

CURRENT AS OF 6/25/18

Muirfield Townes AT ECHO FARMS

CONSTRUCTION & DESIGN SPECIFICATIONS FOR:

LOTS 78-81 TERRINGTON DR.

PRICED AS DESCRIBED BELOW:

\$254,900 INTERIOR UNIT / \$264,900 EXTERIOR UNIT

EXTERIOR

- Raised slab foundation
 - pretreated for termites — termite bond maintained by H.O.A.
- Exterior materials & paint to match existing townhomes
 - Main level is brick veneer
 - Gables & soffits are cement-board planks and/or shakes
- 30-year architectural-style shingles
- Insulated single-hung, PlyGem 1500 series vinyl windows
- Exterior Doors:
 - Fiberglass Front & Garage-entry doors
 - Triple-panel, single-hung, full-light French door w/ transom at Living to Screened Rear Porch
 - Full-light patio door leading from Owner's Suite to Screened Rear Porch
- Ceilings:
 - 10' recessed tray in Living
 - 9' height all other spaces
- Screened Rear Porch
 - extruded aluminum screening system
 - finished with ceiling fan, recessed lighting, & exterior-rated sheetrock ceiling
 - screened door leading to outdoor space
 - painted cement floor
- Paving stone patio adjacent to screened porch
- Concrete 2-car driveway & walking path to front door

(cont...)

("Exterior" continued...)

- Oversized single-car garage
 - 12' wide door
 - sheet-rocked & trimmed
 - includes opener system & remote controls

LANDSCAPE

- Includes sprinkler system
- Irrigation, system maintenance, and landscape upkeep are all included in H.O.A. dues

HVAC

- American Standard, 14 Seer-rated unit
- Dual-zoned thermostat

FIREPLACE

- Gas fireplace with realistic wood-look logs
- Painted wood mantel & trim
- Client choice of select tiles for surround

COUNTERTOPS

- Client choice from selection of Level 1 Granite or Quartz
 - Kitchen, Owner's Bath, & Guest Bath
 - Baths include matching 4" backsplash
 - Kitchen includes Tiled Backsplash
 - Client choice from selected tiles & patterning

CABINETS

- Kitchen:
 - Client choice of Aristokraft's "Sinclair" or "Brellin" cabinetry in range of finishes
 - Includes pull-out Garbage/Recycling bins, Lazy Susan, and Pantry cabinet
 - 42" upper cabinetry with crown moulding
 - Client choice from selection of hardware
- Owner's Bath:
 - 7' vanity w/ set of drawers
 - Aristokraft "Sinclair" birch cabinetry in range of finishes
 - Client choice from selection of hardware

(cont....)

("Cabinetry" continued...)

- Guest Bath:
 - 4' vanity
 - Aristokraft "Sinclair" birch cabinetry in range of finishes
 - Client choice from selection of hardware

PLUMBING

- Kitchen:
 - Client choice of single, double, or 60/40 undermounted, stainless steel sink
 - Moen spot-resist stainless faucet with pull-down sprayer
- Owner's Bath:
 - 7' Vanity:
 - Two white porcelain under-mount sinks
 - Two Moen 4" centerset chrome-finish faucets
 - Tiled Low-threshold Shower w/ framed glass door
 - Moen chrome-finish plumbing trim
 - Includes white or off-white quartz soap shelf & corner seat
 - Mansfield elongated toilet
- Guest Bath:
 - 4' Vanity:
 - Moen 4" centerset chrome-finish faucet
 - 5' Fiberglass tub & Shower combination
 - Moen chrome-finish plumbing trim
 - Mansfield elongated toilet
- Laundry:
 - Washer & Dryer connections
- Garage:
 - 40-gallon Electric Water Heater

TRIM

- Crown Moulding:
 - 2-piece moulding
 - Foyer/Hallway; Kitchen; Dining; & Living
 - 1-piece moulding
 - Owner's Bedroom, Den, & Guest Bedroom
- Interior Doors:
 - Den: double-hung full-lite French doors w/ mullions
 - All Others: 2-panel arched-top doors w/ brushed nickel, lever-style handles

(cont...)

("Trim" continued...)

