

# The Fullerton

*at Peartree Farms*



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6 Bed - 3 & 1/2 Bath

3,272 sqft

**Exterior:**

- High Quality Exterior
- Low Maintenance Hardie Lap & Board and Batten Siding
- 30-Year Dimensional Architectural Roof Shingles & Metal Roof
- Covered Back Porch
- Exposed Rafter Tails
- Single Hung, Double Pane High Efficiency Low E Glass Vinyl Windows
- \$15,000 Landscaping Budget
- 2 Car garage
- 8x8 Southern Yellow Pine Columns

**Building Standards:**

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

**Interior Features:**

- 10' Ceilings on Main Level and 9' Ceilings on Second Level
- Traditional R13 Batt/Fiberglass Insulation
- Open Cell R20 Spray Foam Installed on Roof Deck
- High efficiency 50 gallon water heater
- Energy efficient 14 SEER electric heat pump

**Interior Finishes:**

- 5" Hand Scraped Pre-Engineered Hardwood Flooring in the Common Areas on Main Floor, Laundry Room, and Powder Bath
- Carpet in all other Bedrooms, Closets and any other rooms
- Ceramic tile in all Full Bathrooms
- Custom Designed Wooden Cabinets in Kitchen & Bathrooms
- Granite countertops throughout
- Stainless Steel Appliances by Whirlpool®, including the Dish-washer, Freestanding Electric Range, Microwave and 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
- Soaking Garden Tub in Master Bathroom
- 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
- Double Barn Door will be installed from Foyer to Office
- Judges Paneling will be installed in the Dining Nook
- Wood Burning Fireplace
- Shiplap above the mantle extending to the ceiling
- Two options for 5' tall Brick Surround Fireplace, including a cypress 6x12 mantel with corbels or a Shaker Style mantel

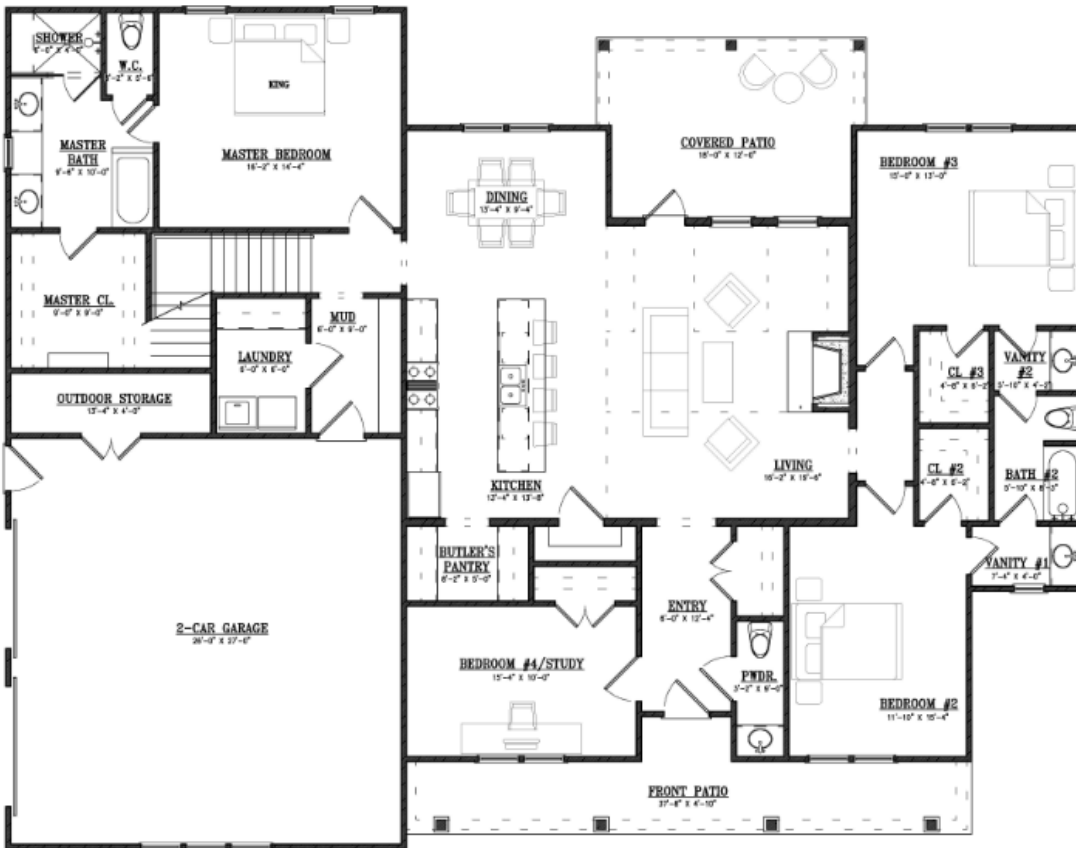
**Upgraded Finish Options:**

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

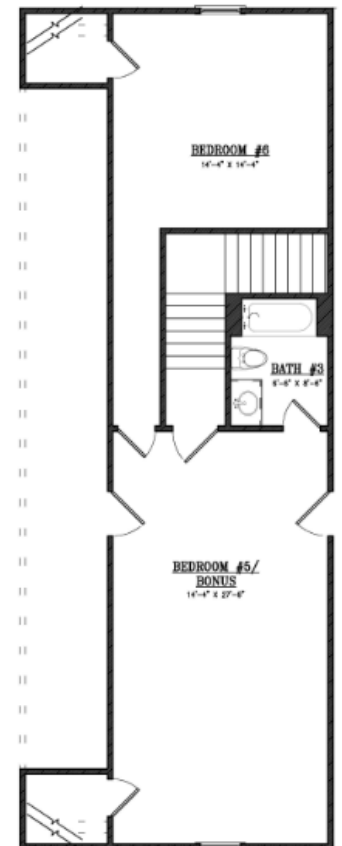
(Includes 5 ceiling speakers, 1 sub woofer (floor standing), 5 channel audio-video receiver/amplifier & 1 Control4 entertainment controller with remote)

Music Package \$1,000 per room  
(Includes 2 in ceiling speakers & 1 zone amp w/ wireless remote control via smart phone or tablet app, re-quires WiFi)

Marble Countertops	Price Available Upon Request
Heated Tile Floors	Price Available Upon Request
Brick Accent Wall	Price Available Upon Request



Main Level



Upper Level

All Selections are to be made from the approved Legacy Collection options in the Holland Homes Showroom.  
 \*Sitework, Driveway, Sewer/Septic System, Lot Costs & Utilities are not included



"Building Reputations"

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F A R M S

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