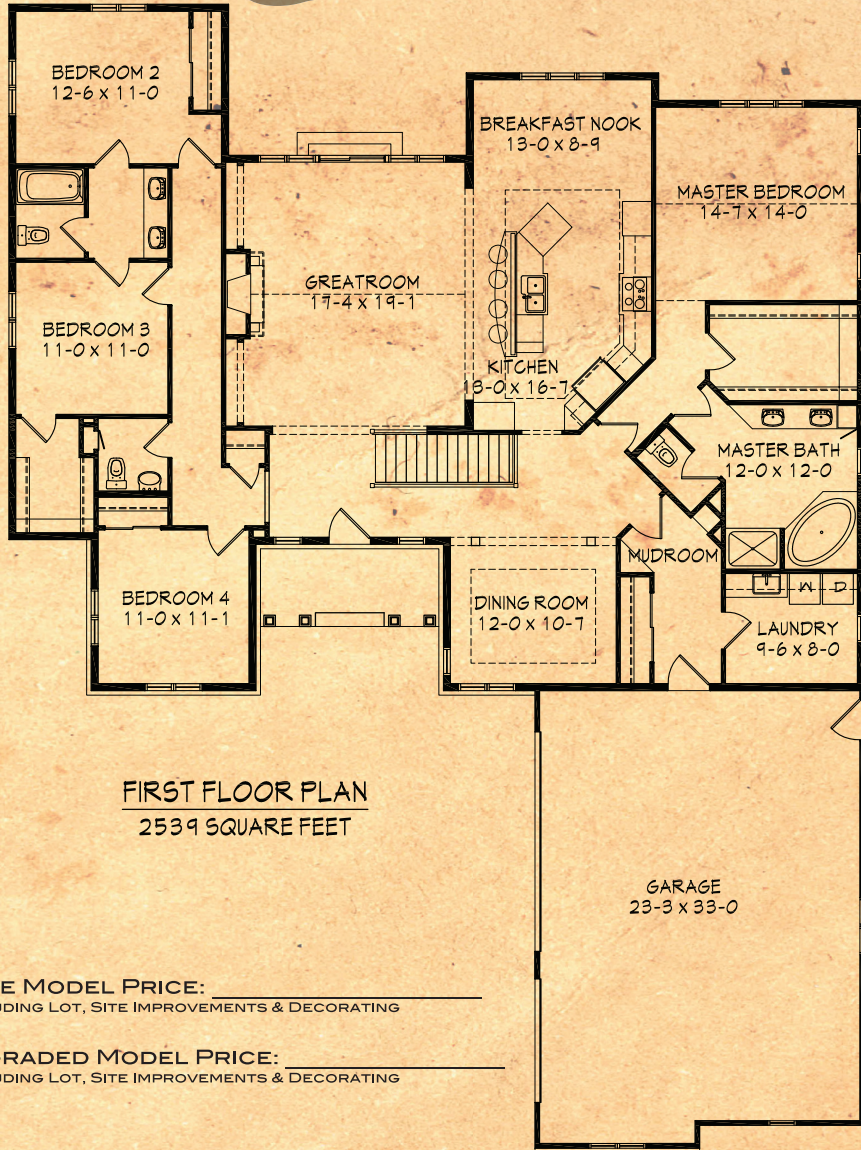




HIGHLAND
BUILDERS, LLC

The Charleston



FIRST FLOOR PLAN
2539 SQUARE FEET

FOYER

- Radius arches to invite you into the home
- 9' tall ceiling
- Custom stained solid 2-1/4" or 3-1/4" select Yellow Birch wood flooring
- Open staircase centrally located with wood newel, balusters and railing
- Simpson solid wood front door
- Upgrade option-** 4" select yellow birch floors

GREAT ROOM

- Abundance of large windows with transom windows above
- Direct vent gas fireplace with drywall arched insets on both sides
- Custom wood mantel with tiled hearth
- Vaulted peaked ceiling

KITCHEN/ BREAKFAST NOOK

- 9' tall ceilings stepped down at perimeter
- Raised snack bar with seating for four
- Custom built & stained Birch cabinets
- Raised panel style cabinets with crown molding
- Granite countertops with granite backsplash
- Stainless steel under-mount sink
- Built-in pantry cabinet
- Under-cabinet lighting
- Custom stained solid 2-1/4" or 3-1/4" select Yellow Birch wood flooring
- Upgrade options-** Crown molding @ ceiling, additional cabinet features including paneled ends and soft close drawers & 4" select yellow birch floors

DINING

- Radius arched walkway
- 9' tall ceilings stepped down at perimeter of dining
- Upgrade options-** 4" select yellow birch floors and crown molding at stepped ceiling

