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**1591 Foxborough Drive, Lot 24 Marion**  
**Addison Plan Revised**

**Amenities**

**1. Concrete**

- 8' basement walls
- 4' garage walls, taller walls for back due to walk-out
- Walk-out lot
- 89' wide lot
- 14 x 14 concrete patio under deck

**2. Framing**

- All framing materials including tar paper, ice and water
- Note ceiling height changes in specified areas
- Double plate lower level
- 9ft ceiling height main floor, 8ft lower level
- 12 x 12 green treated deck with steps to grade, green decking and railing
- 4 x 4 green treated landing for stairs
- 12 x 12 covered deck
- Coffered living room ceiling
- Trayed master bedroom ceiling
- Option framing for lower level

**3. Siding**

- Ovation siding dark vs standard color
- Vertical siding per plan
- 1x6 trim board in gables
- 1x4 trim boards around front windows, front door, and garage doors

**4. Roofing**

- 30-year shingles, weather wood or black
- Roof vent, drip edge
- Option for black drip edge



## 5. Windows

- Quaker sliding windows main floor, white
- Quaker sliding windows lower level, white
- Quaker white vs black

## 6. HVAC

- Equipment to qualify for rebates and tax credits
- Gas Fireplace

## 7. Plumbing

- All plumbing per code
- Chrome shower trims
- 50-gallon electric water heater
- 3x5 fiberglass shower pan, tiled walls for master shower
- K&A to purchase kitchen sink and faucet, vanity faucets, shower faucets
- Option for kitchen island
- Option for gas line to range
- Option for LL bathroom
- Option for LL wet bar
- Option for laundry room wash-tub with chrome faucet

## 8. Electrical

- All electrical per code
- LED disk lights
- Under cabinet LED tape light vs puc lights in kitchen
- Rope light in master bedroom tray

## 9. Insulation

- R50 in house attic
- R21 in house walls
- R19 in basement exterior walls

## 10. Drywall

- Light orange peel walls and ceilings
- Garage two coats of mud sanded
- Trayed master bedroom ceiling
- Coffered living room ceiling

## 11. Masonry

- Eldorado Quality Stone, materials and supplies
- Installation labor
- Option for fireplace, front facing floor to ceiling stone and labor
- Option for 3 1/3 height stone pillars

## 12. Flooring

- LVP vinyl wood plank in kitchen, living room, and hallway
- Tile in bathrooms, laundry room
- Carpet and pad in all bedrooms, stairway, lower level rec room
- Kitchen backsplash
- Tiled Shower in master bath with fiberglass pan
- Wet bar back splash

## 13. Cabinets

- White Wolf cabinetry
- Dovetail full extension draws
- Soft close doors
- Staggered heights in kitchen
- Quartz/Granite tops in kitchen
- Quartz/Granite vanity tops main floor and lower level
- Option Quartz/Granite tops for wet bar
- Option for wet bar cabinets
- Option for cabinet hardware
- Option for towel bars, toilet paper holders, etc....

## 14. Millwork

- MDF clay coat, Hook strip
- Simple headers over doors and windows, main floor main area
- Int./Ext. doorknobs and locks
- Pre-painted crown for master bedroom and living room ceiling
- Brushed nickel finish
- Solid core 2, 3, or 6 panel interior doors

## 15. Gutters

- White gutters and downspouts
- Option for black

## 16. Exterior Doors

- Front door pre-primed wood jamb, 12" sidelight all glass
- Garage to house door pre-primed wood jamb
- Side garage service door pre-primed wood jamb
- 2, 3, or 6 panel steel entry doors, pre-primed wood jambs

## 17. Overhead Doors

- Windows in overhead doors, steel front and vinyl back

## 18. Painting

- Prime all walls and ceilings
- Ceilings and closets flat paint
- Walls 2 coats eggshell sheen gray tone color
- Paint interior doors and trim
- Pre-painted crown in living room and master bedroom ceilings
- Paint living room coffered ceiling beams darker color
- Caulk and fill holes in living room and master bedroom crown
- Paint 3 exterior door jambs