

1061 - Bella Vista Estates

Spec Options

Lot/Address: 1-00-028 N66W21485 Sagebrush Drive **Type:** SPEC
Phase: **Release Date:**
Model/Elev: JUDE (F) - Jude Farmhouse **Const. Start Date:** 08-Sep-2025
Swing: Left **Permit Date:**
Permit No:

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
1/[1]	09-Jul-2025	Yes	Yes	Builder Requirements/Structural	Finance		
Line	Type	Option Code	Option Description			Qty/UoM/Rooms	
1/[1]	STD	SITE-0-01061	Bella Vista Estates Community Option			1.00 / Each	
2/[2]	STD	SPEC-0-00100	Specification Date			1.00 / Job	
3/[3]	OPT	ROOF-0-00160	Flagship Specs 8:12 Roof Pitch			1.00 / Each	
4/[4]	OPT	GARG-0-00100	8:12 main roof pitch per ACC 3 Car Front Entry Garage			1.00 / Each	
5/[6]	OPT	FOUN-0-00170	9' Walkout Foundation with Vinyl Siding. Includes applicable windows to match first floor elevation and Sliding Glass Door.			1.00 / Each	
6/[7]	CUS	ETRM-9-99999	Custom Exterior Siding			1.00 / Each	
7/[8]	OPT	EMAS-0-00200	Address stone 17" long by 16" tall (Included) Bedford Sill Cap			1.00 / Linear Foot	
8/[9]	OPT	SIDG-0-01010	FiberCement Siding in lieu of Vinyl Siding. Price includes Whole House Composite Corners in lieu of Vinyl Corners.			1.00 / Each	
9/[10]	CUS	ETRM-9-99999	Custom Exterior Siding			1.00 / Each	
10/[12]	OPT	RAIL-0-00011	40% Stone required by ACC on front elevation. Horizontal Rail in lieu of Half Wall at Main Level			1.00 / Job	
11/[13]	OPT	RAIL-0-00012	Horizontal Rail in lieu of Half Wall on Second Level			1.00 / Job	
12/[15]	OPT	WIND-0-10115	Black Whole House White Window Grills			1.00 / Job	
13/[22]	CUS	ETRM-9-99999	BLACK GRILLES Custom Exterior Siding			1.00 / Each	
14/[28]	OPT	WIND-2-00002	Fascia/Downspouts: Black ILO White Black Windows - Whole House - Includes black on outside and black on inside on base house windows.			1.00 / Job	
15/[29]	CUS	STRC-9-99999	Includes Black Patio Door(s). Black on Inside/Outside. Custom Structural			1.00 / Each	
			Extend Kitchen island top by 12" toward dining space + add (2) support posts. Island size should 6' x 5' (extend an additional 1' towards Great Room)				

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16/[31]	CUS	STRC-9-99999	Custom Structural	1.00 / Each
17/[32]	OPT	FIRE-0-03010	Wrapped front porch ILO Included (ref. 1061 1-00-036 parade) 42" Marquis Bently Gas Fireplace - Model ZCV42N. Includes 5' Wide Face to Mantle Height with a 5'-8" Wide x 4" Box Mantle. 1' interior bump/1' exterior bump	1.00 / Each
18/[33]	CUS	ETRM-9-99999	Custom Exterior Siding	1.00 / Each
19/[35]	CUS	ETRM-9-99999	Soffits (all elevations): Black ILO White. Custom Exterior Siding	1.00 / Each
20/[36]	CUS	WIND-9-99999	All Exterior Trim: Black ILO White. (corners, windows, doors, gable brackets, column) Black soffits/downspouts/facia priced seperately. Custom Window	1.00 / Each
21/[37]	CUS	WIND-9-99999	Great Room: SH2860 (2) w/ 1'x2'8" Transom (2) - W/ GRIDS ILO Included P4060 (1) w/ 1'x6' Transom (1) - NO GRIDS ILO Included Black on Inside/Outside. Custom Window	1.00 / Each
22/[38]	CUS	WIND-9-99999	Dining Room: 6080 Patio Door w/ 1'x6' Transom - NO GRIDS ILO Included. Black on Inside + Outside Custom Window	1.00 / Each
23/[39]	CUS	WIND-9-99999	Kitchen: SH2040 (3) w/ TR2010 Transom (3) - W/ GRIDS ILO Included Black on Inside/Outside. Custom Window	1.00 / Each
24/[40]	CUS	WIND-9-99999	Master Bedroom: SH2850 (2) - W/ GRIDS ILO Included P6050 (1) - NO GRIDS ILO Included. Black on Inside/Outside. Custom Window	1.00 / Each
25/[41]	CUS	WIND-9-99999	Master Bath: TR3020 (1) - W/ GRIDS ILO Included. Black on Inside/Outside Custom Window	1.00 / Each
26/[42]	CUS	ETRM-9-99999	Bedroom 2: SH2850 (2) - W/ GRIDS ILO Included Black on Inside/Outside. Custom Exterior Siding	1.00 / Each

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Fibercement Siding (all elevations): James Hardie Dream
Collection Color - Shou Sugi Ban ILO Standard James Hardie
Color.
(Standard Fibercement priced seperately).

