

# The Thomas

*Legacy Plan*



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6 Bed - 3.5 Bath

2939 sqft

**Exterior:**

High Quality Exterior  
 Low Maintenance Hardie Lap & Masonry Brick  
 30-Year Dimensional Architectural Roof Shingles  
 Covered Back Porch with vented vinyl ceiling  
 Exposed Rafter Tails  
 Single Hung, Double Pane High Efficiency Low E Glass Vinyl Windows  
 Sodded Lot using Bermuda Grass  
 -Includes 10 pallets of sod & planting beds in front of home  
 2 Car Garage  
 6x6 Rough Sawn Columns on Back Porch

**Building Standards:**

Slab on Grade Concrete Foundation  
 Traditional Stick Framing Methods  
 Framed "Green Corners" for higher Energy Efficiency

**Interior Features:**

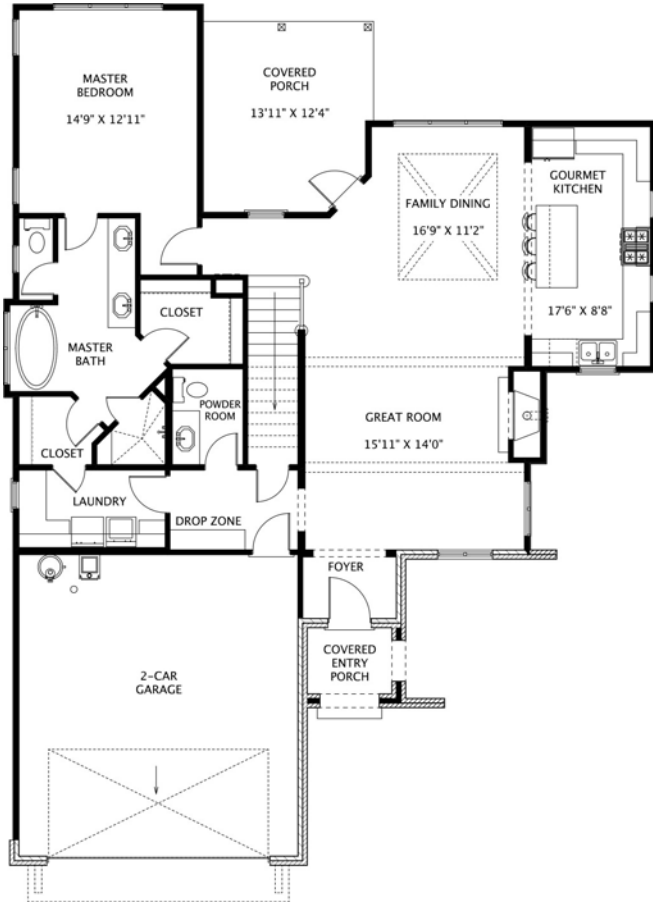
10' Ceilings throughout Main Floor & 9' Ceilings throughout Second Floor  
 Traditional R13 Batt/Fiberglass Insulation  
 Open Cell R20 Spray Foam Installed on Roof Deck  
 High Efficiency 50 Gallon Electric Water Heater  
 Energy Efficient 14 SEER Electric Heat Pump

