

Cold Point Manor

The Birch

Lot # 39

~~\$532,993.27~~

\$499,900.00

Birch Style Interior Unit (Base Price \$454,900)

1 Car Garage

9 Ft. Foundation Walls

White Windows

Rub-R-Wall

Daylight Foundation w/ 2 Singles Windows

Optional Tray Ceiling in Master Bedroom

Main Stairs Oak Treads Stained Cherry and Pine Risers Painted; Standard Oak Rail Stained Cherry, Standard Painted Spindles

Gas Direct Vent Fireplace w/ wall switch; Standard Black Slate & Standard Montgomery Mantle Painted

Upgrade First Floor Interior Doors to 7'8" Tall Doors, 6'8" Tall on Second Floor - 6 Panel Smooth Style

Master Bath Shower Enlarged - remove dead space as shown on brochure and install seat shower base remains fiberglass shower pan

Cased Opening between Living Rm & Foyer size to be 5' Cased Opening

Electric Line for buyer's dryer

Optional Humidifier for HVAC System

Hall Bath Mirror Painted Atlanta Framed Mirror

Master Bath Mirror Painted Atlanta Framed Mirror

Add 3 Pc. Astrical Style Crown Molding to Living Rm, Dining Rm, Foyer, First Floor Hall, Second Floor Hall & Powder Rm, Kitchen/Breakfast Rm, Great Rm & Dining Rm

Change Dining Room Chair Rail to 2 Pc. Chair Rail

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

Optional Keypad for Garage Door Opener located closest to front door

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

Kitchen Layout as per Builder Plan CPMKP-39 - Standard Aristokraft Saybrooke Fawn Cabinetry; Granite Kitchen Top Giallo Veneziano 1/2 Bullnose Edge

Upgrade Kitchen Sink to Elkay # ELUH2115-10; Upgraded Kitchen Faucet Moen Medora Stainless Finish

Kitchen Tiled Backsplash 6 x 6 Tumbled Stone with Picture Frame over sink area and 4 x 4 diangonal inserts

Master Bath Aristokraft Saybrooke Aurumn Vanity optional 35" height

Upgrade from Cultured Marble Top to Slab Marble from Builder Samples w/Caxton Biscuit Undermount Sink

Master Bath Upgrade to Jetted Tub Biscuit Color; Monticello Faucet for Vanity, Shower & Tub in upgraded Brushed Nickel finish; Shower head upgrade to 3450 - BN

Master Bath Upgrade Standard Fiberglass Shower Pan to Tiled Shower Floor 2 x 2 to blend w/ Gallian Park

Master Bath Tile Gallian Park Desert - Floor 13 x 13; Shower Walls & Tub Deck 10 x 13; Add Optional Listello at Eye Level in Shower and Option for Running Tile to Ceiling in Shower; Marble Set; Add 2 Corner Marble Shelves in Shower

Upgrade Master Bath Shower to Frameless Shower Door Brushed Nickel hinges & handle

Powder Room Standard Biscuit Pedestal & Toilet w/ upgraded Faucet to Monticello 8" spread in Brushed Nickel Finish w/ Brushed Nickel supply lines on Pedestal & Toilet

Hall Bath Standard White Tub & Toilet w/ Standard Aristokraft Saybrooke Autumn Vanity; Standard White on White Cultured Marble top; Chateau Chrome Faucets

Hall Bath Tile Floor Standard 6 x 6 White Matte; Tub Walls Optional layout & Run tile to ceiling - from top down 6 x 6 White Gloss on Diagonal - White Chair Rail - 6 x 6 White Gloss Set Square

Add 2 1/4" Oak Field Finished Hardwood Flooring to Living Rm, Dining Rm & Great Rm Stained Cherry

Upgrade Interior Trim Paint to Bright White Paint - Wall Paint Standard Paint

Electrical Options (11 Recessed Lights standard white baffle style; 1 extra cable outlet; prewire only for future ceiling fan in Master Bdrm; prewire only for future fixture in master study)

Light Fixtures as installed

Standard Vinyl flooring in Laundry Room # 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