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2/[2]	14-Jul-2025	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	Custom Black/White Interior Color Palette	1.00 / Job
3/[3]	CUS	LGHT-9-99999	Flint Custom Lighting	1.00 / Each
4/[4]	OPT	LGHT-0-00200	Exterior Sconces (3): Catalina Up 30095CLDBZ ILO Included Simple Light Package in lieu of Included Package	1.00 / Job
5/[5]	CUS	LGHT-9-99999	Custom Lighting	1.00 / Each
6/[6]	CUS	LGHT-9-99999	Island Pendants: Sentenial 25252CLBK ILO Duke Custom Lighting	1.00 / Each
7/[7]	OPT	TOPS-0-00004	Master Bedroom: Ceiling Fan w/ Light ILO Included (Maxim 88841BK w Light Kit) Level 4 Kitchen Countertops - Includes Envi Statuario Roma, Viatera Etude, or One Quartz Pulsar	1.00 / Each
8/[9]	OPT	LVPF-0-00100	Whole House - Brentwood Luxury Vinyl Plank flooring in lieu of included Luxury Vinyl Plank.	1.00 / Job
9/[10]	OPT	WTIL-0-01620	Shower Tile - Galene 12X24 - Marshmallow in lieu of Shower Module.	1.00 / Job
10/[11]	CUS	WTIL-9-99999	Custom Tile	1.00 / Each
11/[12]	OPT	CTOP-1-02100	Shower Floor: Apothecary Hex Mosaic Tile ILO Included. Tile Shower Walls Priced Separately. Kohler Whitehaven Farmhouse Sink in lieu of Include.	1.00 / Each
12/[13]	OPT	FAUC-5-01740	Crue Semi Professional Matte Black Kitchen Faucet Model #K-22973 in lieu of Included	1.00 / Each
13/[14]	OPT	PLB2-0-02200	Kohler Brevia Softclose Toilet Seats - K-20110-0	3.00 / Each
14/[15]	OPT	FAUC-5-09100	Laundry Faucet: Rival Black K-30472-BL ILO Included.	1.00 / Each

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15/[16]	CUS	BACC-9-99999	Custom Bath Accessories	1.00 / Each
16/[17]	CUS	BACC-9-99999	Black Lav Trip Levers ILO Included (qty 3) Custom Bath Accessories	1.00 / Each
17/[18]	CUS	BACC-9-99999	Powder Room: Framed Mirror FP-2040BLK ILO Included Custom Bath Accessories	2.00 / Each
18/[20]	OPT	BACC-0-09220	Master Bath: Framed Mirror FR-3040BLK ILO Included Powder Bath - Venza Black Plumbing Suite - Includes Venza Model #K-28124-4 2-Handle Lav Centerset Faucet in lieu of Included.	1.00 / Each
19/[21]	OPT	BACC-0-08620	Hall Bath - Venza Black Plumbing Suite - Includes Venza Model #K-28124-4 2-Handle Lav Centerset Faucet for Single Bowl Sink, Venza Model #K-TS28127-4G Tub/Shower Trim and Black Accessories in lieu of Included.	1.00 / Each
20/[22]	OPT	BACC-0-07220	Master Bath - Venza Black Plumbing Suite - Includes Venza Model #K-28124-4 2-Handle Lav Centerset Faucets, Venza Model #K-TS28128-4G Shower Trim and Black Accessories in lieu of Included.	1.00 / Each
21/[23]	OPT	FACE-5-00120	Fireplace Facing - 6' Wide x Ceiling (9') Height with a 5' Maple 4" Box Mantle and Stone Returns.	1.00 / Job
22/[25]	CUS	CTOP-9-99999	Thin Brick Veneer White Onyx Custom Countertops	1.00 / Each
23/[26]	OPT	MIRR-0-01120	Full Height Kitchen Backsplash: Level V Quartz ILO Included. RANGE WALL ONLY Framed Mirror in the Bath 2 - Black	1.00 / Job
24/[27]	OPT	CABS-5-00010	Matte Black Cabinet Hardware in lieu of Satin Nickel - Whole House. Price includes Q2-99MB or Q2-96MB Hardware. BE4111-1055	1.00 / Job
25/[28]	OPT	EXTD-5-02100	Black Exterior Door Collins Lever Hardware 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.	1.00 / Each
26/[29]	OPT	INTT-0-01160	Black Collins Trim with Latitude Levers in lieu of standard. Includes all interior door hardware and accessories.	1.00 / Each
27/[30]	CUS	INTR-9-99999	Custom Interior Trim	1.00 / Each
Add French Door at Flex. No Transom + No Grids.				

