



LUXURIOUS BONUS FEATURES

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- 20 potlights with LED light bulbs included, in the interior of the house.
- Quality 24" x 24" porcelain tile flooring in entry, powder room, kitchen/breakfast areas, mud room and finished basement foyer (as per plan, from builder's standard samples).
- Upgraded appliance package to include: 30" Wolf Gas Range, Sub- Zero 36" Refrigerator, Sirius Hood Fan Insert, Cove Dishwasher, Silver Washer & Dryer.



- Homes feature 5" x ¾" prefinished engineered hardwood throughout with choice of stain (excluding tiled areas and finished basement spaces; as per plan, from builder's standard samples).
- Striking (+/-) 7 ¼" colonial style baseboard, painted white throughout with doorstop to tiled and hardwood floor areas. (+/-) 3" colonial casing painted white on all doors, windows and flat/returned archways throughout finished areas (as per plan).

- Upgraded Moen faucets.
- Garage door openers.
- Spray foam insulation in garage ceilings where habitable spaces are above. All other exterior garage walls and ceiling spaces to be insulated with batt insulation. Garage walls and Ceilings to be drywalled and primed.
- Triple Pane Glass with Low E Argon Gas, excluding exterior doors and basement windows (as per plan).
- Upgraded straight bushed nickel levers to all interior doors.
- All bathroom vanities updated to comfort height, as per plan.
- All secondary bathrooms upgraded to include stone countertops with a square undermount sink, as per plan.
- Heated floors (excluding shower floor) with temperature control settings included for the Primary Ensuite.



TOTALS OVER

\$100,000*
IN BONUS UPGRADES

Fernbrook HOMES ZANCOR HOMES

*Limited time offer, no cash value. Builder has the right to substitute materials of equal or greater value. Sizes and specifications are subject to change without notice. E. & O. E. June 2023