

# Washington Manor

## Charleston

### Lot # 7

**\$659,900.00**

9 Ft. Foundation Walls

Bilco Door

Viwinco White Windows

Rub-R-Wall

Master Bedroom Two Sided Tray Ceiling

Add 3 Feet to the Rear of the Charleston which will add additional square footage into the Family Room, Kitchen, Breakfast Room, Bedroom # 4, Hall Bath, Laundry Room, Owners Rear Walk-in Closet and Owners Bath. (See Lot 7 Brochure Plan)

Reconfigure Master Bath to create a toilet room inside the Master Bath. Relocate the shower to the rear wall, change to approximately 4' x 4' tiled shower floor with corner seat and standard framed shower door and change Standard Soaking Tub in Master Bath to American Standard Cadet # 2764014M202011- 66" free standing tub (white) with Moen drain.

Delta Riser Set & Tub Filler Mounting System #T4797-PNFL-LHP

Add 2 Ft 9in. to the Depth of the Garage by Pulling the Rear Wall of the Garage Back and move the 12 ft. section of the rear wall of the Owners Suite back (See Lot 7 Brochure Plan)

Add 3 Feet to the Depth of the Garage and the depth of the Owners Sitting Area by pulling the front wall forward by 3 Feet.

Delete One Single Window on Side Wall of Bedroom # 3, Delete one Window on Side Wall of Bedroom # 4 and

Change Single Window on Rear Wall of Bedroom # 4 to a Twin Window

Change Elevation to delete two Dormers on Main Roof, Add an A Framed Peaked Roof with an Oval Window and change the Double Hung window in the Owners Sitting Area to an Oval Window (See Lot 7 brochure plan)

Extend Front Porch across the front of the Dining Room

Upgrade Interior First Floor Doors to 7'8" Tall 2-Panel Square Doors.

Change Mud Room Door & Master Bath Toilet Room Door To a Pocket Door

Upgrade Interior Door Hardware to Katara Polished Chrome with Polished Chrome Hinges

3 Pc. Astrical Style Crown Molding in Dining Rm, Powder Rm, Family Rm, Study, Foyer & 2nd Floor Hall, Butler Area, Breakfast Rm and 2 Walls of Kitchen

Add Painted Beams with Crown in Master Bedroom on Ceiling

Change Front Porch Roof, Garage Pent Roof & Peak Pent Roof to Simulated Copper Metal Roof

Upgrade Garage Door to steel faux wood door in standard style (Color - Walnut Finish)

Upgrade Front Door to Fiberglass Classic-Craft American Style #CCA230LW with simulated divided lite glass

Prestained and standard painted sidelites & transom (Color - Gunstock)

Optional Electrical as Installed (Recessed Lighting, upgraded bath fans, Master Bedroom Ceiling Fan wiring only and plated off)

Custom Kitchen Layout with Kohler Whitehaven FarmSink #6489-0 and Kohler Artifacts Single Lever Chrome Faucet #K99259

*(Pricing Based on Standard GateHouse Cabinetry and Standard Granite Selection - See Representative for Layout)*

Upgraded Appliances (Hood Insert # SO33SMUA vented to the exterior, 30" Wolf Range # GR304 with Red Knobs, Wolf Drawer Microwave # MD24TE/S Standard Installation, GE Café Dishwasher # CDT835SSJSS, GE 36" French

Door Counter Depth Refrigerator # CWE23SSHSS)

Optional Butler Area Cabinetry with Subzero 24" Undercounter Beverage Center # UC-24BC/S/TH Stainless Steel

*(Pricing Based on GateHouse Cabinetry and Standard Granite Selection - See Representative for Layout)*

GateHouse Vanity Selection with Optional Master Bath Vanity Layout and 1 1/4" White Carrara Marble with Rounded

Over Edge and Caxton White Undermount Sink

Master Bath Upgrade Vanity Faucets to Moen Weymouth 8" spread Cross Handle and Shower to Weymouth

Showerhead & Divertor in Polished Nickel

GateHouse Vanity Selection with Optional Hall Bath Vanity Layout and 3/4" White Carrara Marble with Rounded Over

Edge and Caxton White Undermount Sink

Upgrade Hall Bath Vanity Faucet to Wymouth Single Lever with Weymouth Tub Spout, Divertor & Showerhead in Chrome

Optional Cabinetry in Laundry Room with Level 1 Granite Selection & standard edge; Latitude sink & Moen Chrome

Brantford Faucet *(Pricing Based on GateHouse Cabinetry -See Representative for Layout)*

Upgrade Powder Room Pedestal to Kohler Tresham 30" #K-2845-0 with Moen Weymouth Single Hole Faucet in

Chrome & Toilet # K-3950-0

Polished, Shower Walls - Field Tile 3" x 6" # M701 White Carrara Polished set Running Bond with Shower Wall Picture

Frame - .5 x 12 # M701 Pencil White Carrara Polished with 1 x 4 Glossy White Ceramic # RT-141B set inside with 2

Niches with White Carrara Sides with 1" Hex # M701 White Carrara Polished Background (Door Sills & Curbs White

Carrara & Grout Platinum)

Hall Bath Upgrade Tile to White Hexagon Floor Tile and Tub walls from top down to 1 Row Akdo White Carrara Chair

Rail , Round Carrara #MB1130-rondopo by Akdo 18"+/- , 1 Row Akdo White Carrara Pencil Rail with Field Tile 2" x

4" Brick Joint White # 0100 - Delete standard soap dish and install two white carrara corner marble shelves

Upgrade Standard Carpet in Study, Family Room, Second Floor Hall and Owners Suite to 2 1/4" Red Oak Field

Finished Hardwood (Stain Color TBD)

**Total with Options \$832,625**

revised 5/23/18 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.