

HILLSIDE CROSSING – MATERIALS AND SPECIFICATIONS

EXTERIOR:

Siding
Roofing
Windows
Doors
Insulation

DETAILS:

4" Vinyl Lap
Architectural
Double Pane; Insulated Vinyl
Prehung Steel; Double Bore
Fiberglass; R21 Walls; R49+ Ceilings

INTERIOR:

Cabinets
Countertops
Countertops
Hardware
Doors
Trim
Plumbing Fixtures
Lighting Fixtures
Paint and Primer
Flooring
Flooring
Flooring

DETAILS:

Pre-fab, White Thermafoil
Granite in kitchen in Seller's standard selections
Cultured marble or similar on prefabbed vanities
Brushed nickel; lever
Pre-hung; hollow core; 6 panel
Primed finger joisted pine
Brushed nickel; 4"
Brushed nickel; surface mount
Pro-Mar 200 Flat; Primer and Paint
Floating LVT in Living Room, Kitchen and Dining Room
Carpet in Bedrooms, stairs and 2nd floor hallway
Glue down vinyl sheets in baths and laundry

NOTES:

Specs are typical and subject to change depending on availability and cost

\$2,000 allowance for appliances which includes Seller's standard selection Stainless Steel 18-20 cubic foot top mount freezer style refrigerator, smooth surface electric range, above range microwave and dishwasher or Buyer can take \$2,000 credit at closing and buy and install their own. \$2,000 allowance includes \$250 for installation.

Four (4) mini splits included – one for first floor and 3 bedrooms on second floor

POSSIBLE UPGRADES NOT INCLUDED IN SALE PRICE UNLESS NEGOTIATED SEPARATELY:

ITEM:	PRICE:
Stained stair treads and white wood risers:	\$1,200
Under cabinet lighting in kitchen	\$1,500
Garage door opener	\$650 installed
Garbage disposal	\$500 installed
Vinyl plank in all living areas	\$3,000 for 2 nd floor hallway, bathrooms, bedrooms & laundry
Paint colors	\$400 per room for each additional paint color (\$300 for bathrooms)
Granite in bathrooms	TBD based on size of vanities and color tier selection
5 th mini split	\$4,000