

1063 - The Snyder Farm

Spec Options

Lot/Address: 0-00-015 N63W35828 Frederick Drive	Type: SPEC
Phase:	Release Date:
Model/Elev: AUBREY (F) - Aubrey Farmhou	Const. Start Date: 02-Feb-2026
Swing: Left	Permit Date: 23-Mar-2026
	Permit No: 26-49B

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
1/[1]	30-Dec-2025	Yes	Yes	Builder Requirements	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	STD	SITE-0-01063	Snyder Farms Community Option	1.00 / Each
2/[2]	STD	SPEC-0-00100	Specification Date	1.00 / Job
3/[3]	CUS	STRC-9-99999	Flagship Specs Custom Structural	1.00 / Each
4/[4]	OPT	STRC-0-00500	3 Car Side Load Left Swing, Facing Left Great Room Bump Out	1.00 / Each
5/[5]	OPT	STRC-2-00200	Chef's Kitchen with Built in Appliances	1.00 / Each
7/[7]	OPT	STRC-0-05600	Coffered Ceiling in Master Bedroom	1.00 / Each
9/[9]	OPT	RAIL-0-00001	Vertical Rail in lieu of Half Wall at Main Level	1.00 / Job
10/[10]	OPT	RAIL-0-00002	Vertical Rail in lieu of Half Wall on Second Level.	1.00 / Job
11/[11]	OPT	ROOF-0-00160	8:12 Roof Pitch	1.00 / Each
12/[12]	CUS	ETRM-9-99999	Community requirement 2-story minimum 8/12 Custom Exterior Siding	1.00 / Each
14/[15]	OPT	SITE-1-99999	Minimum 35% stone to front elevation Winter Charges	1.00 / Job
15/[16]	CUS	LAMP-9-99999	Custom Lamp Post/Mailbox	1.00 / Each
			electric lamppost with unswitched photo-electric control	
17/[18]	OPT	ETRM-0-00010	mid-range fixture w/ electrical and trenching 4" Composite Wrap - Whole House. Includes all side and rear windows and Patio Door.	1.00 / Each
18/[20]	OPT	WIND-0-02860	2860 Single Hung Window - White	1.00 / Each
21/[24]	CUS	PLMB-9-99999	Add window to Master WIC for community requirement: minimum 1 window every 20' Custom Plumbing	1.00 / Each
			Ejector Crock for septic system	

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2/[2]	13-Jan-2026	Yes	Yes	Design Studio	Finance		
Line	Type	Option Code	Option Description			Qty/UoM/Rooms	
1/[1]	OPT	SPEC-0-00200	Exterior Color Palette			1.00 / Job	
2/[2]	OPT	SPEC-0-00300	Espresso C Interior Color Palette			1.00 / Job	
3/[3]	CUS	INTR-9-99999	Pier Custom Custom Interior Trim			1.00 / Each	
4/[6]	OPT	FACE-5-00120	(2) 1668 French Glass Doors at Flex Room. No Grids. Add 12" Tall Clear Transom Above. Fireplace Facing - 6' Wide x Ceiling (9') Height with a 5' Maple 4" Box Mantle and Stone Returns.			1.00 / Job	
5/[7]	OPT	FIRE-0-03010	Marquis Bently Gas Fireplace - Model ZCV42N in lieu of Included. Price includes stone to mantle height and returns.			1.00 / Each	
6/[8]	OPT	WTIL-0-01640	Shower Tile - Rhythm 12X24 - New Age in lieu of Shower Module.			1.00 / Job	
7/[9]	CUS	WTIL-9-99999	Custom Tile			1.00 / Each	
8/[10]	OPT	LGHT-0-00900	Tile Shower Floor ILO Shower Base: Shaw Penny Round White Elegant Light Package in lieu of Included Package			1.00 / Job	
10/[12]	OPT	IPNT-0-01000	Whole House Interior Paint Upgrade - Includes Walls and Ceilings			1.00 / Job	
11/[13]	OPT	CTOP-1-02100	Kohler Whitehaven Farmhouse Sink in lieu of Include.			1.00 / Each	
12/[14]	OPT	TOPS-0-00005	Level 5 Kitchen Countertops - Includes Q Quartz Calacatta Miraggio Cove, Q Quartz Calacatta Izaro, or Viatera Carbo (Brushed)			1.00 / Each	
13/[15]	OPT	BKSP-0-03400	Baker Blvd Herringbon - 8.23" x 16.61" Sheet - White			1.00 / Job	
14/[16]	OPT	FAUC-5-09260	Simplice Moderne Brass Laundry Faucet - Model #K-22035-2MB in lieu of Included			1.00 / Each	
15/[17]	OPT	PLB2-0-02200	Kohler Brevia Softclose Toilet Seats - K-20110-0			3.00 / Each	
16/[18]	OPT	FAUC-5-01560	Simplice Motion Sense Modern Brass Kitchen Faucet Model #K-22036-2MB in lieu of Included			1.00 / Each	
17/[19]	OPT	BACC-0-11160	Master Bath - Elate Moderne Brass Plumbing Suite - Includes Elate Model #K-33591-4 2-Handle Moderne Brass Lav Centerset Faucets, Elate Model #K-TS35321-4G Moderne Brass Shower Trim and Matte Black Accessories in lieu of Included.			1.00 / Each	