- Contemporary beveled-edge Mirrors
 - Owner's Bath & Guest Bath
- Chrome-finish bath hardware (ie: towel bars)
 - Owner's Bath & Guest Bath
- Closet Shelving:
 - Slatted-wood shelving in choice of 3 finishes
 - Owner's Walk-in-Closet
 - White wire shelving in all closets & storage areas, including:
 - Guest Bedroom; Laundry; Linen; & Hall closet
- Pull-down stairs to Attic

FLOORING

- 5" wide-plank Kraus "Tower" European Oak Engineered hardwood in range of finishes:
 - Foyer/Hallway; Kitchen; Dining; Living; & Den
 - 2 mil veneer of oak = refinishable floor
- Shaw "Dyersburg Classic" Carpet in range of colors:
 - Owner's Bedroom; Owner's Walk-in Closet; & Guest Bedroom
 - 5/8" 8lb Re-bond carpet pad
- Tile:
 - Owner's Bath — including tiled Shower
 - Guest Bath & Laundry — floor only
 - Client-choice of styles within allotted budget
- Concrete:
 - Screened Rear Porch — painted
 - Garage

ELECTRICAL

- Recessed Lighting:
 - Foyer/Hallway; Kitchen; Dining; Living; Den; Owner's Bedroom; Front Porch; & Rear Porch
- Ceiling or wall-mounted Lighting Fixtures:
 - Kitchen, Owner's Bath; Guest Bath; Laundry; Owner's Walk-in Closet; Garage (interior & exterior)
 - Includes 2 pendant lights over kitchen island
 - Client choice from budgeted selections
- Ceiling fans:
 - Living Room; Owner's Bedroom; Guest Bedroom; and Screened Rear Porch
 - Guest Bedroom fan includes low-profile lighting
 - NOTE: Client may select fan w/ light in lieu of recessed cans in Den
- Cable outlets:
 - Living Room; Den; Owner's Bedroom; & Guest Bedroom

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("Electrical" continued...)

- One standard "landline" Telephone Jack
- Electrical outlets positioned throughout per building code
- Smoke & Carbon Monoxide detectors per building code
- Exhaust fans in Baths per building code
- CAT 5 wiring w/ hub in Hall Closet

P A I N T

- Pricing includes:
 - ONE color for all mouldings, trim, doors, closet walls, & ceilings
 - TWO flat-finish, light to medium-hue colors for remaining walls
- Dark-tinted colors, non-flat wall colors (ie: satin or gloss) or other specialty finishes are upgrades

A P P L I A N C E S

- 5 cu.ft. Freestanding Gas Range w/ Center Oval Burner (Whirlpool - WFG525S0HS - stainless steel)
- 1.9 cu.ft Microwave w/ Sensor Cooking (Whirlpool - WMH32519HZ - stainless steel)
- 24" Tall tub Energy Star® Dishwasher w/ 5 Wash Cycles (Whirlpool - WDT710PAHZ - stainless steel)
- 25 cu.ft. Side-by-side Refrigerator w/ ice & water dispenser (Whirlpool - WRS325SDHZ - stainless steel)
- ½ HP In-sink Disposal (Whirlpool - GC2000XE)

U P G R A D E S & C U S T O M R E Q U E S T S

- Select upgrade packages available for your consideration, please inquire for details & pricing
 - Kitchen with gas cooktop, wall oven, built-in microwave, soft-close hardware, & more
 - Owner's Bath with frameless glass shower door, tiled shower niche, & cabinetry upgrades
 - Engineered hardwood in lieu of carpet in bedrooms
 - Rear fencing
- Other customizations possible. ALL customizations are time-sensitive, and timing may affect pricing.
- Any requests made after contract is executed are handled separately as Change Orders; and any amount(s) due must be made payable to DeMill Builders, LLC as immediately available funds, delivered in advance of materials and/or work being ordered. Delays in payment may result in construction delays.

A D D I T I O N A L D E T A I L S

- Builder reserves the right to make changes to pricing, floorplan, design, and/or finishes prior to contract
- Design assistance included
- Information current as of date noted on 1st page

Thank you for your interest! We look forward to working with you to create your home!