

The Billingsley



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4 Bed - 3.5 Bath

2233 sqft

Exterior:

High Quality Exterior
 Low Maintenance Hardie Lap, Board & Batten Hardie Siding
 30-Year Dimensional Architectural Roof Shingles and Metal Roofing
 Covered Back Porch with Exposed Rafter Tails with T1-11 Porch Decking
 Casement & Fixed, Double Pane High Efficiency Low E Glass Vinyl Windows
 8x8 Smooth Pressure Treated Columns

Building Standards:

Slab on Grade Concrete Foundation
 Traditional Stick Framing Methods
 Framed "Green Corners" for higher Energy Efficiency

Interior Features:

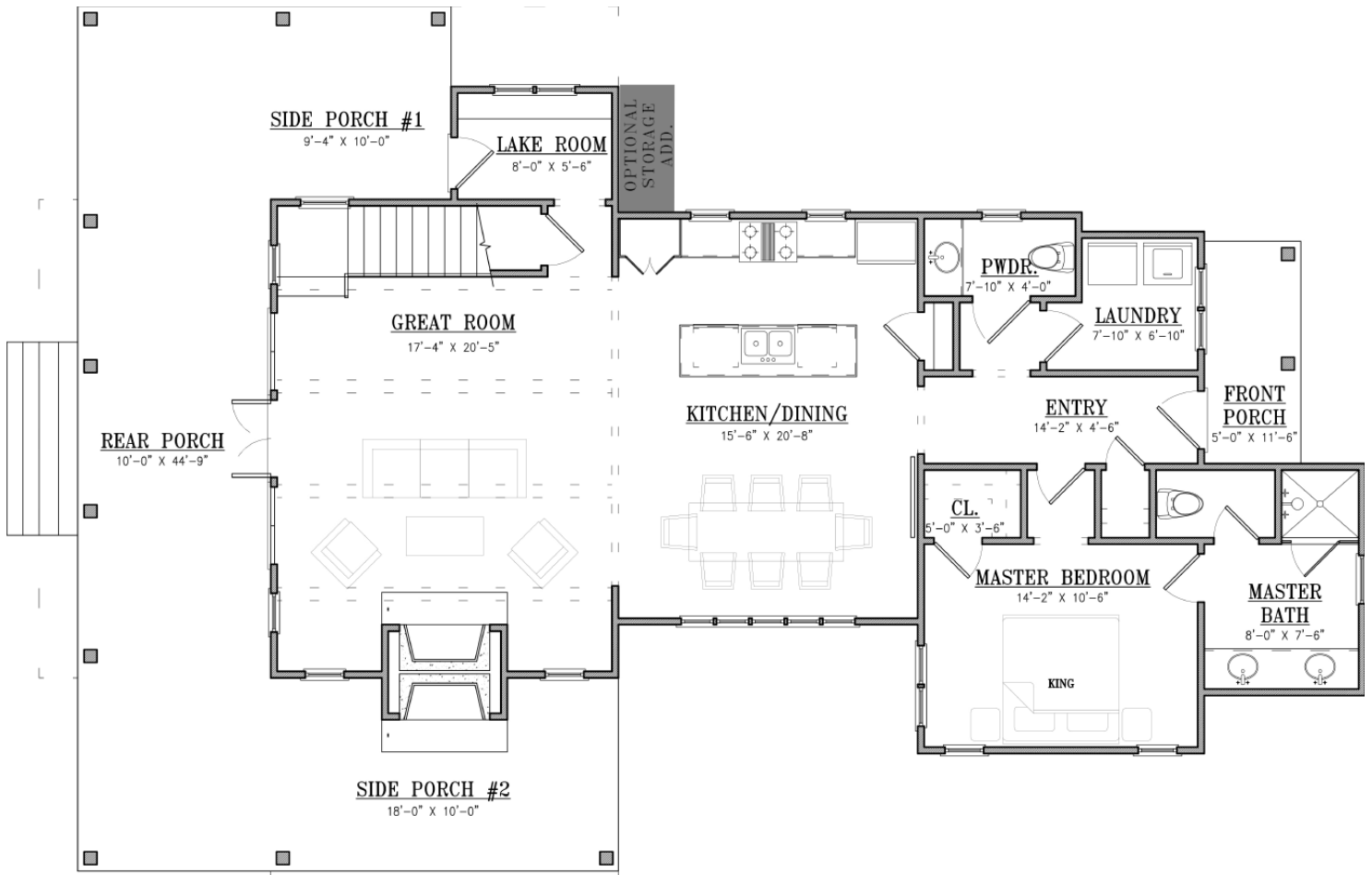
10' Ceilings throughout Main Floor & 9' Ceilings throughout Second Floor
 Traditional R13 Batt/Fiberglass Insulation
 Open Cell R20 Spray Foam Installed on Roof Deck
 High Efficiency 50 Gallon Electric Water Heater
 Energy Efficient 14 SEER Electric Heat Pump

