



Standard Features

(PRESTON and CROSBY Models)

INTERIORS

- Finished lower level with full ceramic bathroom
- Spacious Family Room, optional Energy Efficient Gas Fireplace and built-ins
- Pre-finished oak hardwood floor throughout main level including family room, kitchen and study. Powder room at Preston only.
- One piece crown molding throughout main level including dining room, study and family room. (Optional upgrade trim package available.)
- Solid-core doors throughout
- Stained solid oak stair treads and railings with painted risers and balusters on main level.
- 9'-0" ceilings on first floor
- Recessed lighting
- 3 video jacks and 2 CAT-5e telephone outlets located at Family Room and Recreation Room (Optional multimedia upgrade available)
- Two-car Garage with 7' Tall Doors at Preston Model and One car Garage at Crosby units
- Fire sprinkler system

EXTERIORS

- Shingle or shiplap cement board siding
- Professional landscape and hardscape
- Hose bibs, front and rear
- Electrical outlets, front and rear
- Energy efficient Insulated low – E wood windows
- Architectural style asphalt shingles
- Brick or flagstone entry stoop [varies per unit]
- Entry Porches, concrete patios or decks [varies per unit]

ENERGY EFFICIENT SYSTEMS

- High efficiency gas water heater
- High efficiency gas furnace
- Tyvek housewrap
- Insulated windows and exterior doors
- 6” exterior walls framing with R-19 insulation
- Central air conditioning
- Standard Dual zone heating and air conditioning with or without finished attic option
- 5 Year Home Warranty

LUXURIOUS BATHS

- Owner’s bath to include
 - 12” x 12” ceramic tile finishes (stone finishes available)
 - Oversized soaking tub (whirlpool option available)
 - Double vanity sinks
 - Separate shower with glass enclosure and ceramic tile base

- Chrome Kohler™ faucets throughout
- Kohler™ pedestal sink in powder room

CHEF'S KITCHENS

- Recessed panel 42" maple cabinets with crown molding
- Under wall cabinet lighting
- Oil-rubbed bronze cabinet hardware
- Granite countertops
- GE Stainless Steel Appliances
- Undermount stainless steel sink
- Pull-out spray Kohler™ faucet
- Soap/lotion dispenser
- Garbage disposal

Standard and/or optional features are subject to change without notice.

Please see Sales Representative for most current specifications.



Upgrade Options

KITCHEN OPTIONS

CABINET SELECTIONS

- Glazed accent finish ONLY over standard Quality cabinets
maple Quincy door style \$ 810.00
- Quality cabinets maple Jamestown door style
raised panel w/ glazed stain finish \$ 1,600.00
- Medallion Cabinets "Brookhill" square raised panel or
"Potters Mill" shaker style doors w/ painted finish \$ 4,460.00

GRANITE COUNTERTOP & SINK

- Upgrade to stainless steel Double bowl under mounted
sink ONLY \$ 230.00
- Granite color upgrade level 2 w/ standard stainless steel
single bowl under mounted sink \$ 1,100.00
- Granite color upgrade level 3 w/ standard stainless steel
single bowl under mounted sink \$ 2,000.00
- Upgrade to brushed nickel or brushed chrome sink faucet
and soap dispenser \$ TBD

KITCHEN APPLIANCES

- Upgrade all kitchen appliances to GE Profile appliances \$ 2,500.00
- Upgrade all kitchen appliances to GE Monogram appliances
(Includes four burner "dual fuel" range) \$ 8,500.00

BATHROOM OPTIONS

CABINET/ VANITY SELECTIONS (MASTER BATH ONLY)

- Nantucket door style white laminate finish w/ standard culture marble vanity top **\$ 400.00**
- Quincy maple door style to match kitchen cabinets w/ standard culture marble vanity top **\$ 400.00**
- Quincy maple door style w/ glazed finish to match kitchen cabinets w/ standard culture marble vanity top **\$ 580.00**
- Standard Sussex laminate cabinets w/ granite vanity top color upgrade **level 1** w/ double under mount lavatory sinks **\$ 1,150.00**
- Standard Sussex laminate cabinets w/ granite vanity top color upgrade **level 2** w/ double under mount lavatory sinks **\$ 1,450.00**
- Standard Sussex laminate cabinets w/ granite vanity top color upgrade **level 2** w/ double under mount lavatory sinks **\$ 1,850.00**

FIXTURES UPGRADE (MASTER BATH ONLY)

- Whirlpool tub upgrade **\$ 1,800.00**
- Upgrade to brushed nickel or brushed chrome all faucets and cabinet hardware **\$ TBD**
- Upgrade to brushed nickel or brushed chrome finish vanity light fixtures **\$ TBD**

Upgrade options to secondary bathrooms and powder room available upon request

STAIRS, TRIM & BUILT-IN OPTIONS

OAK STAIR UPGRADE OPTION

Upgrade standard stair Basement to First floor or 2nd to 3rd floor to red oak treads sanded and stained + white painted risers to match standard First to 2nd Floor oak stair finish. \$ 1,500.00