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18/[20]	OPT	BACC-0-13160	Powder Bath - Elate Moderne Brass Plumbing Suite - Includes Elate Model #K-33591-4 2-Handle Moderne Brass Lav Centerset Faucet and Matte Black Accessories in lieu of Included.	1.00 / Each
19/[21]	OPT	BACC-0-08260	Hall Bath - Elate Black Plumbing Suite - Includes Elate Model #K-33591-4 2-Handle Lav Centerset Faucets for Double Bowl Sink, Elate Model #K-TS35322-4G Tub/Shower Trim and Black Accessories in lieu of Included.	1.00 / Each
20/[22]	OPT	CABS-5-00010	Cabinet Hardware - Q2-96MB or Q6-96MB Black Pulls in lieu of Satin Nickel - Whole House.	1.00 / Job
21/[23]	OPT	INTT-0-01160	Black Collins Trim with Latitude Levers in lieu of standard. Includes all interior door hardware and accessories.	1.00 / Each
22/[24]	OPT	EXTD-5-02100	Black Latitude Levers with Collins Trim on Exterior Doors in lieu of Satin Nickel Hardware. Includes (1) Black Smart Lock, (1) Black Handleset and Collins Trim on the Front Exterior Door, Black Collins Lever on the outside and Black Collins lever on the inside of Fire Door, Deadbolt with matching Black Hinges. Smart Deadbolt + Handleset: Century Trim Interior Lever: Collins Trim	1.00 / Each

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
3/[3]	23-Jan-2026	Yes	Yes	Siding	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	CUS	ETRM-9-99999	Custom Exterior Siding Fibercement Siding Included. Stop the vertical siding at the gable. Move the 5 4x8 Band Board up. This will help meet the inside corner exchange rule.	1.00 / Each

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
4/[4]	23-Jan-2026	Yes	Yes	Well & Septic	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	CUS	PLMB-9-99999	Custom Plumbing Clarification: Well and Septic per community. drilling, pump, tank, trenching piping septic tank, gravity system, drainfield, excavation, backfill	1.00 / Each

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Clarification: Coffered Ceiling Beams to be Stained 'North Pier'

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
10/[10]	07-Aug-2026	Yes	Yes	Master Bath CO	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	CUS	BACC-9-99999	Custom Bath Accessories	1.00 / Each
Master Bath: (2) Faucets: Monoblock Single Handle Moderne Brass (#35048-4-2MB) ILO Included				

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
11/[11]	31-Aug-2026	Yes	Yes	Iron Curtain	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	CUS	PLMB-9-99999	Custom Plumbing	1.00 / Each
2/[2]	OPT	PLMB-9-00100	Add Iron Curtain System Water Softener - Powerline Pro 1054 Softener	1.00 / Each

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
12/[12]	18-Sep-2026	Yes	Yes	Landscaping CO	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	CUS	LAND-9-99999	Custom Landscaping	1.00 / Each
Add landscaping (seed/straw and mulch beds)				