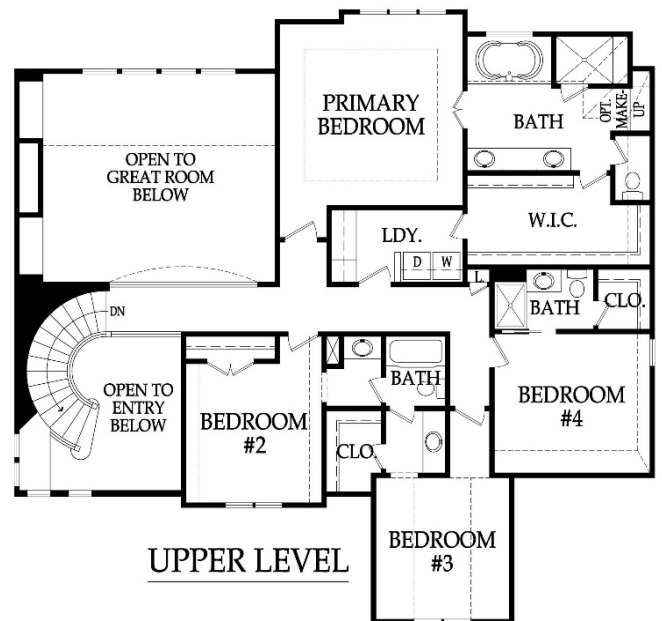
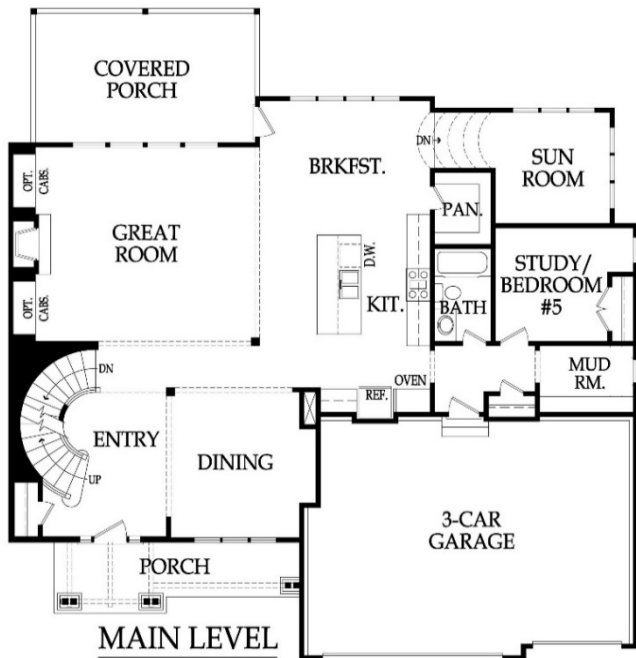




**Magnolia**

Renderings are for illustration purposes only and may show upgrades. The materials used on the renderings are only examples of what can be installed. Consult Builder for Details.



### Appliances

Stainless Steel Appliance Package: Dishwasher, Gas Cooktop, Hood Insert (Vented to Exterior), Wall Oven, & Microwave

Ice Maker Water Line at Refrigerator Opening

### Cabinets and Countertops

Choice of Knotty Alder, Birch, Poplar or Paint Grade Cabinets

Kitchen Cabinets include Hidden Hinges, Adjustable Shelving, Full Extension Drawer Glides, Pull-out Trash Can, and Spice Rack

Walk-in Pantry with 5 Shelves

Level 1 Granite/Quartz Tops in Kitchen with Undermount Stainless Steel Sink

Cultured Marble Tops with Integrated Sinks in all Baths  
Base + Upper Cabinet Per Plan at Laundry with Laminate Top

### Electrical and Low Voltage

200 AMP Service Panel with Breakers

LED Light Bulbs in all Can Lights

3 Exterior Outlets (minimum)

Wired & Switched for Ceiling Fan in Hearth Room & All Bedrooms

Cat6 Wiring with Cable/Data Locations in all Bedrooms, Hearth Room & Study Per Plan

Under Cabinet Lighting in Kitchen Per Plan

### Energy Efficient Features

96% Lennox Furnace with Humidifier and 13 SEER A/C

2 HVAC Systems

ZIP System Wall Sheathing

Independently Rated RESNET HERS Index Home

R-13 Wall Insulation with Grade 1 Verified Installation, and R-49 Attic Insulation

Energy Star Compliant Foam and Caulk Package

Energy Efficient Low-E Windows (choice of white or sandstone)

### Exterior

9' Foundation Walls with Concrete Egress Window Well

Limited Lifetime Warranty Roof

Front: Stucco and Stone per Elevation with LP Smart Trim

Sides/Rear: LP Smart Siding and Trim, 5/50 Limited Warranty

5" Aluminum Gutters (Choice of Color)

Insulated Garage Doors with Openers and Smart Capabilities

6\*8 Fiberglass Front Door w/ Clear Glass Side Lites Per Plan

Covered Patio, Optional Covered Deck w/ Composite Flooring

2 Exterior Hose Bibs, Mounted AC Unit to Foundation

### Experience the Bickimer Difference

HVAC Ductwork Professionally Cleaned at Closing

On-Site Meetings Throughout the Build

In-House Warranty Program with Unmatched Customer Service

### Fireplace, Trim and Mirrors

Direct Vent Fireplace with Tile Surround

Built-in Boot Bench Per Plan

Stained Stair End Caps with Iron Spindles

Oil Rubbed Bronze or Brushed Nickel Door Knobs & Hinges

Trim Wrapped Mirrors in all Baths

Large Base and Casing Throughout Main Floor

Choice of 5 Interior Door Styles

Crown Molding Per Plan, Box Vault in Primary Bedroom

2 Story Great Room, Curved Stair Case

### Flooring and Tile

Standard Hardwood Floors: Pre-Engineered Floors

Hardwood Floors in Entry, Kitchen, Great Room, Mud Room, Main Floor Guest Bath and Breakfast Area Per Plan

Ceramic Tile Floors in Laundry, Primary Bath, and Secondary Baths

Ceramic Tile on all Shower & Tub Walls & Kitchen Backsplash

Ceramic Tile in Primary Shower Pan

### Paint

Interior: 3 Wall Colors (Flat/Latex), 1 Enamel, 1 Stain (in addition to stain on hardwoods)

*White or Light Colors and Ultra Dark Colors may incur an additional charge*

Exterior: 1 Body Color, 1 Trim Color, 1 Accent Color

*White or Light Colors may incur an additional charge*

### Plumbing and Fixtures

50 Gallon Water Heater, Lower Level Bath and Bar Stub

Chrome Plumbing Package Throughout the Home

Drop-in Jetted Tub & Frameless Shower Door in Primary Bath

### Site Work

Site Cost Coverage- up to \$8,000 (See Addendum)

Landscaping Allowance of \$2,000 unless specified otherwise in CUP

Fully Sodded Lot with Bluegrass Sod up to 11,000 SF  
Sump Pump

### Standard Allowances

Appliances: \$ 3,475

Lighting: \$ 3,000

Tile Standard (see addendum)

Carpet \$1.78 Per Square Foot

Stair Carpet: \$3.90 Per Square Foot

Commission: Homesite up to \$120,000

Professional Expert with you During the Sales Process, Build Process, and Warranty Process

Full Access to Professional Decorator and Design Center  
Passive Radon

Base Price Does Not Include the Price of the Lot. Community Requirements, Unforeseen Site Costs and Lumber Costs May Affect Pricing. Consult Builder for Details