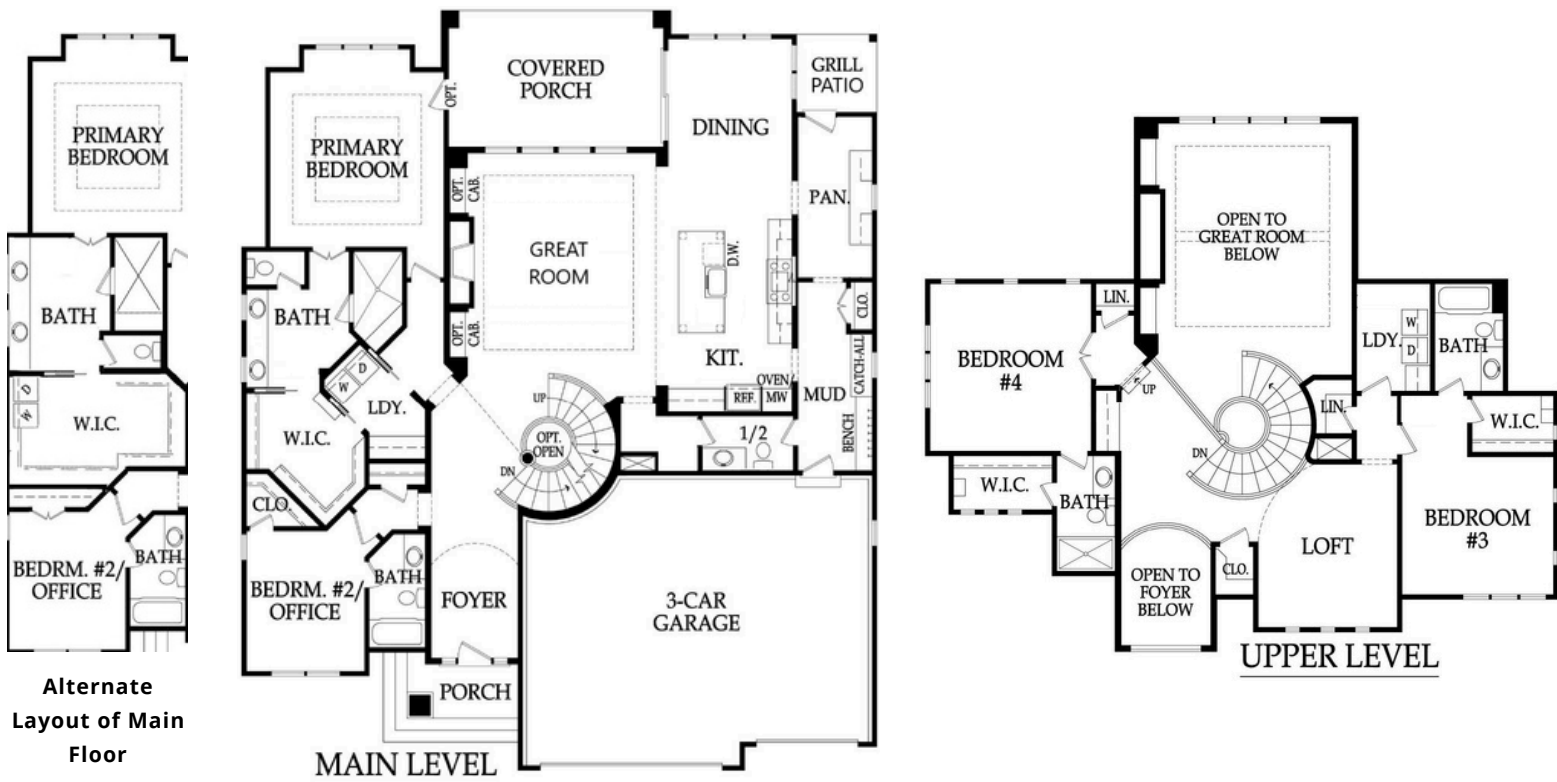




**Regency**



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  
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 Top 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 + 100 AMP Subpanel  
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 at 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  
2 HVAC Systems  
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  
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  
Spiral Staircase with Stained Stair End Caps & Iron Spindles  
Oil Rubbed Bronze or Brushed Nickel Doorknobs & Hinges  
1x4 Trim Wrapped Mirrors in all Baths  
Large Baseboard and Casing throughout Main Floor  
8' Tall Doors throughout Main Level (Garage Door isn't Included)  
Choice of 6 Interior Door Styles  
Crown Molding per Plan, Box Vault in Primary Bedroom  
2 Story Great Room

**Flooring and Tile**

Pre-Finished Hardwood Floors included in Entry, Great Room, 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: \$5,000  
Tile: Standard (See Addendum)  
Carpet: Standard (See Addendum)  
Stair Carpet: Standard (See Addendum)  
Commission: Home Site up to \$120,000

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