

The Toby D

FOX RUN VILLAGE



The Toby D
3 Bed – 2 Bath
1391 SQFT

The Toby D's Standard Features

Building Standards:

- Slab on grade concrete foundation
- Traditional stick framing methods
- Framed "Green Corners" for higher energy efficiency
- Engineered AdvanTech Sub Floor
- Eco friendly Sentricon Termite Bait Station
- Studs, ceiling joists, and rafters will be 16" on center

Exterior Features:

- Hardie Lap & Board and Batten exterior siding
- 30 Year Dimensional Architectural Roof Shingles
- Exposed rafter tails
- Single hung, double paned, high efficiency, low E glass, vinyl windows
- Fiberglass front door & locking system
- Landscaping to include plant package, irrigation, and 7 pallets of sod
- 6x6 smooth Pine columns on back porch
- 1 Car Garage
- Optional privacy fence: \$5,750 / \$6,750 for corner lots

Interior Features:

- 9' smooth ceilings throughout
- Open cell R20 Spray Foam insulation installed on roof deck
- Traditional R13 Batt/Fiberglass insulation installed in the exterior walls (draft stopping measures to seal insulation)
- 50-gallon electric water heater
- 14 SEER electric heat pump
- Foundation SmartHome Package that includes one SmartHome control panel, one video doorbell, 36 months of free SmartHome automation, and a welcome visit from Chorus SmartSecure after closing.

Interior Finishes:

Design Features

- 6" baseboards & cased windows throughout
- Recessed lighting throughout kitchen, living room, dining room & primary bedroom
- Wire shelving installed in all closets, pantry & laundry areas
- Interior walls primed & painted with Sherwin Williams® Paint. Includes two wall colors, one trim color & one ceiling color

Flooring

- Standard LVP flooring in the common areas and laundry room
- Ceramic tile in all full bathrooms
- Carpet in all bedrooms, closets, & any other rooms

Kitchen

- Shaker style, custom designed, wooden cabinets in kitchen & bathrooms
- Granite countertops throughout
- Stainless Steel appliances by Whirlpool®, including the dishwasher, glass top electric range & microwave
- Chrome Delta® Kitchen Fixtures
- Stainless Steel undermount sink in kitchen
- Tiled backsplash in kitchen

Bathrooms

- Large single vanity in primary bathroom with under-mount sink
- Option to upgrade to double vanity in primary bathroom: \$1,000
- Vanity mirrors
- High quality fiberglass tub/shower in all full bathrooms
- Chrome Delta® Bath Fixtures

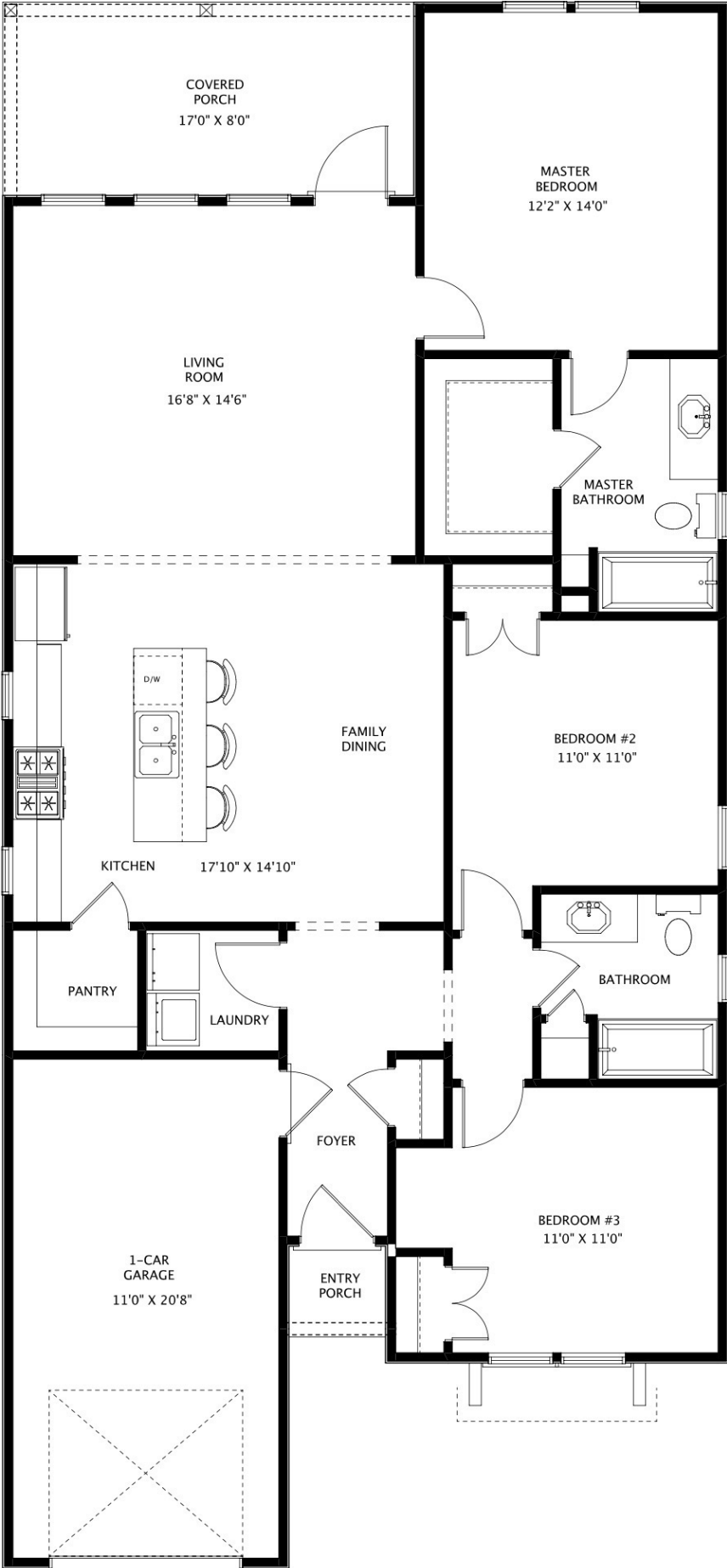
Bedrooms

- All Bedrooms will have ceiling fans

Customizing isn't complicated! Upgraded finish options are available for our standard finishes in pre-sale homes. We have all of our upgrade options, details, and pricing available for you in our Design Guide. View the link below to access it!

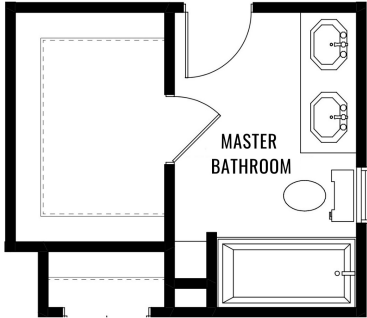
www.hollandhomesllc.com/process/design-guide

MAIN LEVEL



BATHROOM OPTION

UPGRADE PRICE: \$1,000



FOX RUN

VILLAGE



"Building Reputations"

www.HollandHomesllc.com

(334) 332-7157

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