



THE HARBOR PLAN



1809 LIVE OAK

Base Price of \$377,400
Includes the Following Features:

Exterior Features: Certainteed Landmark Dimensional Shingles, PlyGem Mastic Gutters (whole house 1st floor), Jeld-Wen 12-Light Glass View Over 1-Panel Front Door, Panel Column, Clopay Insulated Garage Door w/ Spear Hardware Accents, Entire Garage Drywall Painted White	Interior Features: Sherwin Williams Paint Package w/ White Ceiling, Trim Package w/ 4 1/4" Base & 2 1/4" Casing, 9' Ceilings 1st Floor, Interior Drywall Wrapped Openings, Open Rail Stairs First Floor, Wired Shelving, 2 Piece Crown Molding in Primary Room	Kitchen Features: Markraft Painted Cabinets include 36" Wall Cabinets, Soft Close Doors Only, Pulls and Granite Kitchen Countertop w/ Tile Backsplash, Moen Brantford Brushed Nickel Pull Down Kitchen Faucet, 9" Deep Double Bowl Stainless Steel Kitchen Sink, Frigidaire Stainless Steel Appliance Package	Bath Features: Markraft Painted Cabinets includes 36" Raised Height Vanities Throughout, Soft Close Doors Only, Pulls, and 2cm Quartz Bathroom Countertops, Moen Brushed Nickel Bath Plumbing Package (includes faucets, towel bar/rings), ADA Raised/Elongated Gerber Maxwell Toilet in All Baths, Small Porcelain Pedestal in Powder Room, Daltile Ceramic Tile Shower in Primary Bath, Daltile Ceramic Tile Bullnose Finish on all Tubs & Showers of Secondary Baths, Plated Mirrors	Electrical Features: Generation Lighting Package w/ Ceiling Fans Included in Great Room/Primary Bedroom, Ceiling Fan Prewires in all Bedrooms, Recess Lights in Kitchen and Dining Area, Security Prewire w/ Keypad, Doorbell Camera, Wall Mount TV Wiring in Great Room, 3 Cat6 Outlets in Select Locations
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OPTIONS MOST FREQUENTLY USED

Designer Package Adder (See Designer Feature Sheet for Options)	\$ 12,500.00
Corner Unit Adder	\$ 10,000.00
A LA CARTE OPTIONS	
2" White Faux Wood Blinds (Whole House Package)	\$ 1,675.00
Single Bowl Stainless Steel Undermount Kitchen Sink	\$ 300.00
One Piece Crown Molding (per room)	\$ 325.00
Two Piece Crown Molding (per room)	\$ 488.00
Stainless Steel Standard Depth Side-By-Side Refrigerator	\$ 2,218.00
Stainless Steel Standard Depth French Door Refrigerator	\$ 2,915.00
Gallery Stainless Steel Standard Depth Side-By-Side Refrigerator	\$ 2,688.00
Gallery Stainless Steel Standard Depth French Door Refrigerator	\$ 3,779.00
Top Mount Washer & Dryer	\$ 2,264.00
Front Load Washer & Dryer	\$ 3,168.00
Linden LED 52" Brushed Nickel Ceiling Fan w/ Light Kit (to Match Brushed Nickel Package)	\$ 415.00
Discuss LED 52" Matte Black Ceiling Fan w/ Light Kit (to Match Matte Black Package)	\$ 609.00
Haven Exterior Ceiling Fan w/ Light Kit	\$ 415.00
3' White Fence (per linear foot)	\$ 80.00
Level 1 LVP - Primary Bedroom / WIC (Lighthouse #5091 or Almond Oak #154)	\$ 1,083.00
Level 1 LVP - Bedroom 2 (Lighthouse #5091 or Almond Oak #154)	\$ 955.00
Level 1 LVP - Bedroom 3 (Lighthouse #5091 or Almond Oak #154)	\$ 841.00
Level 1 LVP - Hall 3/Loft (Lighthouse #5091 or Almond Oak #154)	\$ 1,463.00
Level 1 LVP - Office (Lighthouse #5091 or Almond Oak #154)	\$ 494.00
Level 2 LVP - Primary Bedroom / WIC (Shell Taupe #5208 or Portchester Oak #2003)	\$ 1,843.00
Level 2 LVP - Bedroom 2 (Shell Taupe #5208 or Portchester Oak #2003)	\$ 1,625.00
Level 2 LVP - Bedroom 3 (Shell Taupe #5208 or Portchester Oak #2003)	\$ 1,431.00
Level 2 LVP - Hall 3/Loft (Shell Taupe #5208 or Portchester Oak #2003)	\$ 2,490.00
Level 2 LVP - Office (Shell Taupe #5208 or Portchester Oak #2003)	\$ 841.00
Level 2 LVP - 1st Floor LVP Upgrade - Foyer, Great Room, Kitchen, Dining Area, Powder Room (Shell Taupe #5208 or Portchester Oak #2003)	\$ 960.00
LVP Stair Treads w/ White Risers	\$ 3,375.00
Upgrade Accent Paint Color (per room)	\$ 486.00
Wood Rod/Shelf Single Row in Primary Suite	\$ 936.00
Wood 16" Shelf in Pantry	\$ 741.00
Screened Porch (Interior/Left End Unit)	\$ 1,855.00
Screened Porch (Right End Unit)	\$ 2,678.00

Disclaimer: A la carte pricing, options, upgrades, and associated costs are subject to change without notice. Pricing is illustrative and may be adjusted at any time due to, but not limited to, the progression of construction phases, changes in material/labor costs, supply availability, or builder discretion. Confirm current pricing and availability with a builder representative prior to submitting an offer.



