



# 1809 LIVE OAK

## THE LOOKOUT PLAN

**Base Price of \$374,900**

**Includes the Following Features:**



**Exterior Features:** Certaineed Landmark Dimensional Shingles, PlyGem Mastic Gutters (whole house 1st floor), Jeld-Wen 12-Light Glass View Over 1-Panel Front Door, Panel Column, Clopay Insulated Garage Door w/ Spear Hardware Accents, Entire Garage Drywall Painted White

**Interior Features:** Sherwin Williams Paint Package w/ White Ceiling, Trim Package w/ 4 1/4" Base & 2 1/4" Casing, 9' Ceilings 1st Floor, Interior Drywall Wrapped Openings, Open Rail Stairs First Floor, Wired Shelving, 2 Piece Crown Molding in Primary Room

**Kitchen Features:** Markraft Painted Cabinets include 36" Wall Cabinets, Soft Close Doors Only, Pulls and Granite Kitchen Countertop w/ Tile Backsplash, Moen Brantford Brushed Nickel Pull Down Kitchen Faucet, 9" Deep Double Bowl Stainless Steel Kitchen Sink, Frigidaire Stainless Steel Appliance Package

**Bath Features:** Markraft Painted Cabinets includes 36" Raised Height Vanities Throughout, Soft Close Doors Only, Pulls, and 2cm Quartz Bathroom Countertops, Moen Brushed Nickel Bath Plumbing Package (includes faucets, towel bar/rings), ADA Raised/Elongated Gerber Maxwell Toilet in All Baths, Small Porcelain Pedestal in Powder Room, Daltile Ceramic Tile Shower in Primary Bath, Daltile Ceramic Tile Bullnose Finish on all Tubs & Showers of Secondary Baths, Plated Mirrors

**Electrical Features:** Generation Lighting Package w/ Ceiling Fans Included in Great Room/Primary Bedroom, Ceiling Fan Prewires in all Bedrooms, Recess Lights in Kitchen and Dining Area, Security Prewire w/ Keypad, Doorbell Camera, Wall Mount TV Wiring in Great Room, 3 Cat6 Outlets in Select Locations

### OPTIONS MOST FREQUENTLY USED

Designer Package Adder (See Designer Feature Sheet for Options)	\$	12,500.00
Corner Unit Adder	\$	10,000.00
<b>A LA CARTE OPTIONS</b>		
2" White Faux Wood Blinds (Whole House Package)	\$	1,400.00
Single Bowl Stainless Steel Undermount Kitchen Sink	\$	300.00
One Piece Crown Molding (per room)	\$	325.00
Two Piece Crown Molding (per room)	\$	488.00
Stainless Steel Standard Depth Side-By-Side Refrigerator	\$	2,218.00
Stainless Steel Standard Depth French Door Refrigerator	\$	2,915.00
Gallery Stainless Steel Standard Depth Side-By-Side Refrigerator	\$	2,688.00
Gallery Stainless Steel Standard Depth French Door Refrigerator	\$	3,779.00
Top Mount Washer & Dryer	\$	2,264.00
Front Load Washer & Dryer	\$	3,168.00
Linden LED 52" Brushed Nickel Ceiling Fan w/ Light Kit (to Match Brushed Nickel Package)	\$	415.00
Discuss LED 52" Matte Black Ceiling Fan w/ Light Kit (to Match Matte Black Package)	\$	609.00
Haven Exterior Ceiling Fan w/ Light Kit	\$	415.00
3' White Fence (per linear foot)	\$	80.00
Level 1 LVP - Primary Bedroom / WIC (Lighthouse #5091 or Almond Oak #154)	\$	1,435.00
Level 1 LVP - Bedroom 2 (Lighthouse #5091 or Almond Oak #154)	\$	751.00
Level 1 LVP - Bedroom 3 (Lighthouse #5091 or Almond Oak #154)	\$	836.00
Level 1 LVP - Hall 3/Loft (Lighthouse #5091 or Almond Oak #154)	\$	774.00
Level 2 LVP - Primary Bedroom / WIC (Shell Taupe #5208 or Portchester Oak #2003)	\$	2,441.00
Level 2 LVP - Bedroom 2 (Shell Taupe #5208 or Portchester Oak #2003)	\$	1,277.00
Level 2 LVP - Bedroom 3 (Shell Taupe #5208 or Portchester Oak #2003)	\$	1,423.00
Level 2 LVP - Hall 3/Loft (Shell Taupe #5208 or Portchester Oak #2003)	\$	1,318.00
Level 2 LVP - 1st Floor LVP Upgrade - Foyer, Great Room, Kitchen, Dining Area, Powder Room (Shell Taupe #5208 or Portchester Oak #2003)	\$	1,002.00
LVP Stair Treads w/ White Risers	\$	3,375.00
Upgrade Accent Paint Color (per room)	\$	486.00
Wood Rod/Shelf Single Row in Primary Suite	\$	936.00
Wood 16" Shelf in Pantry	\$	741.00
Screened Porch (Interior/Left End Unit)	\$	1,995.00
Screened Porch (Right End Unit)	\$	2,835.00