



HARBOR CREEK III

Base Home Pricing Effective August 25, 2018

“ROSEWOOD I” 1352sq.ft. <i>3 Bedroom/1.5 Baths/2 Car Garage</i>	RANCH	\$259,900
“ROSEWOOD II” 1515sq.ft. <i>3 Bedroom/2.5 Baths/2 Car Garage</i>	RANCH	\$275,900
“NICOLA” 1600sq.ft. <i>3 Bedroom/2.5 Baths/2 Car Garage</i>	RANCH	\$289,900
“HAWTHORN” 1720sq.ft. <i>3 Bedroom/2.5 Baths/2 Car Garage</i>	RANCH	\$299,900
“SEACREST” 1900sq.ft. <i>3 Bedroom/2.5 Baths/2 Car Garage</i>	RANCH	\$319,900
“HOLLY” 1950sq.ft. <i>3 Bedroom/2.5 Baths/2 Car Garage</i>	COLONIAL	\$309,900
“HOLLY II” 2080sq.ft. <i>4 Bedroom/2.5 Baths/2 Car Garage</i>	COLONIAL	\$319,900

**Base Home Prices Include Sunset Homes, LLC. “SILVER SERIES” Home Features, Included Lot, Front Elevation “A” and a 2 Car Front Entry Garage unless otherwise noted Per Floor Plan Description.*

**Upgraded Lot Premium May Apply.*

**2 Car Front Facing Garages are Included/3 Car Garages are Available for an additional cost depending on Selected Lot. Front Facing or Side Entry Garages are dictated by Lot.*

Silver Series Included Features

Silver Series Included Features Effective as of August 1st, 2018 for select communities

Gourmet Kitchens

- ❖ 5 Recessed Can Lights Per Electric Layout
- ❖ Granite Counter Tops with 3" Backsplash Your Choice of Preselected Colors
- ❖ Undermount Stainless Steel Sink in Your Choice of Configuration
- ❖ Aristokraft Cabinets in Your Choice of Builder Colors
- ❖ GE Stainless Steel Appliance Package with Electric Range, Under Cabinet Microwave, and Dishwasher
- ❖ Delta Chrome Pull Out Faucet
- ❖ ½ HP Garbage Disposal

Interior Features

- ❖ 8' First Floor Ceilings
- ❖ Nailed, Glued, and Screwed ¾" OSB Subfloor with Sanded Seams on Engineered "T" Joist Floor System
- ❖ Drywall Installed with Glue and Screws to Minimize Movement
- ❖ Shaw Middleway 5" Plank Engineered Hardwood Flooring in Foyer, Kitchen, Nook, choice of Color
- ❖ Shaw Plank Flooring in Laundry, Powder, Main Bath
- ❖ Shaw Carpet with 6lb Pad in Bedrooms, Study, Great Room, Staircase In your Choice of Color
- ❖ Drywall Wrapped Windows
- ❖ Your Choice of Arch Top or Six Panel Interior Doors with Brushed Nickel Hardware
- ❖ Wire Closet and Pantry Shelves per Plan
- ❖ Choice of Standard Paint Colors by Sherwin Williams
- ❖ Staircases featuring stained handrail and painted wood spindles
- ❖ Light Packages Per Plan – Choice of Bushed Nickel or Oil Rubbed Bronze

Bathroom Features

- ❖ Granite Counter Tops with Undermount Round Sinks
- ❖ Delta Bathroom Faucets in Chrome with Matching Tub Trim
- ❖ 12x12 Tile Master Bath Floors and Walls, 2x2 Tiled Shower Pans
- ❖ Plank Flooring in Powder Room and Main Bath
- ❖ White Tubs and Toilets
- ❖ Executive Height Vanity Cabinets
- ❖ 42" Tall Mirrors

Laundry Room Features

- ❖ Washer Discharge Box in Wall for Easy Installation of Washer

- ❖ 220 Line Included in Laundry (Gas Available)
- ❖ Laundry Tub with Legs and Chrome Faucet

Energy Efficiency Package

- ❖ R-38 Attic Insulation Blown In
- ❖ 95% High Efficiency Lennox Furnace
- ❖ High Efficiency Windows
- ❖ Energy Seal Package
- ❖ R-19 Batt Composite Insulation in exterior walls
- ❖ Basement Blanket Insulation Per Code
- ❖ 13 SEER Central Air Conditioning by Lennox
- ❖ 50 Gallon Power Vent High Efficiency Water Heater

Mechanical and Electric Features

- ❖ PEX Plumbing Lines
- ❖ Wired Smoke and Carbon Monoxide Detectors Per Code
- ❖ 100 AMP Electrical Panel
- ❖ Light Fixture Package Per Plan in your choice of Brushed Nickel or Oil Rubbed Bronze
- ❖ Ceiling Fan Prep in Great Room and Master Bedroom

Exterior Features

- ❖ Full Brick Fronts with 3' Brick Bands Sides and Back Choice of Colors
- ❖ Vinyl Siding Per Plan, Choice of Colors
- ❖ Anderson Silverline Vinyl Windows
- ❖ Poured Concrete Driveway, Sidewalks, and Steps Per Plan
- ❖ Limited Lifetime Warranty 3-Dimensional Shingles – Choice of Builder Colors Per Plan
- ❖ Seamless Gutters and Downspout – Choice of Builder Colors Per Plan
- ❖ 2 Hose bibs and 2 Exterior Electrical Outlets Per Diagrams
- ❖ Sectional Garage Door Painted to Match Exterior Trim Color
- ❖ Can Light at front porch (Per Plan) and exterior coach lights Per Elevation

Basement Information

- ❖ Sump Pump with Cover Per Plot Plan
- ❖ 2 Glass Block Windows and 1 Egress Window with Well and Cover Per Plan and Elevation
- ❖ 10" Thick Poured Concrete Walls with Damp proofing on Exterior of wall
- ❖ 7' 10" Basement Wall Height

Warranty Information

- ❖ All Homes Backed by An Industry Leading 12 Month PROHOME Warranty for Piece of Mind



GE APPLIANCES



SHERWIN-WILLIAMS.