THE LOOKOUT PLAN



1809 LIVE OAK

Base Price of \$354,900

Includes the Following Features:

Exterior Features: Certaineed Landmark Dimensional Shingles, PlyGem Mastic Gutters (whole house 1st floor), Jeld-Wen 12-Light Glass View Over 1-Panel Front Door, Panel Column, Clopay Insulated Garage Door w/ Spear Hardware Accents, Entire Garage Drywall Painted White

Interior Features: Sherwin Williams Paint Package w/ White Ceiling, Trim Package w/ 4 1/4" Base & 2 1/4" Casing, 9' Ceilings 1st Floor, Interior Drywall Wrapped Openings, Open Rail Stairs First Floor, Wired Shelving, 2 Piece Crown Molding in Primary Room

Kitchen Features: Markraft Painted Cabinets include 36" Wall Cabinets, Soft Close Doors Only, Pulls and Granite Kitchen Countertop w/ Tile Backsplash, Moen Brantford Brushed Nickel Pull Down Kitchen Faucet, 9" Deep Double Bowl Stainless Steel Kitchen Sink, Frigidaire Stainless Steel Appliance Package

Bath Features: Markraft Painted Cabinets includes 36" Raised Height Vanities Throughout, Soft Close Doors Only, Pulls, and 2cm Quartz Bathroom Countertops, Moen Brushed Nickel Bath Plumbing Package (includes faucets, towel bar/rings), ADA Raised/Elongated Gerber Maxwell Toilet in All Baths, Small Porcelain Pedestal in Powder Room, Daltile Ceramic Tile Shower in Primary Bath, Daltile Ceramic Tile Bullnose Finish on all Tubs & Showers of Secondary Baths, Plated Mirrors

Electrical Features: Generation Lighting Package w/ Ceiling Fans Included in Great Room/Primary Bedroom, Ceiling Fan Prewires in all Bedrooms, Recess Lights in Kitchen and Dining Area, Security Prewire w/ Keypad, Doorbell Camera, Wall Mount TV Wiring in Great Room, 3 Cat6 Outlets in Select Locations

OPTIONS MOST FREQUENTLY USED

Designer Package Adder (See Designer Feature Sheet for Options)	\$	12,500.00
Corner Unit Adder	\$	10,000.00
A LA CARTE OPTIONS		
2" White Faux Wood Blinds (Whole House Package)	\$	1,400.00
Single Bowl Stainless Steel Undermount Kitchen Sink	\$	300.00
One Piece Crown Molding (per room)	\$	325.00
Two Piece Crown Molding (per room)	\$	488.00
Stainless Steel Standard Depth Side-By-Side Refrigerator	\$	2,218.00
Stainless Steel Standard Depth French Door Refrigerator	\$	2,915.00
Gallery Stainless Steel Standard Depth Side-By-Side Refrigerator	\$	2,688.00
Gallery Stainless Steel Standard Depth French Door Refrigerator	\$	3,779.00
Top Mount Washer & Dryer	\$	2,264.00
Front Load Washer & Dryer	\$	3,168.00
Linden LED 52" Brushed Nickel Ceiling Fan w/ Light Kit (to Match Brushed Nickel Package)	\$	415.00
Discuss LED 52" Matte Black Ceiling Fan w/ Light Kit (to Match Matte Black Package)	\$	609.00
Haven Exterior Ceiling Fan w/ Light Kit	\$	415.00
3' White Fence (per linear foot)	\$	80.00
Level 1 LVP - Primary Bedroom / WIC (Lighthouse #5091 or Almond Oak #154)	\$	1,435.00
Level 1 LVP - Bedroom 2 (Lighthouse #5091 or Almond Oak #154)	\$	751.00
Level 1 LVP - Bedroom 3 (Lighthouse #5091 or Almond Oak #154)	\$	836.00
Level 1 LVP - Hall 3/Loft (Lighthouse #5091 or Almond Oak #154)	\$	774.00
Level 2 LVP - Primary Bedroom / WIC (Shell Taupe #5208 or Portchester Oak #2003)	\$	2,441.00
Level 2 LVP - Bedroom 2 (Shell Taupe #5208 or Portchester Oak #2003)	\$	1,277.00
Level 2 LVP - Bedroom 3 (Shell Taupe #5208 or Portchester Oak #2003)	\$	1,423.00
Level 2 LVP - Hall 3/Loft (Shell Taupe #5208 or Portchester Oak #2003)	\$	1,318.00
Level 2 LVP - 1st Floor LVP Upgrade - Foyer, Great Room, Kitchen, Dining Area, Powder Room (Shell Taupe #5208 or Portchester Oak #2003)	\$	1,002.00
LVP Stair Treads w/ White Risers	\$	3,375.00
Upgrade Accent Paint Color (per room)	\$	486.00
Wood Rod/Shelf Single Row in Primary Suite	\$	936.00
Wood 16" Shelf in Pantry	\$	741.00
Screened Porch (Interior/Left End Unit)	\$	1,995.00
Screened Porch (Right End Unit)	\$	2,835.00

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