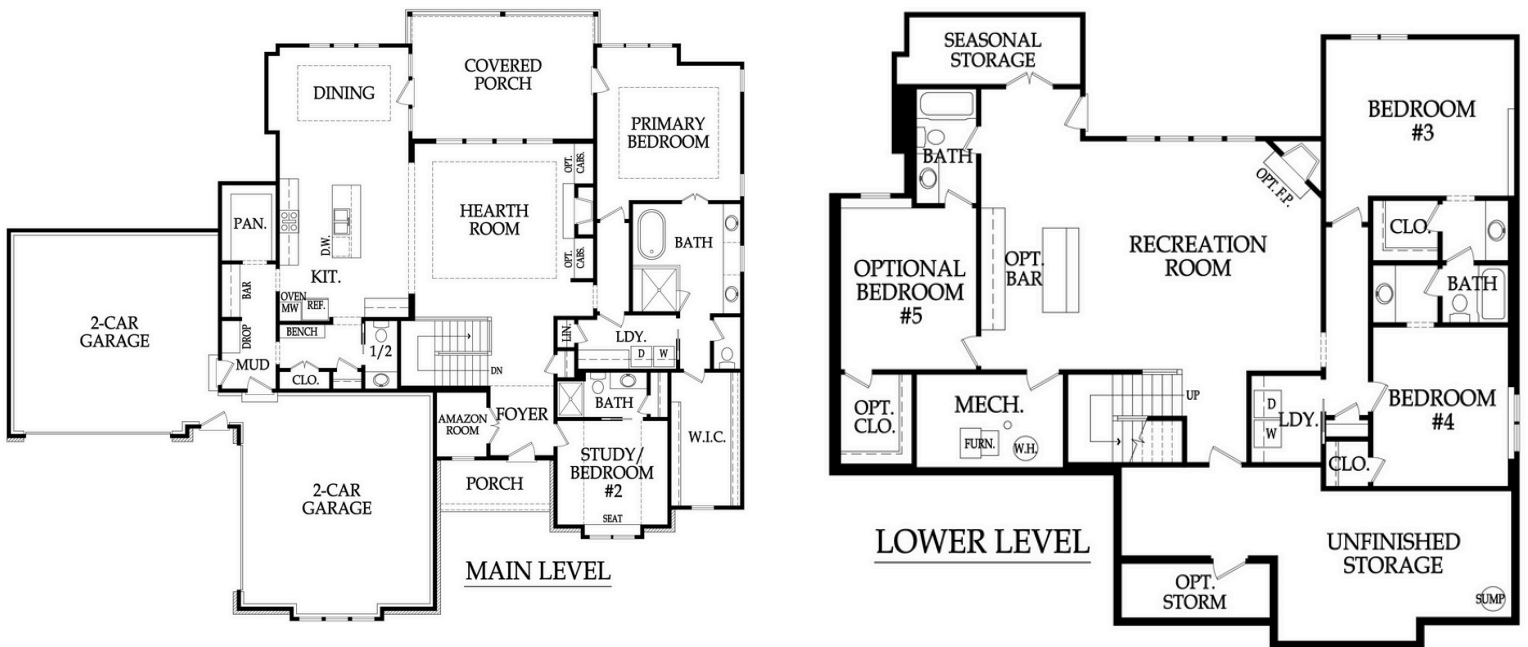




**Modern Cottage**



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 (Bosch Package)  
Ice Maker Water Line at Refrigerator Opening

### Plumbing and Fixtures

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

### 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, & Spice Rack  
Walk-In Pantry with 5 Shelves  
Level 1 Granite/Quartz Tops in Kitchen with Undermount Stainless Steel Sink  
Level 1, 2cm Quartz in all Bathrooms  
Base + Upper Cabinet per Plan at Laundry with Level 1, 2cm Quartz

### Electrical and Low Voltage

200 AMP Service Panel with Breakers  
LED Light Bulbs in all Can Lights  
3 Exterior Outlets (minimum)  
Keypad on Garage Doors  
Wired & Switched for Ceiling Fan in Hearth Rooms & All Bedrooms  
Prewire for Security System  
Cat6 Wiring with Cable/Data Locations in all Bedrooms, Hearth Room, & Study per Plan  
Under Cabinet Wiring in Kitchen per Plan

### Energy Efficient Features

96% Lennox Furnace with Humidifier and 14 SEER A/C  
Icomfort Smart Thermostats  
ZIP System Wall Sheathing  
Independently Rated RESNET HERS Index Home  
Blown-In Blanket Insulation  
Energy Star Compliant Foam and Caulk Package  
Air Sealant in the Attic  
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 Door with Openers and Smart Capabilities  
8'-0" 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

### Fireplace, Trim, and Mirrors

Direct Vent Fireplace with Tile Surround  
Built-in Boot Bench per Plan  
Stained Stain End Caps with Iron Spindles  
Oil Rubbed Bronze or Brushed Nickel Doorknobs & Hinges  
Trim Wrapped Mirrors in all Baths  
Large Base and Casing throughout Main Floor  
8' Tall Doors throughout Main Level, Choice of 6 Interior Door Styles  
Crown Molding per Plan, Box Vault in Primary Bedroom  
Box Vault in Breakfast Area

### Flooring and Tile

Standard Hardwood Floors: Pre-Finished Floors located 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 Walls, 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.**

### Site Work

Site Cost Coverage-up to \$10,000 (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: \$4,929  
Lighting: \$5,000  
Tile: Standard (See Addendum)  
Carpet: \$1.78 per Square Foot  
Stair Carpet: \$3.90 per Square Foot  
Commission: Home Site up to \$120,000

### Experience the Bickimer Difference

HVAC Ductwork Professionally Cleaned at Closing  
Plumbing Drain Lines Professionally Inspected at Closing  
On-site Meetings throughout the Build  
In-House Warranty Program with Unmatched Customer Service  
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.**

*Building Dreams on a Solid Foundation since 1982*