

# Addison Reserve

## The Birch End Unit

### Lot # 20

**\$511,177.00**

Birch Style End Unit (*Base Price \$444,900*)

9 Ft. Foundation Walls

2 Car Front Entry

White Windows

Rub-R-Wall

Egress Window in Basement

Tray Ceiling in Master Bedroom

Gas Direct Vent Fireplace w/ wall switch Black Slate Surround & Berkley Mantle Painted

Upgrade Stairs to Oak Treads stained English Chestnut and Pine Risers Painted

Upgrade All 1/2 Walls to Oak Railings Stained English Chestnut with Standard 1 1/4" Poplar Painted Spindles

Standard Insulated Garage Door with Garage Door Opener and Keypad

Electric Line for buyer's dryer

6 Panel Solid Core 7'8" Doors w/ 7'8" Tall Cased Openings on first Floor and 6 Panel Hollow Core 6'8" Doors on second floor

Interior Door Hardware Tustin Satin Nickel w/ Satin Nickel hinges

2 Pc. Astrical Style Crown Molding Living Room and Dining Room

1 Pc. Crown Molding Foyer and Second Floor Hall

2 Pc. Chair Rail in Dining Room

Optional Humidifier Qty 1

Custom Kitchen Design in Aristokraft Durham w/ Santa Cecelia Granite w/ 4" splash and 1/2 Bullnose Edge; Elkay Kitchen Sink # ELUH-2115-10; Medora Stainles Steel Faucet

Appliances upgraded to Stainless Steel - Range #JGBP28SEMSS; D/W # GSD3360RSS; Micro # JNM1541SMSS

Master Bath White Whirlpool Tub; Aristokraft Saybrook Fawn Vanity upgraded to 35" tall w/ Cultured Marble Bone w/ White Vein; Monticello Faucets Brushed Nickel Finish; Painted Atlanta Framed Mirror

Master Bath Tile Brixton Bone - Floor 12 x 12 ; Tub face & deck 9 x 12; shower walls 9 x 12 - optional run to ceiling and optional listello at eye level; standard Fiberglass shower pan and standard soap dish; Add 1 optional corner marble shelf

Hall Bath Vanity Aristokraft Saybrook Autumn with standard cultured marble top; Standard Chateau Lever Chrome Faucets; Painted Atlanta Framed Mirror

Hall Bath Tile White - Floor 6 x 6 Gloss; Walls - optional - Run to Ceiling from top down 6 x 6 Gloss white set square -1 Row Chair Rail - 6 x 6 Gloss white set square, standard soap dish

Powder Room Monticello Faucet Brushed Nickel Finish; Standard Oval Mirror

Electrical Recessed Lighting as Per Electrical Layout E81611-AR20

Interior Trim Painted Bright White

Laundry Room Standard Vinyl Flooring # 2041

2 1/4" Oak Field Finished Hardwood Flooring Stained English Chestnut in Foyer, First Floor Hall, Kitchen, Breakfast Room and Family Room

Standard Carpet w/ upgraded 6 lb Pad in Living, Dining, Master Bdrm, Bdrm # 2, Bdrm # 3, Second Fl Hall and Stair Runner

Light Fixtures as ordered by builder on 11/7/11

Enlarge Exterior Deck to 12 x 18

11/07/11 subject to change without notice

**The above list is what has been processed to construction please check with the builder's office prior to writing an agreement of sale for any changes**

contents subject to errors and omissions