

# Cold Point Manor

## The Walnut

### Lot # 16

~~\$624,935.00~~

**\$569,900.00**

Walnut End II Style Unit (Base Price Interior \$489,900)

2 Car Garage

Walk Out Basement

9 Ft. Foundation Walls

White Windows

Rub-R-Wall

Bedroom # 2 Closet

Delete Door at top of Basement Steps and relocate to the bottom of the steps - Install Level Rail at the top overlooking from Foyer

Optional Cathedral Ceiling in Master Bedroom

Gas Direct Vent Fireplace w/ wall switch; Standard Black Slate Surround and Berkley Mantle Painted

Main Stairs to Second Floor Oak Treads Stained and Pine Risers Painted

Upgrade First Floor Interior Doors to 7'8" Tall Doors - Standard 6 Panel Style

Upgrade Interior Door Hardware to Tustin Satin Nickel with Satin Nickel Hinges

Upgrade Study Doors to Glass Paned Painted Doors

Garage Door with Opener and Optional Keypad

Electric Line for buyer's dryer

Optional Laundry Tub in Laundry Room

Optional Humidifier

Add 1 Pc. Crown Molding Second Floor Hallway

Add 3 Pc. Crown Molding in Dining Rm, Great Rm, Foyer, First Floor Hall and Study

Add 2 Pc. Chair Rail in Dining Room

Upgrade Master Bath Tub to Jetted Tub - Biscuit Color

Upgrade Master Bath Shower Pan to 2" x 2" Tiled Shower Floor with 1/2 wall configuration with seat in shower; Concrete Connections Tile Boulevard Beige (13x 13 on floor, shower & tub deck set square); upgrade to run tile to ceiling in shower; Upgrade to add Listello tile at eye level in shower; add 1 corner marble shelf

Master Bath Shower Door upgraded to Frameless Shower Door

Upgrade Master Bath Vanity 35" tall Saybrook Sars[arilla w/ marble vanity top with Caxton undermount sinks; Faucet, Tub Faucet and Shower Head to Kingsley Brushed Nickel

Master Bath Mirror Painted Atlanta Framed Custom Set Mirror

Hall Bath Standard Saybrooke Autumn Vanity w/ white on white cultured marble top; White tub & toilet w/ standard Chateau Chrome Faucets

Hall Bath tile standard 6 x 6 white; Add tile run to ceiling w/ layout from top down 6 x 6 on diagonal, chair rail, 6 x 6 set square

Hall Bath Mirror Painted Atlanta Framed Custom Set Mirror

Change Kitchen Configuration to two level island using upgraded Kraftmaid Cabinetry (Perimeter Huntington Maple Dove White; Island Lyndale Cherry Peppercorn) with Granite (level 1) from builders samples with standard edge - See Kitchen plan sketch CPM-16-KP

Elkay Sink # ELUH 2118-10 and Moen Medora Stainless Steel Faucet

Add 4 x 4 Tumbled stone tiled backsplash in kitchen

Upgraded Appliances: Range GE # JGBP500SPSS; Dishwasher GE # GLD456ORSS; Microwave GE # JNM1541SMSS

Upgrade Powder Room Faucet to Kingsley Brushed Nickel w/ Brushed Nickel toilet & pedestal supply lines, biscuit color toilet & pedestal stained Golden Pecan

Electrical Options see builder representative for sketch for locations- (18 White Baffle Recessed Lighting as per sketch; 1 Ceiling Fan Prewire in Great Rm; 1 extra cable outlet)

Light Fixtures as installed

Upgrade Interior Trim Paint to Bright White

Laundry Rm standard vinyl # 2043

12/22/11 Prices 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