

The Fullerton

The Highlands



The Fullerton - 6 Bed

6 Bed - 3.5 Bath

3,272 sqft



Exterior:

- High Quality Exterior
- Low Maintenance Hardie Lap & Board & Batten
- 30-Year Dimensional Architectural Roof Shingles & Metal Roof
- Covered Front & Back Porch
- Wood, Clad, Double Hung, Double Pane High Efficiency Low E Glass and Argon filled Windows
- 3 zones of irrigation included in Landscape Allowance
- 8x8 Rough Sawn Porch Columns
- 2 Car garage

Building Standards:

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

Interior Features:

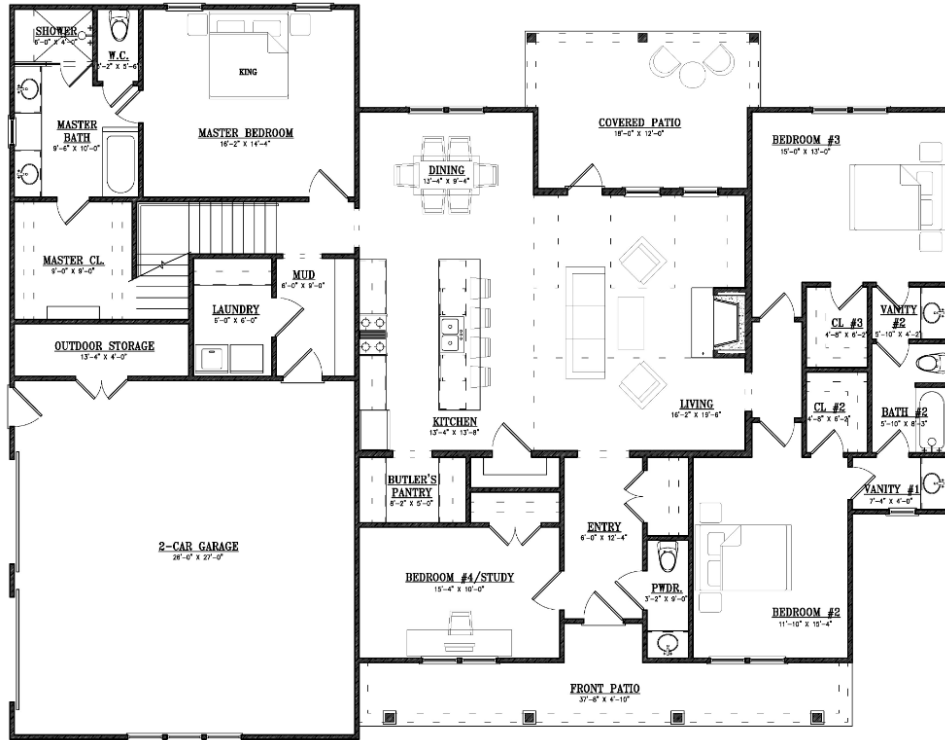
10' Ceilings throughout first floor, 9' throughout second floor
 Traditional R13 Batt/Fiberglass Insulation
 Open Cell R20 Spray Foam Installed on Roof Deck
 Gas Tankless Water Heater
 Dual Fuel Electric Heat Pump with Gas Furnace
 Chorus base Smart Home Package

Upgraded Finish Options:

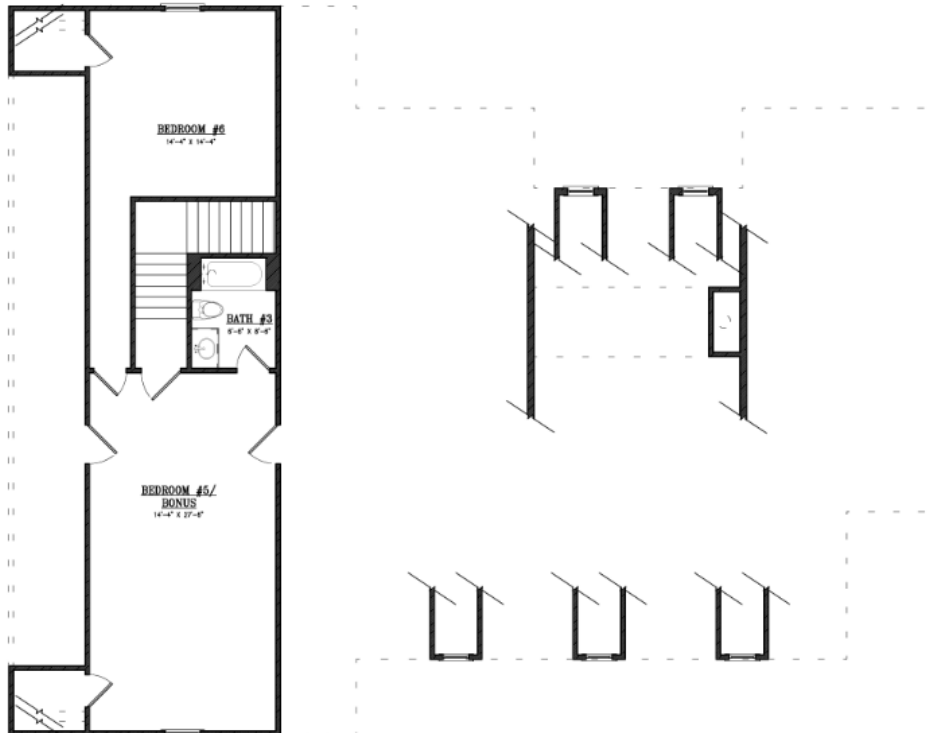
Farmhouse Sink	\$1,250
Under Cabinet Lighting	\$1,200
2" White Faux Wood Blinds throughout	\$69 per window/door
Window Screens (on all operable windows)	\$32 per window
Solid Core Doors throughout	\$1,700
Barn Door	\$500
Floor Outlet	\$500 per
USB Outlet	\$50 per
Surround Sound (Includes 5 ceiling speakers, 1 sub woofer (floor standing), 5 channel audio-video receiver/amplifier & 1 Control4 entertainment controller with remote)	\$3,250
Music Package (Includes 2 in ceiling speakers & 1 zone amp w/ wireless remote control via smart phone or tablet app, requires WiFi)	\$1,000 per room
Marble Countertops	\$6,500
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 & Upstairs Common Areas
- Ceramic tile in all Full Bathrooms
- Custom Designed Wooden Cabinets in Kitchen & Bathrooms
- Granite countertops throughout
- Stainless Steel Appliances by Whirlpool®, including the Dishwasher, Slide-in Gas Range, Microwave and Wood Hood
- 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
- 12x20 Niche in Master Shower
- 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
- Ventless Gas Log Fireplace
- Shiplap above fireplace to the ceiling
- Judges Paneling in Dining Nook



Main Level



Upper Level



"Building Reputations"

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(334) 332-7157



THE HIGHLANDS
of Chelsea

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