MUDROOM / LAUNDRY ROOM

- Tile flooring throughout
- 9' tall ceilings
- Spacious mudroom and separate laundry with custom Birch cabinets
- Laminate countertops with large laundry sink

MASTER BEDROOM / BATH SUITE

- 9' ceiling height
- Custom Birch cabinets w/double sinks in bathroom
- Private water closet
- 4' wide fiberglass shower module with semi frameless shower door
- Whirlpool tub with tiled surround
- Tiled flooring in bathroom
- Spacious walk-in closet with shelves at perimeter
- Laminate countertops
- Upgrade option-** Custom tiled shower in bathroom with frameless heavy glass door and granite counters

BEDROOM 2, 3 & 4

- 9' ceilings
- Closets with slider doors or walk-in closets

BATHROOM

- Tiled flooring throughout
- 5' maintenance free tub/shower combination
- Private shower and water closet area
- Custom Birch cabinets w/double sinks and linen cabinet
- Laminate countertop
- Upgrade option-** Granite countertop

POWDER ROOM

- Tiled flooring throughout
- Pedestal sink

BASE MODEL PRICE: _____
EXCLUDING LOT, SITE IMPROVEMENTS & DECORATING

UPGRADED MODEL PRICE: _____
EXCLUDING LOT, SITE IMPROVEMENTS & DECORATING

FOUNDATION/BASEMENT

- 9" Poured concrete walls
- 2" rigid exterior insulation
- Future bathroom plumbing rough
- 2 vinyl slider windows with window well
- Upgrade option-** Waterproofing membrane w/ 15 year warranty

GARAGE

- Raised panel insulated steel garage doors
- Overhead door openers with one keyless entry pad
- Upgrade option-** Carriage style steel garage doors with lites

MECHANICALS

- 75 gallon direct vent gas water heater
- High efficiency (95% efficiency) gas furnace • Air conditioner
- Honeywell set-back thermostat
- Aprilaire air filter at return ducting to furnace
- 200 Amp electrical service

OPTIONAL FEATURES

- (pricing not included)
- Appliance & Central Vac. Package
 - Rear deck or patio
 - Exterior concrete or asphalt drive
 - Landscaping

OTHER INCLUSIONS

- Interior prefinished oversized millwork (4-1/4" base, 3-1/4" casing)
- Interior priming & painting (ceiling sprayed single color & walls rolled)
- Carpeting in all non-hardwood and non-tiled areas
- Six panel pine doors stained to match millwork
- Long spanning I-joist floor system
- 3/4" tongue & groove subfloor nailed and glued
- Seamless aluminum gutters and downspouts
- Thin stone veneer as shown on elevations
- False dormers over main entry with windows
- All exterior painting and staining per owner selections
- Hardi-Plank cement board siding in standard COLOR PLUS finish with Miratec corner boards and window trim as shown on elevations
- Window grids at all elevations
- Tyvek home wrap
- 2x6 exterior stud walls with structural OSB wall sheathing
- R-50 blown in fiberglass ceiling insulation
- Schlage lever style hardware
- Hardware allowance for cabinet knobs and pulls
- Two exterior water proof hose bibs
- 30 year warranty architectural dimensional shingles
- Plumbing fixtures-standard white and chrome
- Light fixtures & tile material allowance
- Progress cleaning, finish cleaning and window washing included
- Excavating, backfill, finish grade allowance
- Curb cutting allowance and water/sewer main allowance
- Finish gravel drive and parking pad allowance
- Upgrade option-** All Kohler Biscuit plumbing fixtures and brushed nickel 8" OC faucets, custom stained woodwork/ doors, R-23 BIBS exterior wall insulation and foamed rim joists.



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DISTINCTIVE DESIGNS



Homes that fit your lifestyle

The Charleston is a uniquely designed home with classic exterior styling that will surely stand the test of time. At 2,539 square feet, this 4-bedroom/ 2-1/2 bath ranch style home provides all the amenities for today's transitioning families. Upon entering this beautiful home, you will be greeted with large graceful arches leading to the great room. The great room boasts a full wall of windows flanked with a fireplace on one side and an open concept kitchen on the other. The kitchen is efficiently designed with an abundance of storage and work space areas. The kitchen also offers numerous seating options from the raised snack bar to the breakfast nook to the adjacent dining room. For those home owners looking for a little more privacy, the split bedroom layout provides that sought after separation for the master bedroom from the other remaining three bedrooms. After a hectic day, enjoy some peace and quiet in your master bedroom suite accompanied with a spacious walk-in closet and generously sized master bathroom. The last feature of the Charleston is the separate mudroom and laundry room areas. Both of these rooms offer plenty of space for functionality, but they also offer an abundance of storage opportunities.

*Come view The Charleston online @ www.highland-builders.com.
For more information please call 262-573-9251*