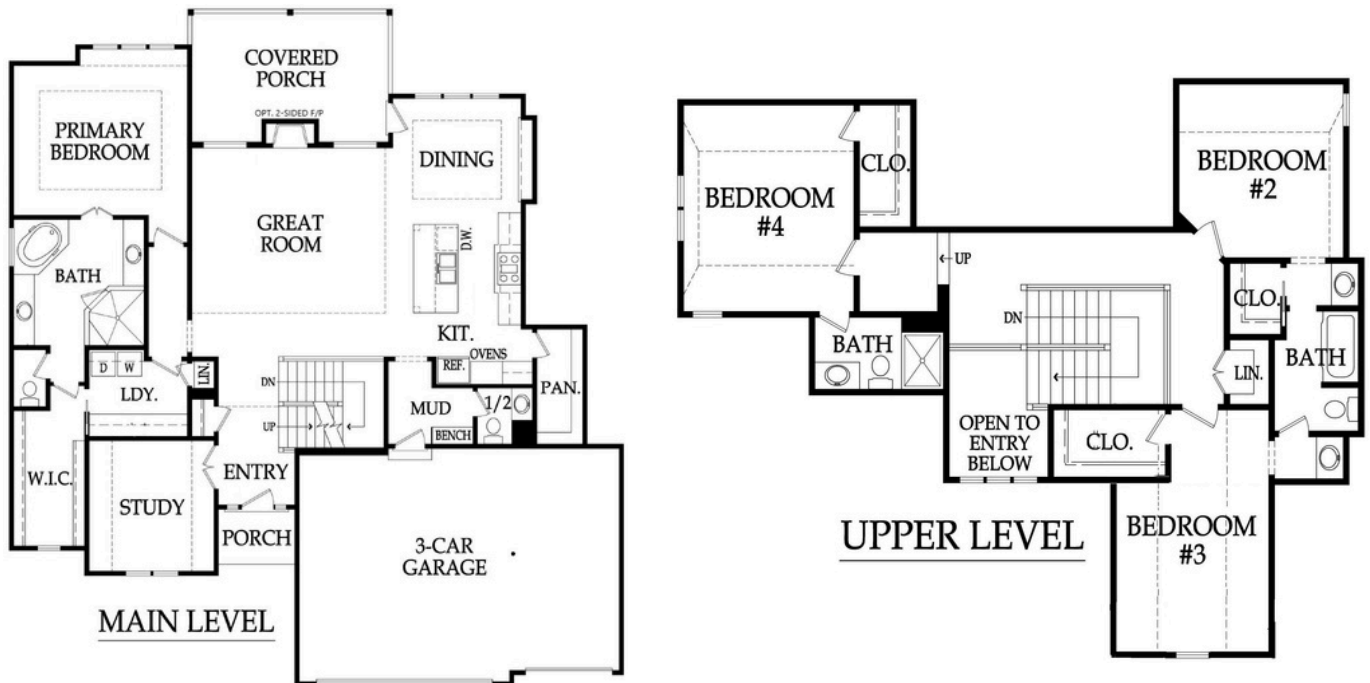




**Magnolia**



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, Wall Oven, Hood Insert (Vented to Exterior) & Microwave (GE Profile)  
Ice Maker Water Line at Refrigerator Opening

### Plumbing and Fixtures

50 Gallon Water Heater  
Lower-Level 3/4 Bath and Bar Stub  
Chrome Plumbing Package Throughout the Home  
Drop-In Jetted Tub & Frameless Shower Door in Primary Bath

### Cabinets and Countertops

\*Choice of Birch, Poplar or Paint Grade Cabinets  
Kitchen Cabinets include Hidden Hinges, Full Extension Drawer Glides, Adjustable Shelving, Pull-Out Trash Can & Spice Rack  
Walk-In Pantry with 5 Shelves  
Level 1 Granite/Quartz Tops in Kitchen with Undermount Stainless Steel Sink  
Level 1, 2cm Quartz Tops with Integrated Sink in all Bathrooms  
Base + Upper Cabinet per Plan at Laundry with Level 1, 2cm Quartz

\*Cabinet grade is dependent on paint selections or Builder may substitute wood species per final Decor Sheet

### 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  
Prewire for Security System (1 Drop by Garage Door)  
Cat6 Wiring with Cable/Data Locations in all BR's, Hearth Room & Study per Plan  
Under Cabinet Wiring in Kitchen per Plan

### Energy Efficient Features

96% Lennox Furnace with Humidifier and 13 SEER2 AC unit  
Electronic Zoned Dampers  
ZIP System Wall Sheathing  
Independently Rated RESNET HERS Index Home  
R-15 Blown-In Blanket Insulation  
Energy Star Compliant Foam and Caulk Package  
Air Sealant in the Attic  
Energy Efficient Low-E/Argon Gas Windows (choice of White or Sandstone)

### Exterior

\*9' Foundation Walls with Concrete Egress Window Well  
Limited Lifetime Warranty Roof  
Front: Stucco, Stone or Siding per Elevation with LP Smart Trim  
Sides/Rear: Double Wall Construction w/ Zip Wall & Tape, or comparable product  
5" Aluminum Gutters (Choice of Color)  
Insulated Garage Door w/ 2 Openers, 1 Keypad 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

\*Height of wall before basement is poured

### 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 Doorknobs & Hinges  
1x4 Trim Wrapped Mirrors in all Baths  
Large Baseboard and Casing throughout Main Floor  
Choice of 6 Interior Door Styles  
Crown Molding per Plan, Box Vault in Primary Bedroom  
Expansive Ceiling in Great Room, Box Vault in Breakfast Area

### Flooring and Tile

Pre-Finished Hardwood Floors included in Entry, Great Room, Kitchen, Pantry, Breakfast Area, Mud Room and Main Floor Powder Bath per Plan  
Ceramic Tile Floors in Laundry, Primary Bath and Secondary Baths  
Ceramic Tile on all Shower Walls, Tub Walls and 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.**

### Site Work

Site Cost Coverage-up to \$12,500 (See Addendum)  
Landscaping Allowance of \$3,000 unless specified otherwise in CUP  
Fully Sodded Lot with Bluegrass Sod up to 11,000 SF  
Sump Pump

### Standard Allowance

Appliances: \$3,645  
Lighting: \$4,000  
Tile: Standard (See Addendum)  
Carpet: Standard (See Addendum)  
Stair Carpet: Standard (See Addendum)  
Commission: Home Site up to \$120,000

### Experience the Bickimer Difference

Professional Expert Guidance throughout the Sales, Building & Warranty Process  
On-site Meetings throughout the Build  
Full Access to Professional Decorator and Design Center  
Passive Radon Stub  
HVAC Ductwork Professionally Cleaned at Closing  
Plumbing Drain Lines Professionally Inspected at Closing  
In-House Warranty Program with Unmatched Customer Service