

The Kelly

Legacy Plan



The Kelly
3 Bed – 2 Bath
1279 SQFT

Building Standards:

- Slab on grade concrete foundation
- Traditional stick framing methods
- Framed "Green Corners" for higher energy efficiency
- Engineered AdvanTech Sub Floor
- Eco friendly Sentricon Termite Bait Station
- Studs, ceiling joists, and rafters will be 16" on center

Exterior Features:

- Low Maintenance Hardie Lap
- Cypress gable accents
- 30 Year Dimensional Architectural Roof Shingles
- Exposed rafter tails
- Single hung, double paned, high efficiency Low E glass, vinyl windows
- Low Maintenance fiberglass front door & Locking System
- \$5,000 Landscaping Allowance

Interior Features:

- 9' Smooth Ceilings throughout
- Open Cell R20 Spray Foam Installed on Roof Deck
- Traditional R13 Batt/Fiberglass Insulation installed in the exterior walls
- Draft stopping Measures to Seal Insulation
- 50 Gallon Electric Water Heater
- 14 SEER Electric Heat Pump

Interior Finishes:

Design Features

- 6" Baseboards & Cased Windows throughout
- Shiplap in the front entry
- Recessed Lighting throughout Kitchen, Living Room, Dining Room & Master Bedroom
- Wire Shelving installed in all Closets; Pantry & Laundry Areas
- Interior walls primed & painted with Sherwin Williams® Super Paint. Includes two wall colors, one trim color & one ceiling color

Flooring

- Standard LVT Flooring in the Common Areas, laundry room, and powder bathroom
- Ceramic tile in all full bathrooms
- Carpet in all Bedrooms, closets, & any other rooms

Bathrooms

- Tub/Shower with tile surround in master bathroom
- Large single vanity in master bathroom with under-mount sink
- Vanity mirrors
- Low maintenance high quality fiberglass Tub/Shower in all other bathrooms

Bedrooms

- All Bedrooms will have ceiling fans

Kitchen

- Custom Designed Wooden Cabinets in Kitchen & Bathrooms
- Granite countertops throughout
- Stainless Steel Appliances by Whirlpool®, including the Dishwasher, Glass Top Electric Range & Microwave
- Delta® Kitchen and Bath Fixtures in Oil Rubbed Bronze, Brushed Nickle, or Chrome
- Stainless Steel Undermount Sink in Kitchen
- Tiled Backsplash in Kitchen

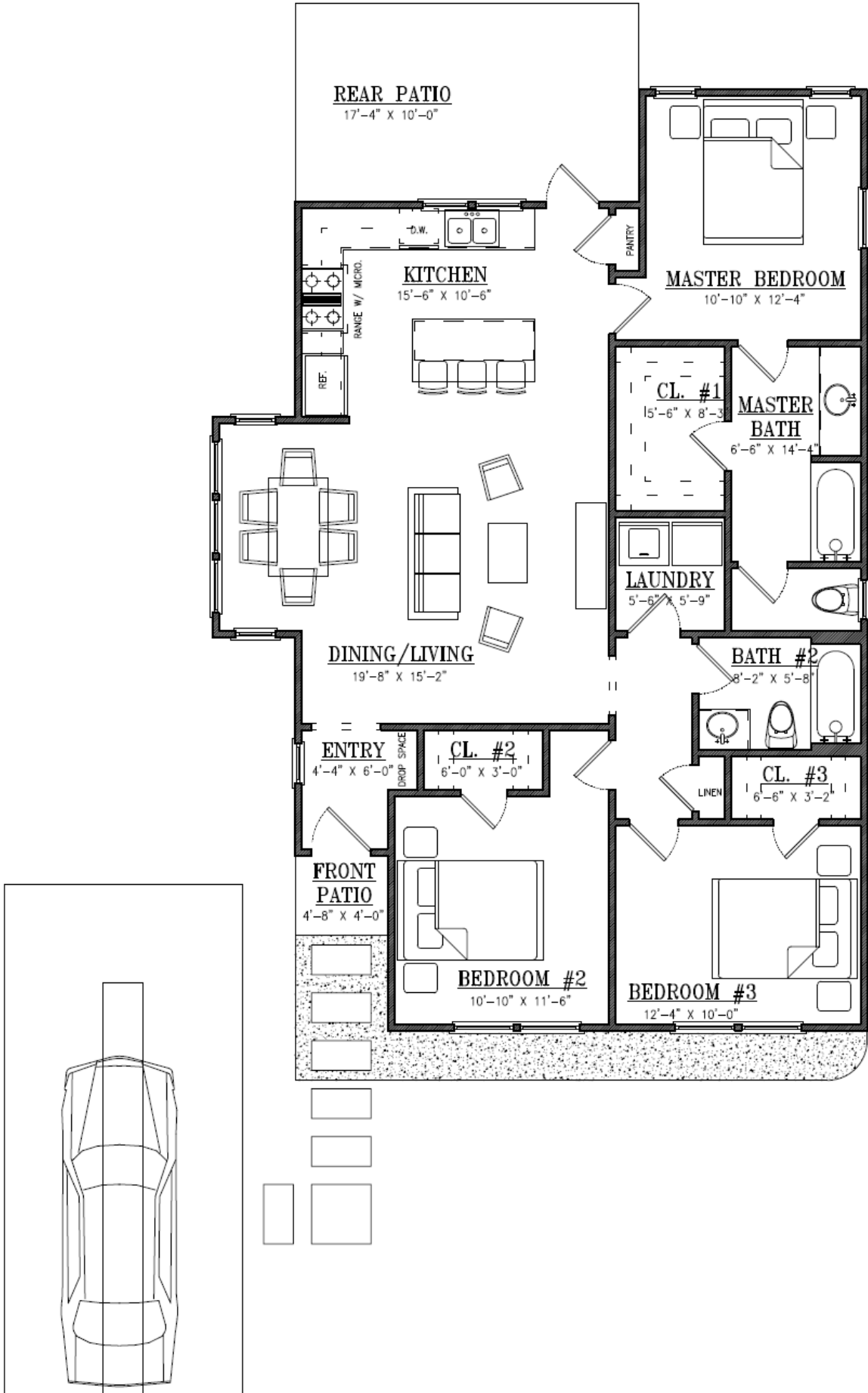
Upgraded Finish Options:

- Farmhouse Sink..... \$750
- Under Cabinet Lighting..... \$1,200
- 2" White Faux Wood Blinds..... \$69 per
- Window Screens..... \$32 per
(on operable windows)
- Solid Core Doors throughout..... \$1,700
- Barn Door..... \$500
- Floor Outlet..... \$500 per
- USB Outlet..... \$50 per
- Surround Sound..... \$3,250
(Includes 5 ceiling speakers, 1 subwoofer (floor standing), 5 channel audio-video receiver/amplifier & 1 entertainment controller with remote)
- Music System..... \$1,000 per room
(Includes 2 ceiling speakers & i-zone amp w/ wireless remote control via smart phone or tablet app (requires Wi-Fi))
- Heated Tile Floors..... *Price available upon request*
- Brick Accent Wall..... *Price available upon request*
- 10' wide gravel driveway..... \$1.85 per sqft
- Concrete driveway..... \$3.25 per sqft
- Culvert..... \$1,250
- Septic Tank allowance..... \$6,500
- Basic site prep..... \$2,750
(non-wooded lots)
- Clearing Lot..... *Price available upon request*

*All selections are to be made from the approved Legacy Collection options in the Holland Homes Design Guide.

*Site work, driveway, sewer/septic systems, lot costs, & utilities are not included.

MAIN LEVEL





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