**Upgraded Finish Options:**

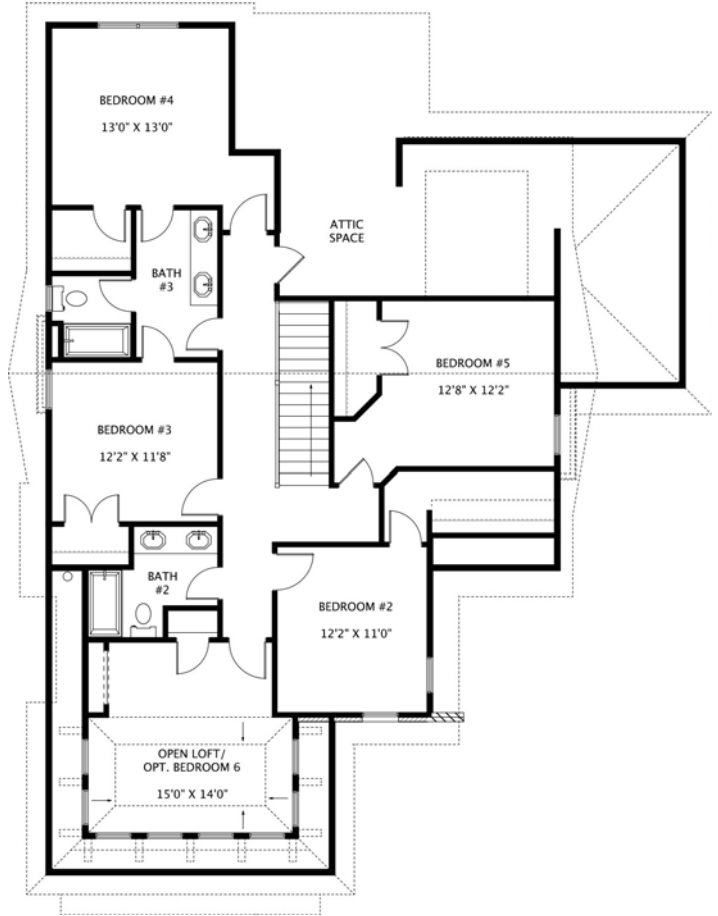
Farmhouse Sink	\$1,250
Under Cabinet Lighting	\$1,200
2" White Faux Wood Blinds throughout	\$69 per window/door
Window Screens (on all operable windows)	\$32 per window
Solid Core Doors throughout	\$1,700
Floor Outlet	\$500 per
USB Outlet	\$50 per
Surround Sound	\$3,250
(Includes 5 ceiling speakers, 1 subwoofer (floor standing), 5 channel audio-video receiver/ amplifier & 1 entertainment controller with remote)	
Music Package	\$1,000 per room
(Includes 2 ceiling speakers & i-zone amp w/ wireless remote control via smart phone or tablet app (requires WiFi))	
10' Wide Gravel Driveway Concrete Driveway	\$1.85 per sq. ft.
Culvert	\$3.25 per sq. ft.
Septic Tank Allowance	\$6,500
Basic Site Prep, non-wooded lots	\$2,750
Marble Counter tops	Price Available Upon Request
Heated Tile Floors	Price Available Upon Request
Brick Accent Wall	Price Available Upon Request
Clearing Lot, non-wooded lots	Price Available Upon Request

**Interior Finishes:**

5" Hand Scraped Pre-Engineered Hardwood Flooring in the Common Areas on Main Floor  
 Carpet in all Bedrooms  
 Ceramic tile in all Full Bathrooms  
 Custom Designed Wooden Cabinets in Kitchen & Bathrooms  
 Granite countertops throughout  
 Stainless Steel Appliances by Whirlpool®, including the Dishwasher, Glass Top Electric Range & Microwave  
 Delta® Kitchen and Bath Fixtures  
 Double Vanity in Master Bathroom with Under-mount sinks  
 Vanity Mirrors  
 Schluter Shower system with Delta fixtures & full tile surround with a semi-frameless glass shower door in Master Bathroom  
 Soaking Garden Tub in Master Bathroom  
 Low Maintenance High Quality Fiberglass Tub/ Shower in all other Full Bathrooms  
 Recessed Lighting throughout Kitchen, Living Room, & Master Bedroom  
 Wire Shelving installed in all Closets, Pantry, & Laundry Areas  
 Interior walls primed & painted with Sherwin Williams® products. Includes two wall colors, one trim color, & one ceiling color  
 6" Baseboards throughout  
 Electric Fireplace  
 Two options for 5' tall brick surround Fireplace, including a 6x12 mantle with corbels or a Shaker Style mantle.  
 Barn Door will be installed between the Garage Foyer and the Great Room  
 Judges Paneling in the Dining Room & Foyer  
 Tray Ceiling with beam detail in Dining Room  
 Shiplap will be installed above Fireplace



Main Level



Upper Level

All Selections are to be made from the approved Legacy Collection options in the Holland Homes Showroom.

\*Sitemwork, Driveway, Sewer/Septic System, Lot Costs & Utilities are not included



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