface door style and Study with a glass door.
- Upgrade to custom decorative carpentry throughout: tray ceiling, coffered ceiling, crown molding, wall panels, oversized baseboard and oversized casing (as-built).
- Upgraded painting with bright white trim & ceilings and custom wall colors throughout the home.
- Upgrade to Coretec® hardwood style flooring throughout the entire First Floor, Stair Landing, 1st & 2nd Floor Halls, Bonus Room and all Second Floor Bedrooms.
- Upgrade to Ceramic tile flooring in 2nd Floor Bonus Room Bath, Main Bath and Master Bath.
- Stair upgrade to oak treads and stained to coordinate with hardwood style flooring.
- Stairs upgraded with oak railing, square oak newel posts and square white balusters.
- Second Floor Hall upgraded with oak railing, square oak newel posts and square white balusters.
- Second Floor ceiling height upgraded to 9’ ceilings throughout (as-built).
- Upgraded Bath Hardware, Mirrors and Closet Shelving throughout the house.
- Upgraded plumbing fixture finishes to matte black and champagne bronze throughout the house.
- All Bath commodes upgraded to elongated models with soft-close lids.
- Laundry Room upgraded with a washer & dryer and built-in shelving.
- 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 black under mount sink and black faucet.
- Kitchen backsplash upgraded to subway tile and further upgraded with brick pattern installation.
- Kitchen upgraded with GE Café white appliances (Frig, Gas Range, Wine Frig, Dishwasher, Microwave, Chimney Hood). Chimney Hood additional upgrade to vent outside.
- Master Bath shower upgraded to a 6’ shower with tile floor & walls and 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 a 60” double bowl sink vanity, 60” cultured marble vanity top, 5’ shower with fiberglass base and tile walls with a clear glass shower door.
- Added Full Bath on 2nd Floor with single bowl vanity, elongated commode and 5’ tub/shower.
- Upgrade throughout the home with recessed lighting, light fixtures and Kitchen under cabinet lighting.
- Upgrade to a 14’ x 14’ Screened Porch with steps to grade (all pressure treated wood construction).

In the interest of continuous improvement, the Company reserves the right to modify or change floor plans, materials and features without prior notice or obligation. Although every effort has been made to ensure that the upgrades and options contained herein are accurate and current, at any time such upgrades and options are subject to change without prior notice or obligation. 3-20-26