



The Wrightson Model

BUILD THIS MODEL ON YOUR LOT

Dimensions: 55 ft. width • 47 ft. depth

5 Bedrooms, 4 Full, 1 Half Bath, 2-car garage

Base Price \$799,900

Standard Features Included in this price

Morning/Breakfast Room

Owner Suite with Tray Ceiling, W.I.C., His/Her Vanity, Soaking Tub, Large Shower w/seat/bench

Beautiful Large Flagstone Front Porch

4 Bedroom Upstairs (Combo of shower and tubs)

Main Office / Library

Half Bath, Living/Dining Room

Gourmet Kitchen w/Large Island – GE Profile or BOSCH appliances

Partially Finished Basement: Rec Room, Au-pair suite

Energy Sustainability Features, includes LED lights throughout, EV Charger outlet (40AMP)

Exterior

- Concrete: Foundation walls, basement slab
- 2-car Garage concrete slab on grade, front porch
- French Drain tile, Sump-pump, walk out/up
- 2x6 Exterior wall construction
- Lead walk / Steps w/ iron handrails
- Maintenance-free 8" Hardi Lap Siding: colors opt.
- Front Elevation Thin Veener stone (water-table)
- Insulated garage door with remotes
- Exterior Trim/Cornices: White Primed FJ – pine
- Energy Efficient House Tyvek Wrap
- CertainTeed 25-Yr Architectural Roof Shingles Roof
- Weatherproof Hose bibs (qty. 2)
- Painted Foundation to match siding
- Modern exterior light sconces
- Ring Doorbell Security Camera
- Optional Exterior Features:
 - Deck/Screen Porch
 - Paver Driveway
 - Hardscape design services
 - Rain garden or bioretention basin

Gourmet Kitchen

- Tall Kitchen Cabinets. Maple, Shaker style, Soft Close, pull-out drawers, trash cans, base, wall (several colors)
- Large Pantry
- Mount Blanc or similar counter tops
- Tile or Glass Backsplash
- Large Kitchen Island:
 - Seating – 4+, 2 pendants lights, 2-tone
- Stainless Steel Appliances:
- GE Profile or BOSCH
- 36" Refrigerator
- 36" Cooktop – 5 burners (nat. gas)
- Double-oven / Microwave combo
- Hood, Dishwasher
- Pull-out faucet with Disposal

Energy-Sustainability (included)

- Energy Star Cert. Appliances
- 2-Zone 92%+ gas furnace / 14-SEERs A/C
 - Zip System Green Wall Sheathing
 - Air Guard Infiltration Package
- LED Lights, NEST Learning Thermostat
 - Mastic tape sealed duct system
 - Water Sense Toilets and Faucets
- EV Outlet

Interior

- Ceiling heights: Main – 10', Upper – 9', Lower: 9'
- PELLA - Low-e Windows package, double hung
- Wall of 4 windows in Family Room. Transom Opt.
- Solid 3-1/4" Oak Hardwood Floors: Main Lvl & 2nd Hallway
- 2-story foyer, fiberglass 8' tall front door + side lites
- Ceiling chandeliers: Foyer, Dining Room, Master
- Coffe Ceilings: Family Room – several design available.
- Tray Ceilings: LR/DR/Master bedroom
- Trim Package: Crown: Main level, Hallway, Master BR
- Base: 1x8, Windows/Doors casings 1x4
- Solid core doors
- Modern linear fireplace with ledgestone tile surround
- Main Level Office, Double French Doors, Opt. closet
- Half Bathroom Main Level
- Mud Room
- Mud Room – Built-in bench & cubby, coat closet, tile.
- Bathroom tiles: Porcelain, wall to ceiling in shower
- Finished Basement: Vinyl Flooring, Rec Room, Bedroom / Bathroom Combo
- Opt. Media Room and Wet Bar

Owner Suite

- Luxury Owner Suite with double doors
- Tray Ceiling
- Walk-in Closet with built-in shelving
- Carpet with thick padding
- Luxury Bath / Shower 4'x5' w/Bench
- HIS/HER Vanity
- Marble vanity countertops
- Free Standing modern acrylic Tub
- Linen closet with open shelves
- Porcelain tiles – large format
- Opt. Rain Shower, hand shower, Body Spray

Other upgrades

- Sound Barrier Package
- Humidifier on Main furnace
- Open/Closed Cell Foam Insulation
 - Smart Lighting Package
- EV Charger(s) TESLA, Generator
 - Solar Panels
 - Tankless HWH

imited Site Work included: demo, 1x clearing of small trees and bushes,allation of silt fence, excavation/backfill of basement, construction

***Excluded: Tree/stump removal, dirt hauling in/out, trucking, driveway, apron, utilities, rock, hazard material, raingarden and*