FIREPLACE AND BUILT-INS OPTION

Energy efficient Gas Fireplace and Built-Ins on each Side (wood base cabinetry w/ adjustable bookshelves, painted as per trim) \$ 9,500.00

MAIN FLOOR TRIM PACKAGE OPTION

Upgrade trim package @ main floor (2-piece crown moulding, plinth blocks & paneled wainscoting at Family room + study/den) Single piece of crown moulding @ basement and 2nd floor levels are also included on the package. \$ 5,000.00

3RD LEVEL OPTIONS - PRESTON MODEL "ONLY"

FULLY FINISHED WITH DORMERS AND BATH

Finished loft recreation room plus bedroom and full bath
(Standard finishes) **\$ 50,000.00**

FULLY FINISHED WITH DORMERS, NO BATH

Finished loft recreation room and bedroom **\$ 37,500.00**

UNFINISHED WITH DORMERS

Includes 2nd unit HVAC system, unfinished, insulated space,
carpeted stair from second to third level and standard
interior door at top of the stair, windows instead of louvers **\$ 25,000.00**

UNFINISHED, NO DORMERS

*Minimum requirement to retain ability to have this level as
useable unfinished storage space. Same as above, without
dormers. **\$ 19,000.00**

*Upgrade option to have 2 bedrooms in-lieu of 1 bedroom and loft area + standard full
bathroom available upon request.*

FLOORING OPTIONS

1. PRESTON MODEL

CARPET PAD (only) UPGRADE TO ½" Thickness

| | | |
|--------------------------------|----|---------------|
| (with loft option finished) | \$ | 900.00 |
| (without loft option finished) | \$ | 700.00 |

CARPET UPGRADE 1

| | | |
|---|----|-----------------|
| Upgrade all carpet floor to Shaw "Boca Vista 1" (finished loft) | \$ | 1,950.00 |
| Upgrade all carpet floor to Shaw "Boca Vista 1" (unfinished loft) | \$ | 1,650.00 |

CARPET UPGRADE 2

| | | |
|---|----|-----------------|
| Upgrade all carpet floor to Shaw "Boca Vista 2" (finished loft) | \$ | 2,700.00 |
| Upgrade all carpet floor to Shaw "Boca Vista 2" (unfinished loft) | \$ | 1,800.00 |

CARPET UPGRADE 3

| | | |
|---|----|-----------------|
| Upgrade all carpet floor to Shaw "Boca Vista 3" (finished loft) | \$ | 3,200.00 |
| Upgrade all carpet floor to Shaw "Boca Vista 3" (unfinished loft) | \$ | 2,200.00 |

HARDWOOD UPGRADE 1

| | | |
|---|----|-----------------|
| Upgrade all standard hardwood flooring areas to ¾" Select Red Oak 2 1/4" wide (Sand & stained on site) | \$ | 2,900.00 |
|---|----|-----------------|

HARDWOOD UPGRADE 2

| | | |
|---|----|-----------------|
| Upgrade all standard hardwood flooring areas to pre-finished Mirage ¾" solid oak 2 ½" wide (Choice of four pre-finished colors) | \$ | 3,900.00 |
|---|----|-----------------|

CERAMIC UPGRADE

Secondary baths (2) to 12x12 "Gold Rush" ceramic
tile floor "only" \$ 750.00

MARBLE UPGRADE

Master Bath tub surround and floor to 12x12 "marble"
Choice of Crema Marfil or White Carrera \$ 5,900.00

2. CROSBY MODEL

CARPET PAD (only) UPGRADE TO ½" Thickness

(with 2 bedroom layout option) \$ 870.00

(with 3 bedroom layout option) \$ 840.00

CARPET UPGRADE 1

Upgrade all carpet floor to Shaw "Boca Vista 1" (2 bedroom opt.) \$ 1,885.00

Upgrade all carpet floor to Shaw "Boca Vista 1" (3 bedroom opt.) \$ 1,820.00

CARPET UPGRADE 2

Upgrade all carpet floor to Shaw "Boca Vista 2" (2 bedroom opt.) \$ 2,610.00

Upgrade all carpet floor to Shaw "Boca Vista 2" (3 bedroom opt.) \$ 1,520.00

CARPET UPGRADE 3

Upgrade all carpet floor to Shaw "Boca Vista 3" (2 bedroom opt.) \$ 3,090.00

Upgrade all carpet floor to Shaw "Boca Vista 3" (3 bedroom opt.) \$ 2,970.00

HARDWOOD UPGRADE 1

Upgrade all standard hardwood flooring areas to ¾" Select Red Oak
2 1/4" wide (Sand & stained on site) \$ 2,720.00

HARDWOOD UPGRADE 2

Upgrade all hardwood flooring to Mirage ¾" solid oak 2 ½" wide
(Choice of four pre-finished colors) \$ 3,650.00

CERAMIC UPGRADE

Secondary baths (2) to 12x12 "Gold Rush" ceramic
tile floor "only" \$ 730.00

MARBLE UPGRADE

Master Bath tub surround and floor to 12x12 marble.
Choice of Crema Marfil or White Carrera \$ 5,200.00

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