Interior Finishes:

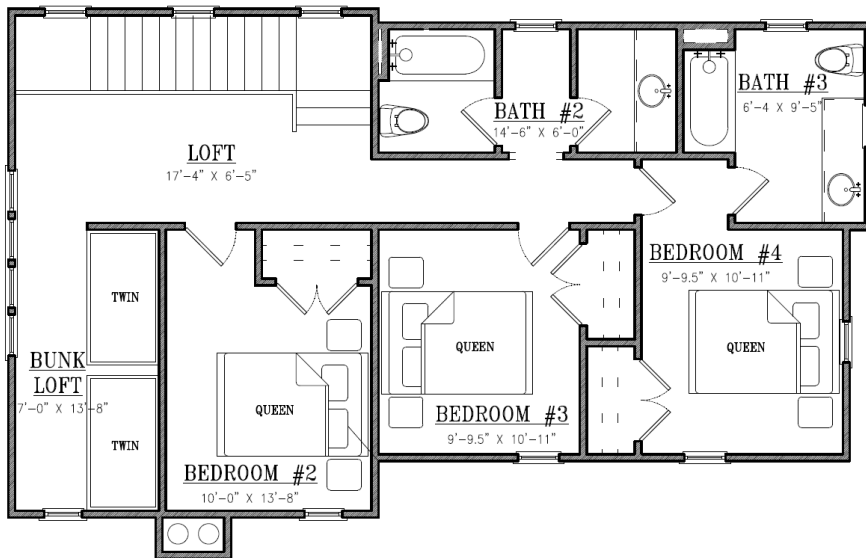
Luxury Vinyl Plank Flooring will be installed throughout the entire first floor except in the Bedrooms and in the upstairs Bathrooms
 Carpet in all Bedrooms and second floor common areas
 Custom Designed Wooden Cabinets in Kitchen & Bathrooms
 Granite countertops throughout
 Stainless Steel Appliances by Whirlpool®, including the Dishwasher, Electric Slide-in Range, Microwave & Wood Hood
 Delta® Kitchen and Bath Fixtures
 Double Vanity in Master Bathroom with Under-mount sinks
 Vanity Mirrors
 Schluter Shower system with Delta fixtures & full tile surround with a semi-frameless glass shower door in Master Bathroom
 12x20 Niche will be installed in Master Shower
 Low Maintenance High Quality Fiberglass Tub/ Shower in all other Full Bathrooms
 Recessed Lighting throughout Kitchen, Living Room, & Master Bedroom
 Wire Shelving installed in all Closets, Pantry, & Laundry Areas
 Interior walls primed & painted with Sherwin Williams® products. Includes two wall colors, one trim color, & one ceiling color
 6" Baseboards throughout
 Wood Burning Fireplace with Stone Surround and Cypress Mantel
 Judges Paneling will be installed In Foyer and Lake Room
 Barn door will be installed at opening between Kitchen/Dining and Foyer per plans
 Shiplap will be installed above the interior fireplace to ceiling and the whole Living Room wall on the rear side of the house
 Stained faux rough sawn beams will be installed in Great Room per plans

Upgraded Finish Options:

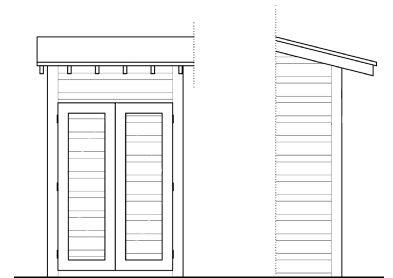
Optional Storage Addition 3'-2" x 6'-6"	\$4,500
Farmhouse Sink	\$1,250
Under Cabinet Lighting	\$1,200
2" White Faux Wood Blinds throughout	\$69 per window/door
Window Screens (on all operable windows)	\$32 per window
Solid Core Doors throughout	\$1,700
Barn Door	\$500
Floor Outlet	\$500 per
USB Outlet	\$50 per
Surround Sound	\$3,250
(Includes 5 ceiling speakers, 1 sub woofer (floor standing), 5 channel audio-video receiver/amplifier & 1 Control4 entertainment controller with remote)	
Music Package	\$1,000 per room
(Includes 2 in ceiling speakers & 1 zone amp w/ wireless remote control via smart phone or tablet app, requires WiFi)	



Main Level



Upper Level



Elevation View of
Optional Storage
Addition



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