

Washington Manor

Hampton

Lot # 20

\$699,900.00

Lot Premium

9 Ft. Foundation Walls

Viwinco White Windows

Rub-R-Wall

Change from Single 16 ft. wide Garage Overhead Door to Two 8 ft. wide Garage Overhead Doors

Underslab Plumbing for Future Full Bath in Basement Includes Ejector Pit, Excludes Ejector Pump

Pull the rear wall of the Kitchen and Breakfast Room back by 3' on the 1st Floor only.

Change Standard Shed Style Front Porch Roof to an "A Frame" Covered Porch with Barrel Ceiling and Arched Transom and

Upgrade Standard Shingle Roof to Simulated Copper

Relocate Two Family Room Side Wall windows to the Rear Wall and Trim as one unit

Reconfigure Master Bath to have Double Entry Door with Split Vanity Layout

Master Bedroom Two Layer Four Sided Square Tray Ceiling as installed (No Crown Molding Included)

Add Square footage to Master Bedroom creating a 4 ft. deep Sitting Area Dormer style , Vertical Board and Batten Vinyl Siding on the front and sides of the Dormer, Composite Trim Vertical Corners and Window Casing. Change Single Window to a Triple Window, Garage Roof becomes a shed style roof with Metal on the garage roof section

Upgrade Main Stair Railing and 1/2 wall at Stair overlook to a Hampton Oak Rail with a 1 3/4" Hampton Spindle & Railing System Gas Fireplace with Standard Acadia style Painted Wood Mantle and Slate Flush Hearth and Surround

Optional Laundry Room Gatehouse Cabinetry, Level 1 Granite Top with Eased Edge and Latitude utility Sink #S99540 White w/ Moen Brantford Chrome Pull Down Faucet.

Change Standard HVAC to Honeywell Zone Damper & Ductwork System Set up for 1 Programmable thermostat on the First Floor and 1 programmable thermostat for the second floor.

Optional Humidifier on HVAC System

Electrical Options & Upgraded Light Fixtures as Installed - *As Installed*

Upgrade the Mirrors in the Powder Room, Master Bathroom and Hall Bathroom to Framed Atlanta Style Mirrors

Change Door from Mud Room to Breakfast Room to a Pocket Door

Optional Painted Cubbie System with Hooks in Mud Room - *As Installed*

Upgrade First Floor to 7'8" Tall Doors and Standard 6'8" Tall Doors on Second Floor - 2 Panel Square Style

Upgrade Living Rm, Dining Rm, Family Rm & Powder Room to 3 Pc. Astrical Style Crown Molding

Add 3 Pc. Altricial Style Crown Molding in Study, Foyer & Second Floor Hall

Add Crown Molding System in Master Bedroom - 2 Pc. Astrical perimeter of Main Room, 2 Pc. Astrical in First Level Up and 3 Pc. Astrical in Second Level Up

Upgrade Study Doors to Two Glass Paned 15-Lite French Doors.

Upgrade Standard Interior Door Hardware to Kwikset Katara in a Satin Nickel Finish.

Custom Kitchen Layout with Carriage House Monaco White Cabinetry, Standard Level 1 Granite Countertop 1/4 Round Edge , Kohler Whitehaven Farmsink # K6489-0 and Kohler Artifacts Pull Down Faucet # K-99260-VS; Upgrade Appliances - Range GE # CGS986SELSS, GE Dishwasher # CDT835SSJSS, Sharp Drawer Microwave # SMD2470AS and XO Hood # XOT30SMUA vented to the exterior

Artigian Italian Alps 3" x 6" Kitchen Tile Backsplash set on Brick Pattern with Delorean Gray Grout

Upgrade Master Bath Vanity to Carriage House Monaco White Vanity, 3/4" White Carrara Marble Top with Standard Edge and Kohler Archer #K-2355-0 White Undermount Sink with Faucet to Wynford Chrome - 8" Spread Vanity, Tub & Shower Faucets

Upgrade Master Bath Tile to: Floor 12" x 24" Florentine # FL06 Carrara set on Brick Pattern w/ a Carrara White # M701 2" x 2" Hexagon Mosaic Polished Rug Inset; Upgrade Shower from standard fiberglass shower pan to Carrara White # M701 2" x 2"

Hexagon Mosaic Polished Tiled Shower floor; Shower Walls 3" x 6" White Subway Tile run to Ceiling on Brick Pattern with a strip of Carrara White # M701 2" x 2" Hexagon Mosaic Polished on the Shower Head Wall that is approximately 12" wide and runs from floor to ceiling; Tub Face Wood Panels; Tub Deck 12" x 24" Florentine # FL06 Carrara with 3" x 6" White Subway Tub Splash, Delete standard soap dish and install 2 Corner Marble Shelves

Upgrade Master Bath Shower Door to Frameless Shower Door with Chrome Hinges & Handle

Hall Bath Standard Gatehouse Vanity with Optional Carrara Marble Countertop and Caxton Undermount Sink with Upgraded Brantford 8" Spread Chrome Vanity Faucet with Brantford Chrome Tub Shower Faucet

Upgrade Hall Bath Tile to 12" x 12" Skybridge SY98 Gray on Floor with 3" x 6" Arctic White Subway on Brick Pattern on Tub Walls to Ceiling

Upgrade Powder Room to Brantford 8" Spread Chrome Faucet

Add 2 1/4" Red Oak Field Finished Hardwood Flooring in Living Rm, Study, Family Rm and Second Floor Hall

Upgrade Laundry Room to 12" x 24" Skybridge #SY98 Gray Tile Set on Brick Pattern

Upgrade Mud Room to 6" x 36" Saddlebrook #SD16 Grave Road set like Hardwood

Master Bedroom Custom Closet System - *As Installed*

Custom Paint as Installed

Upgrade Carpet to Sensational - Color Mineral with 8 lb Padding

Total with Options \$879,185

2/28/19 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.