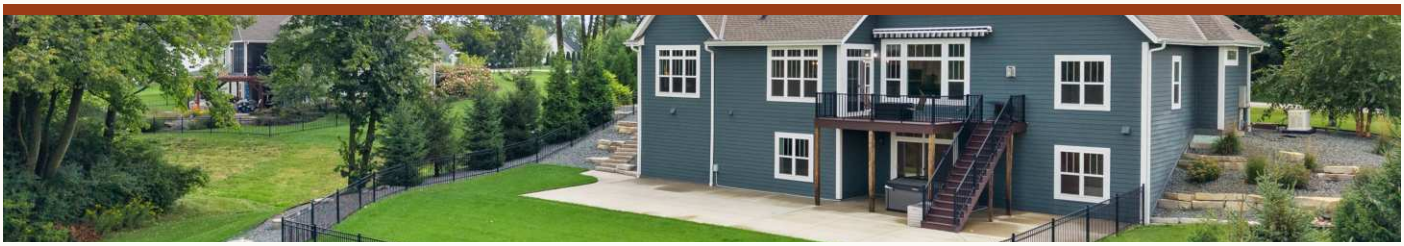
Harvest Ridge *Upgrades*

APPROXIMATELY

$100,000

In documented builder options, changes and upgrades.



STRUCTURE, LIGHT AND FINISHED SPACE

	BUILDER STANDARD	UPGRADED AT HARVEST RIDGE	WHAT THE UPGRADE CHANGES
Foundation	8-inch thick, 8-foot high poured concrete foundation walls.	10-inch thick, 9-foot high poured concrete foundation walls.	Adds one foot of lower level vertical space.
Rear exposure	Base rear wall configuration. Full exposure, added windows and an exterior walkout door were not included.	Full rear exposure with five added single hung windows, an insulated and finished rear wall, and an exterior walkout door.	Brings daylight into the lower level and connects the finished lower living area directly to the backyard.
Finished lower level	Lower level unfinished, without completed bedrooms, bath, recreation room or wet bar.	Approximately 1,043 finished square feet with two bedrooms, recreation room, full bath, wet bar, matching millwork and LVP in the recreation room and hall.	Adds a completed second living zone instead of future unfinished space.
Lower-level systems	No completed lower-level lighting, media wiring, wet-bar appliance circuit or separate heating zone.	Fourteen recessed lights, three television and cable locations, undercounter refrigerator wiring, finished level electrical and a separate heating zone with thermostat.	Provides dedicated lighting, media, appliance and temperature controls for regular use of the lower level.
Kitchen	Standard range, base cabinet arrangement and sink. No range wall tile backsplash.	Gas cooktop with drawers below, wall oven and microwave, Whitehaven apron front sink and range wall tile backsplash.	Separates the primary cooking surface from the ovens and adds dedicated drawer storage below the cooktop.



DAILY FUNCTION, SYSTEMS AND OUTDOOR LIVING

	BUILDER STANDARD	UPGRADED AT HARVEST RIDGE	WHAT THE UPGRADE CHANGES
Secondary wing	Original Bedroom 3 and main bath footprint with a slide-by closet and the base bath arrangement.	Added footprint, Bedroom 3 walk-in closet, reconfigured main bath, dual-sink vanity and transom glazing.	Adds bedroom storage and shared bath capacity within the secondary bedroom wing.
Great room	Standard great room ceiling, Engineered wood in designated areas and carpet through the great room and foyer.	Great room tray ceiling with stained poplar beams, expanded main level LVP, lower level LVP, five recessed lights, floor outlet and mantel outlet.	Adds ceiling depth, continuous hard-surface flooring through more shared space, and additional lighting and power locations.
Primary suite	Standard ceiling treatment, pole-and-shelf closet storage, and painted MDF closet door on a standard track.	Vaulted ceiling with a centered flat plane and two stained poplar collar ties, custom closet organizer, and stained poplar Craftsman door on a barn style track.	Adds architectural definition and organized storage beyond basic shelving.
Arrival and laundry	Standard garage entry bench and laundry arrangement without a utility sink and base cabinet.	Custom Dakota locker system plus a laundry utility sink with a 30 inch base cabinet.	Adds assigned entry storage and a dedicated utility sink with enclosed base storage.
Outdoor connection	No deck, stair and railing package or dedicated grill gas line in the base scope.	15x12 foot Lava Rock Trex deck with black Reveal railing, stairs, a 5x4 foot landing and a capped grill gas line.	Adds an outdoor platform with composite boards that do not require periodic staining or sealing, stair access to the yard and a dedicated grill connection.