1056 - The Villas at Morning Meadows

Spec Options

Lot/Addresss:	**3-00-104 W219N16394 Jasmine Court**	**Type:**	SPEC
Phase:		**Release Date:**	
Model/Elev:	BIRCH 4 (F) - Birch IV Farmhou	**Const. Start Date:**	10-Nov-2025
Swing:	Right	**Permit Date:**	21-Oct-2025
		Permit No:	25-21088

Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
1/[1]	08-Sep-2025	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/[3]	STD	SIDG-0-00200	Ovation .042 Deep Colors in lieu of included on Main House. Price includes Brandy Wood, Deep Granite, English Wedgewood, Misty Shadow, Montana Suede, Natural Slate, Newport Bay, Quiet Willow, Red Brick, Rugged Canyon and Vintage Dublin.	1.00 / Job
4/[4]	STD	SITE-0-01056	The Villas at Morning Meadows Community	1.00 / Each
5/[5]	STD	SPEC-0-00100	Specification Date Genesis Specs	1.00 / Job
6/[6]	STD	WIND-1-00001	Black Windows - Front Elevation Only - Includes black on outside and white on inside.	1.00 / Job
7/[7]	OPT	FOUN-0-00230	8' Lookout Foundation with Vinyl Siding. Includes (2) Windows. Price includes Treated Deck for Rear Lookout Exposure and Aluminum Rail in Black or White. Includes Credit for included concrete patio. Stairs to grade to be purchased separately. Standard 4' Lookout	1.00 / Each
8/[8]	OPT	STRC-0-01500	Vaulted Ceilings	1.00 / Each
9/[9]	OPT	STRC-0-05800	Boxed Ceiling in Bedroom In Primary bedroom	1.00 / Each

Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
2/[2]	09-Sep-2025	Yes	Yes	Design Studio	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	OPT	DECK-8-00140	Composite Deck in lieu of Treated Wood Deck. Price includes typical Deck in Harvest Slate Gray or Brownstone color, Stairs to grade to be purchased separately. Composite Deck to match Lot 105. Brownstone w White Rail.	1.00 / Job
2/[2]	OPT	SPEC-0-00200	Exterior Color Palette Birch/Linden (IV)	1.00 / Job

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3/[3]	OPT	SPEC-0-00300	Interior Color Palette Sahara	1.00 / Job
4/[4]	OPT	PLB3-0-01000	3-Piece Basement Rough-In - Price includes rough plumbing for Sink, Commode and Shower	1.00 / Each
5/[5]	OPT	CABS-5-01000	Softclose Cabinets - Whole House	1.00 / Each
6/[6]	OPT	REFG-0-00100	LG Refrigerator - Model #LRFLC2706S - 27 cu. ft. Smart Counter-Depth MAX French Door Refrigerator	1.00 / Each
7/[7]	OPT	RANG-0-00100	LG Gas Range - Model #LRGL5821S - 5.8 cu ft. Smart Wi-Fi Enabled Gas Range with EasyClean	1.00 / Each
8/[8]	OPT	LGHT-0-00600	Classic Light Package in lieu of Included Package	1.00 / Job
9/[9]	OPT	CABS-0-00001	Painted Cabinets ILO Stained - Whole House	1.00 / Each
10/[10]	OPT	TOPS-0-00002	Level 2 Kitchen Countertops - Includes One Quartz Golden Gate or Q Quartz Calacatta Duolina.	1.00 / Each
11/[11]	OPT	BKSP-0-02000	3X6 Baker Blvd Subway Gloss	1.00 / Job
12/[12]	OPT	CTOP-1-01300	Ludington Large Stainless Steel Single Bowl in lieu of Included	1.00 / Each
13/[13]	CUS	BACC-9-99999	Custom Bath Accessories Triva Brushed Nickel Bath Accessories ILO Mason (Master Bath + Hall Bath)	1.00 / Each
14/[14]	CUS	CABS-9-99999	Custom Cabinets Clarification: Cabinet Pulls to be BE4108-1BPN	1.00 / Each
15/[15]	OPT	FAUC-5-01120	Medley Brushed Nickel Kitchen Faucet Model #24274 in lieu of Included	1.00 / Each
16/[16]	OPT	PLB2-0-02200	Kohler Brevia Softclose Toilet Seats - K-20110-0	2.00 / Each
17/[17]	OPT	BACC-0-04220	Master Bath - Venza Brushed Nickel Plumbing Suite - Includes Venza Model #K-28124-4 2-Handle Lav Centerset Faucets, Venza Model #K-TS28128-4G Shower Trim and Brushed Nickel Accessories in lieu of Included.	1.00 / Each
18/[18]	OPT	BACC-0-05620	Hall Bath - Venza Brushed Nickel 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 Brushed Nickel Accessories in lieu of Included.	1.00 / Each