



**BASE PRICE: \$367,000**

**913 Tolman Street (Lot V2)**

**UPGRADES INCLUDED**

**Exterior**

- Shake style siding front gables
- Roof Overhang and brackets at Study window
- Gable bracket detail (3)
- Larger Covered Front Porch (17'x6')
- Larger Rear concrete patio (33' x 12')

**Basement**

- 9 ft. x 10" poured concrete walls
- Rough-in bath
- Exposed Basement with (2) Windows

**Foyer & Hall Bath**

- Double Pocket Doors
- Transom window in Hall Bath

**Dining Room**

- Tray ceiling
- Wainscott panels
- Hardwood Flooring

**Great Room**

- Gas Fireplace with stone to mantle
- Vaulted ceiling

**Master Suite**

- Tray ceiling w/ crown and rope lighting
- Linen Closet
- Ceramic shower with listello
- Hand-held faucet in shower

**Kitchen**

- Backsplash
- Gas Range

**Laundry**

- Tile flooring
- Base cabinets with sink, pull-out, faucet, and laminate top

**Custom Items**

- Upgrade window and door casing
- Crown moulding throughout first floor
- Recessed panel columns
- Plumbing finish to Oil Rubbed Bronze
- Advanced hot water heater with buffer tank
- (2) Estate Ceiling Fans
- (4) Additional Recessed lights
- (1) Additional Exterior lantern, each
- Paint upgrade, white trim (1) wall color
- Additional paint colors, Kitchen/Dinette accent wall
- Cabinetry Upgrades
  - (1) Tray divider
  - (1) Utensil Insert
  - Rotary Susan in base corner unit
  - Pull-out waste basket
  - Tilt out tray behind sink base
  - Raised microwave cabinet
  - Larger island (6')
  - Light Rail and undercabinet lights
- Flooring Upgrades
  - Hardwood in Dining Room
  - Tile in Laundry Room

**FOR SALE: \$420,000.00**

4/17 \*Price subject to change without notice

# FIRST FLOOR PLAN

