

# Cold Point Manor

## The Walnut Interior

### Lot # 18

~~\$561,801.06~~

**\$529,900.00**

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

Walk Out Basement

9 Ft. Foundation Walls

White Windows

Rub-R-Wall

Optional Cathedral Ceiling in Master Bedroom

Gas Direct Vent Fireplace w/ wall switch; Beige Marble Surround & Hearth; Standard Berkley Mantle Painted

Delete Cased Opening between Kitchen & Dining Room

Change Cased Opening between Dining Rm & Foyer to 6 Ft. Wide Cased Opening

Change Cased Opening between Study & Foyer to approx. 5 Ft. Wide Cased Opening

Stairs to Oak Treads Stained English Chestnut and Pine Risers Painted with Oak Rail Stained English Chestnut and Poplar Spindles Painted

Optional Humidifier on heating system

Upgrade First Floor Interior Doors to 7'8" Tall Doors; Second Floor standard 6'8" Tall Doors (6 Panel upgraded to 2 Panel Smooth)

Upgrade Interior Door Hardware to Tustin Satin Nickel w/ Satin Nickel Hinges

Add 3 Pc. Astrical Style Crown Molding in Great Room, Foyer, First Floor Hall, Second Floor Hall, Study and Dining Room

Upgrade to 2 Pc. Chair Rail in Dining Room

Garage Door Opener with Keypad

Electric Line for buyer's dryer

Custom Kitchen Design w/ Upgraded Aristokraft Durham Cabinetry with Giallo Veneziano Granite Top with 1/2 bullnose edge -

42" Wall Cabinets w/ Crown Molding and Door End Panels - See Kitchen plan sketch CPM-18-KP, Upgrade Kitchen Sink to

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

Upgraded Appliances: Range GE # JGBP500SPSS; Dishwasher GE # GLD4560RSS; Microwave GE # JNM1541SMSS

Optional Humidifier on heating system

Master Bath Biscuit Jetted Tub

Master Bath Shower Change Standard Fiberglass Shower Pan to 2" x 2" Tiled Shower Floor; Standard Gallian Park Tile in Crema

(13 x 13 on floor; 10 x 13 on shower walls & tub platform), Add Decorative accent at eye level and run tile to ceiling in shower

option; add 2 marble corner shelf options

Master Bath Vanity Upgrade Aristokraft Augusta Antique Vanity upgrade to 35" Height w/ slab marble top and undermount sinks

Master Bath Moticello Faucets Brushed Nickel - with optional Hand Held in Shower

Master Bath Shower Door upgraded to Frameless Shower Door

Master Bath Mirror Painted Atlanta Framed Custom Set Mirror

Hall Bath Vanity Standard Aristokraft Saybrook Vanity standard 30" Height with Standard Cultured Marble Vanity Top

Hall Bath Standard White Tub & Toilet w/ Standard Moen Chateau Chrome Faucets

Hall Bath Tile 6 x 6 Matte White on Floor; Optional 3 x 6 Gloss White on tub Walls run on Brick Patter; run tile to ceiling option in tub area

Hall Bath Mirror Painted Atlanta Framed Custom Set Mirror

Powder Room Biscuit Toilet & Pedestal w/ Upgraded Monticello Brushed Nickel Faucet & supply lines for Pedestal & Toilet

2 1/4" Oak Field Finished Hardwood Flooring in Foyer, First Floor Hall, Kitchen, Breakfast Rm, Study, Dining Rm and Great Rm

Stained English Chestnut

Electrical Options see builder representative for sketch for locations- (17 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

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