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5/[5]	09-Sep-2025	Yes	Yes	Clarification CO	Finance		
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Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	OPT	STRC-2-00200	Chef's Kitchen with Built in Appliances	1.00 / Each
2/[2]	CUS	ETRM-9-99999	Custom Exterior Siding	1.00 / Each
3/[3]	CUS	PLMB-9-99999	Clarification: Revised rear elevation to include trim in between transom windows in lieu of mulled units. See revised Plan 9/4/25. Custom Plumbing	1.00 / Each
4/[4]	CUS	PLMB-9-99999	Clarification: Sump Pump shifted back. See revised Plan 9/4/25. Custom Plumbing	1.00 / Each
5/[5]	CUS	ETRM-9-99999	Clarification: Three Piece plumbing changed location in basement. See revised Plan 9/4/25. Custom Exterior Siding	1.00 / Each
6/[6]	CUS	WIND-9-99999	Exterior Trim around garage doors and windows corrected: 5/4x8 above the garage doors, 5/4x6 on the sides of the garage doors and on sides of the windows. See revised Plan 9/4/25. Custom Window	1.00 / Each
7/[7]	CUS	STRC-9-99999	Clarification: Master Shower window changed to 4010. See revised Plan 9/4/25. Custom Structural	1.00 / Each
			Clarification: Bed 4 WIC scaling corrected and drawn as called out. See revised Plan 9/4/25.	

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
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6/[6]	11-Sep-2025	Yes	Yes	Foundation CO	Finance		
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Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	CUS	FOUN-9-99999	Custom Foundation	1.00 / Each
			Correct some slight alterations to the foundation height dimensions and to the siding transition location on the left elevation to match up with the existing finished grade on Lot 29. See photos.	

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Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
7/[7]	12-Sep-2025	Yes	Yes	Flooring Clarification + Stair CO	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	CUS	FLOR-9-99999	Custom Flooring	1.00 / Each
			Clarification: Brentwood LVP to be everywhere EXCEPT Flex Room, Steps, Upper Hall, Master BR/WIC, Bedrooms 2/3/4 + WIC.	
			Carpet to be in Flex Room, Steps, Upper Hall, Master BR/WIC, Bedrooms 2/3/4 + WIC.	
2/[2]	CUS	INTR-9-99999	Custom Interior Trim	1.00 / Each
			Stair parts:	
			- 4000 bevel newel	
			- 4000-1/2 half bevel newel	
			- 6102 (used as baluster to transition between tubes)	
			- TUBE-58-008 low sheen black steel tube 5/8"X8'	

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
8/[8]	03-Oct-2025	Yes	Yes	Carpet CO	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	OPT	CRPT-0-00140	Whole House - Mesquite Falls Carpet in lieu of Included Carpet	1.00 / Job
			Carpet to be in Flex Room, Steps, Upper Hall, Master BR/WIC, Bedrooms 2/3/4 + WIC.	

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
9/[9]	29-Oct-2025	Yes	Yes	Exterior + Window CO	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	CUS	ETRM-9-99999	Custom Exterior Siding	1.00 / Each
			Adding Cham Clad to the areas listed below and shown in the photos.	
			-Front Porch Lid	
			-Front Porch Eaves	
			-Wrapped Beam at Front Porch	
			-Wrapped Column	

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2/[2] CUS WIND-9-99999 Custom Window 1.00 / Each

Eliminate the transom over the sliding glass door.

No credit.

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
10/[10]	03-Nov-2025	Yes	Yes	Mantle Clarification	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	CUS	FIRE-9-99999	Custom Fireplace	1.00 / Each
Clarification: Mantle to sit 52" from Bottom of Firebox for Gas Fireplace.				

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
11/[11]	18-Nov-2025	Yes	Yes	Fridge Clarification	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	CUS	APPL-9-99999	Custom Appliances	1.00 / Each
Clarification- Fridge: LRYXC2602S				

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
12/[12]	20-Nov-2025	Yes	Yes	Exterior Siding Clarification CO	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	CUS	ETRM-9-99999	Custom Exterior Siding	1.00 / Each
Clarification: Board and batten siding is not accurate, the batts are too close together. See correct photo.				

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
13/[13]	11-Mar-2026	Yes	Yes	Appliance CO	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	CUS	APPL-9-99999	Custom Appliances	1.00 / Each

Spec Options

Clarification- Dishwasher: LDNPM545S
Previous Dishwasher is Discontinued.

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1/[1]	CUS	APPL-9-99999	Custom Appliances	1.00 / Each

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	OPT	DECK-1-01214	14'x12' Composite Azek Deck for Rear Walkout Exposure. Price	1.00 / Job

Add landscaping (seed/straw, mulch beds)