

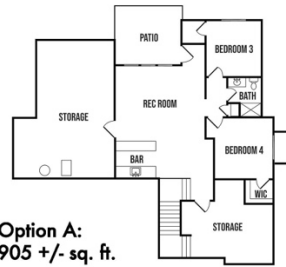


# The Gruene

1.5 Reverse, 4 bed, 3 bath, Approx. 2738-3038 sq. feet  
Base Price \$564,950



**Main Level**  
1,833 +/- sq. ft.



**Option A:**  
905 +/- sq. ft.

**Lower Level**



**Option B:**  
1205 +/- sq. ft.

Renderings are for illustration purposes only and may show upgrades. The materials used on the renderings are only examples of what can be installed. Consult Builder for details.



# The Gruene

## Standard Features

<p style="text-align: center;"><u>Appliances</u></p> <p>Stainless Steel Appliance Package: Dishwasher, Gas Cooktop, Hood Insert - Vented to Exterior, Wall Oven, &amp; Microwave (GE Profile) Ice Maker Water Line at Refrigerator Opening</p>	<p style="text-align: center;"><u>Fireplace, Trim, and Mirrors</u></p> <p>Direct Vent Fireplace with Tile Surround Built-in Boot Bench per Plan Curbed Stairs with Iron Spindles Matte Black or Satin Nickel Doorknobs &amp; Hinges Trim Wrapped Mirrors in all Baths Large Base and Casing throughout Main Floor Choice of 6 Interior Door Styles, Box Vault in Primary Bedroom and Great Room per plan</p>
<p style="text-align: center;"><u>Plumbing and Fixtures</u></p> <p>50 Gallon Water Heater Lower-Level Bath and Bar Stub Chrome Plumbing Package Throughout the Home Freestanding Tub &amp; Frameless Shower Door in Primary Bath</p>	<p style="text-align: center;"><u>Flooring and Tile</u></p> <p>Standard Hardwood Floors: 7" Pre-Finished Hardwood Floors located in Entry, Kitchen, Great Room, Mud Room, and Breakfast Area per Plan choice of 4 colors Ceramic Tile Floors in Laundry, Primary Bath, and Secondary Baths Ceramic Tile on all Shower Walls, Tub Walls, &amp; Kitchen</p>
<p style="text-align: center;"><u>Cabinets and Countertops</u></p> <p>Choice of Beach, Birch, Poplar, or Paint Grade Cabinets Kitchen. Cabinets include <b>Soft Close Doors and Drawers</b>, Hidden Hinges, Adjustable Shelving, Full Extension Drawer Glides, Pull-Out Trash Can, Walk-In Pantry with 5 Shelves Level 1, 3cm Granite/Quartz Tops in Kitchen with Undermount Stainless Steel Sink Level 1, 3cm Granite/Quartz in Primary bathroom, Level 0 3cm Granite/Quartz tops in all secondary bathrooms base + upper cabinet per plan at laundry with wood top</p>	<p style="text-align: center;"><u>Paint</u></p> <p>Interior: 3 Wall Colors (Flat/Latex), 1 Enamel, 1 Stain, White or Light colors and Ultra Dark colors may incur an additional charge. Exterior: 1 Body Color, 1 Trim Color (front only), 1 Accent Color White or Light colors may incur an additional charge.</p>
<p style="text-align: center;"><u>Electrical and Low Voltage</u></p> <p>200 AMP Service Panel with Breakers LED Light Bulbs in all Can Lights 3 Exterior Outlets (minimum) Keypad on Garage Doors Wired &amp; Switched for Ceiling Fan in Hearth Rooms &amp; All Bedrooms Prewire for secondary thermostat System, Cat6 Wiring Data Locations in all Bedrooms, Hearth Room, &amp; Study per Plan Under Cabinet Wiring in Kitchen per Plan</p>	<p style="text-align: center;"><u>Site Work</u></p> <p>Site Cost Coverage-up to \$10,000 (See Addendum) Landscaping Allowance of \$2,500 unless specified otherwise in CUP Fully Sodded Lot with Bluegrass Sod up to 11,000 SF Sump Pump</p>
<p style="text-align: center;"><u>Energy Efficient Features</u></p> <p>96% Lennox Furnace with Humidifier and 14 SEER A/C, ZIP System Wall Sheathing Independently Rated RESNET HERS Index Home Blown-In Blanket Insulation Energy Star Compliant Foam and Caulk Package Air Sealant in the Attic Energy Efficient Low-E Windows (choice of white or sandstone)</p>	<p style="text-align: center;"><u>Standard Allowance</u></p> <p>Appliances: \$3,858 Lighting: \$3000 Tile: Standard, per sq ft. (Kitchen backsplash \$13.75, bathroom/laundry floors/fireplace \$9.75, shower walls \$10.35, primary bath tile shelf, all other bathrooms glass shelf) Carpet: \$1.78 per Square Foot Stair Carpet: \$3.90 per Square Foot Commission: Home Site up to \$120,000</p>
<p style="text-align: center;"><u>Exterior</u></p> <p>*9' Foundation Walls with Concrete Egress Window Well Limited 30 yr. Warranty Roof and Metal Roof over garage and front porch. Front: Stucco, Stone or Siding per Elevation with LP Smart Trim Sides/Rear: Double Wall Construction w/ Zip Wall &amp; Tape, or comparable product 5" Aluminum Gutters (Choice of Color) Insulated Garage Door w/ 2 Openers, 1 Keypad and Smart Capabilities 6'-8" Fiberglass Front Door w/Clear Glass Side Lites per Plan Covered Patio, Optional Covered Deck w/Composite Flooring 2 Exterior Hose Bibs, Mounted AC Unit to Foundation</p> <p style="text-align: center;">*Height of wall before basement is poured</p>	<p style="text-align: center;"><u>Experience the C3 Homes Difference</u></p> <p>HVAC Ductwork Professionally Cleaned at Closing Plumbing Drain Lines Professionally Inspected at Closing On-site Meetings throughout the Build In-House Warranty Program with Unmatched Customer Service Professional Expert with you during the Sales Process, Build Process, and Warranty Process Full Access to Professional Decorator and Design Center Passive Radon</p>

Base Price Does Not Include the Price of the Lot, Community Requirements, Unforeseen Site Costs, or unforeseen increase in materials (ex. Lumber cost increase) Contact Builder for Details.