

Base Package Finished & Allowances Summary

* Slab Foundation
* Connection to Blue Ridge EMC for electricity (all power lines buried underground)
* Installation of Leased Buried Propane (optional to service range, water heater & fireplace)
* Hook-up to community water system (Towns County)
* Connection and install of standard septic tank sized for floorplan
* Pressure Treated Deck or Concrete Patio
* Low profile metal railing with cable system
* Exposed Fastener Metal Roof
* Covered front porch and expansive rear (per plans)
* Low maintenance Hardie Cement Smooth Plank Siding or Residential Hardie Board and Batten (Modern Design similar to model) with Hardie board soffit
* Interstate Vinyl 6800 Series (double pane, low-e with argon, Energy Star)
* High efficiency 2-zone Mitsubishi Mini-split system
* Energy Star Gas or Electric Instant Hot Water Heater (Navien (NPE 180A) or Rennai)
* Wood burning or gas logs fireplace (with slate hearth for wood burning fireplaces, n/a for gas logs)
* Batt insulation
* Insulated Front Door with decorative glass (5 styles)
* Flat Slab or Single Panel Doors
* 4” modern baseboards and trim (like model home)
* Drywall walls and ceilings
* Chrome, Black or Stainless Modern Door Knobs or Levers
* Low VOC Sherwin Williams Interior Paint & Sherwin Williams Exterior Paint
* EuroVintage Engineered Wood Floors throughout except for bathrooms (1/2” European Oak in 8 finishes)
* Tile for bathroom floors, shower surround, tub surround, and kitchen back splash (base or upgrade tiles available)
* Solid surface shower pan or tiled shower pan for master bath
* Kitchen & Bathroom Cabinets with plywood boxes, soft close doors (bathroom floating)
* Modern European Slab Cabinet doors (laminated MDF) or Solid Maple Slab or Solid Maple Shaker Cabinets (stained or painted)
* Granite or Quartz Countertops (4 selections)
* Modern rectangular undermount single bowl stainless steel kitchen sink (30”)
* Modern rectangular undermount porcelain bathroom sinks
* Low-flow comfort height elongated bowl Kohler toilets with soft close seats (WaterSense certified for water conservation)
* Porcelain coated steel tub
* Tiled shower with solid surface shower pan or tiled shower pan and custom glass doors
* Tiled kitchen backsplash in base tile selection
* Chrome Delta Trinsic Plumbing Trim with pulldown kitchen faucet
* Kenmore Energy Star Kitchen Appliance Package (Stainless or Glossy White) with free-standing gas or electric convection range, 26.2 cu ft side-by-side fridge with water & ice dispenser, dishwasher with hidden controls and stainless interior, and oven hood or microhood
* Master closet with wooden shelves and metal rods
* European guest closet
* $2000 lighting allowance
* Natural landscaping ($1750 allowance)
* Crushed granite driveway (if slope allows)
* Mandatory Road Improvement Escrow
* 5.5 KW solar package with 10 PowerXT-350 (350 watt) black arrays and Solar Edge 3800H Single Phase Inverter