



UPGRADES INCLUDED

16 Grayhawk Way North (LOT #8)

Exterior

- Shake siding on front gables
- Gable bracket detail (3)
- Roof return at Study/Bedroom window
- Larger Front Porch (17'x6')
- Increased rear patio size (12' x 33')

Basement

- 9 ft. x 10" poured concrete walls
- Rough-in for bath

Foyer & Hall Bath

- Double Pocket Doors
- Transom window

Great Room

- Gas Fireplace with wood & stone surround
- Vaulted ceiling
- Wood recessed panel columns

Master Suite

- Tray ceiling with rope lighting
- Ceramic shower with listello
- Hand-held faucet in shower

Kitchen

- Backsplash
- Gas Range

Laundry

- Base cabinets and laundry sink w/ pull-out faucet

Custom Choices

- Upgraded window and door casing
- Crown moulding throughout first floor
- Plumbing finish to Oil Rubbed Bronze
- (2) Estate Ceiling Fans
- (4) Additional Recessed light
- Paint upgrade, white trim (1) wall color
- Paint: Accents in Kitchen and Dining Rm alcove
- Advanced hot water heater with buffer tank

Cabinetry Upgrades

- (1) Tray divider
- (1) Utensil Insert
- Rotary Susan in base corner unit
- Pull-out waste basket
- Raised cabinet over range
- Larger island (5')
- Light Rail and undercabinet lights
- Framed mirrors

Flooring Upgrades

- Hardwood in Dining Room
- Tile in Laundry Room

Rock removal

FOR SALE: \$464,000



FIRST FLOOR PLAN

