1056 - The Villas at Morning Meadows

Spec Options

Lot/Addresss:	**3-00-054 N162W21939 Poppy Road**	**Type:**	SPEC
Phase:		**Release Date:**	
Model/Elev:	BIRCH 2R (F) - Birch II Right F	**Const. Start Date:**	03-Aug-2026
Swing:	Left	**Permit Date:**	27-Jul-2026
		Permit No:	26-20565

Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
1/[1]	11-May-2026	Yes	Yes	Builder Requirements	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	STD	DRVE-0-00005	Driveway and Service Walk to Front Door	1.00 / Each
2/[2]	STD	LAND-0-01056	Villas at Morning Meadows Landscape - Includes Sod to front corner of Home, Seed and Straw at the Sides and Rear, 5-7 Plants per lot in Mulch Bed, and Temporary Irrigation	1.00 / Job
3/[4]	STD	SPEC-0-00100	Specification Date Genesis Specs	1.00 / Job
4/[5]	STD	WIND-1-00001	Black Windows - Front Elevation Only - Includes black on outside and white on inside.	1.00 / Job
5/[6]	OPT	STRC-0-00500	Great Room Bump Out	1.00 / Each
6/[8]	CUS	FLAT-9-99999	Custom Flatwork Concete Patio: 6'9" x 14'7"	1.00 / Each

Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
2/[2]	02-Jul-2026	Yes	Yes	Design Studio	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	OPT	SPEC-0-00200	Exterior Color Palette White V	1.00 / Job
2/[2]	OPT	SPEC-0-00300	Interior Color Palette Cust. Fireside	1.00 / Job
3/[3]	OPT	REFG-0-00100	LG Refrigerator - Model #LRFLC2706S - 27 cu. ft. Smart Counter-Depth MAX French Door Refrigerator	1.00 / Each
4/[4]	OPT	RANG-0-00100	LG Gas Range - Model #LRGL5821S - 5.8 cu ft. Smart Wi-Fi Enabled Gas Range with EasyClean	1.00 / Each
5/[5]	CUS	APPL-9-99999	Custom Appliances Clarification: Refrigerator- LRGN6321Y Previous Model Discontinued	1.00 / Each
6/[6]	CUS	APPL-9-99999	Custom Appliances Clarification: Range- LRGN6321Y Previous Model Discontinued	1.00 / Each

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8/[8]	OPT	BKSP-0-02000	3X6 Baker Blvd Subway Gloss	1.00 / Job
9/[9]	OPT	CABS-0-00001	Painted Cabinets ILO Stained - Whole House	1.00 / Each
10/[10]	OPT	LVPF-0-00300	Main House - House and Home Luxury Vinyl Plank flooring in lieu of included Luxury Vinyl Plank. Per Plan	1.00 / Job
11/[11]	OPT	LGHT-0-00200	Simple Light Package in lieu of Included Package	1.00 / Job
12/[12]	OPT	CABS-5-00010	Cabinet Hardware - Q2-96MB or Q6-96MB Black Pulls in lieu of Satin Nickel - Whole House.	1.00 / Job
13/[13]	OPT	INTT-0-01000	Black Interior Knobs in lieu of Satin Nickel Knobs. Incldes all interior door hardware and accessories.	1.00 / Job
14/[14]	OPT	EXTD-5-01000	Black Exterior Door Knobs in lieu of Satin Nickel Knobs on Front Exterior Door and Fire Door. Includes black knobs on the outside and black knobs on the inside with matching black hinges on exterior doors.	1.00 / Job
15/[15]	OPT	BACC-0-07100	Master Bath - Medley Matte Black Plumbing Suite - Includes Medley Model #27376-4 2-Handle Lav Centerset Faucets, Medley Model #TS27372-4G Shower Trim and Matte Black Accessories in lieu of Included.	1.00 / Each
16/[16]	OPT	BACC-0-08500	Hall Bath - Medley Matte Black Plumbing Suite - Includes Medley Model #27376-4 2-Handle Centerset Lav Faucet for Single Bowl Sink, Medley Model #TS27377-4G Tub/Shower Trim and Matte Black Accessories in lieu of Included.	1.00 / Each
17/[17]	OPT	MIRR-0-01100	Framed Mirrors in the Master Bath - Black	1.00 / Job
18/[18]	OPT	MIRR-0-01120	Framed Mirror in the Bath 2 - Black	1.00 / Job
19/[19]	OPT	SHDR-5-00040	Black Sliding Shower Door in lieu of Shower Rod Master Bath	1.00 / Each
20/[20]	OPT	FAUC-5-01140	Medley Black Kitchen Faucet Model #24274 in lieu of Included	1.00 / Each
21/[21]	OPT	CTOP-1-01500	Kohler Neoroc Carin Large Single Bowl in lieu of Included. Kitchen - Matte Graphite	1.00 / Each

Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
4/[4]	06-Jul-2026	Yes	Yes	Design Studio Cont.	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	OPT	CABS-5-01000	Softclose Cabinets - Whole House	1.00 / Each

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Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
5/[5]	31-Jul-2026	Yes	Yes	Cultured Marble Clarification	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	CUS	CTOP-9-99999	Custom Countertops Clarification: Cultured Marble to be Ice Gray on White Glossy	1.00 / Each

Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
6/[6]	24-Aug-2026	Yes	Yes	Builder requirements	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	STD	SITE-0-01056	The Villas at Morning Meadows Community	1.00 / Each

Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
7/[7]	11-Sep-2026	Yes	Yes	Quartz Clarification	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
2/[2]	OPT	TOPS-0-00002	Level 2 Kitchen Countertops - Includes Marfitaj, Calacatta Rusta and Black Pearl Granite. Clarification: Tops to be Carrara Delphi (Level II)	1.00 / Each