

## COTTAGE PARK at



## STANDARD FEATURES

## CABINETS &amp; COUNTERTOPS

42" Stained cabinets in choice of finish with crown molding  
Granite countertops with ceramic tile backsplash  
36" raised height vanities in full baths  
Cultured marble countertops and integral sinks in full baths

## FLOORING &amp; TILE

Luxury Vinyl Plank flooring on entire 1st floor, including laundry & powder rooms, (except bedrooms & baths)  
Ceramic tiled shower floor and walls w/mold proof backing in owner's suite  
Ceramic tile flooring in all full baths  
Upgraded continuous filament stain resistant carpet with 6 lb. pad in bedrooms, stairs and lounges (per plan)

## ELECTRICAL FEATURES &amp; APPLIANCES

Designer lighting fixture package  
Switched ceiling fan with light in owner's suite and great room  
Switched ceiling fan pre-wire in all bedrooms & lounges (per plan)  
All bedrooms, great room & lounges pre-wired with Coax/CAT5 (per plan)  
Telephone outlet in kitchen and owner's suite  
Smoke detectors in all bedrooms with battery backup  
Exhaust fans in all baths  
2 exterior weatherproof outlets  
Energy Star stainless steel appliances - 4 burner gas range, vented microwave/hood & dishwasher

## PLUMBING FEATURES &amp; FIXTURES

Brushed nickel plumbing fixture package  
Chair height toilets with elongated bowls  
Stainless steel undermount sink in kitchen  
Low maintenance fiberglass tubs and showers in secondary baths  
Ice maker and laundry room connections  
Pedestal sink in powder room  
½ HP garbage disposal  
2 exterior weatherproof hose bibs

## EXTERIOR FINISHES &amp; FEATURES

Elevated concrete slab foundation w/painted parged finishing and brick accents  
Low maintenance cement board siding and trim details  
Cement board porch ceilings  
Concrete porch floors, driveway and leadwalk  
Architectural roof shingles with 5V metal accents (per plan)  
Pre-designed landscape packages with sod & irrigation in full yard  
¾" weather resistant subflooring system

## Cottage style trim package

1x4 window and door casing with 1x6 headers  
1x8 baseboard molding  
Decorative interior doors with brushed nickel knobs  
Oak stained handrails with painted baluster (per plan)  
9' ceilings on the first floor  
Deadbolt locks on all exterior hinged doors  
Brushed nickel bath accessories & semi-frameless shower door in owner's suite  
Ventilated shelving in all closets, pantry and laundry  
Fiberglass front door with decorative handle  
Soft finish flat latex paint throughout with choice of wall color and white trim and ceilings

## ENERGY SAVING BUILDING STANDARDS

Natural gas community  
High efficiency tankless water heater  
High performance single hung vinyl tilt-in windows, Low E & Argon filled with grids and screens  
Air sealing of all penetrations in the home by 3rd party energy company  
Independent HERS Index rating on each home by 3rd party energy rater  
Single unit zoned 15SEER electric heating & cooling system with programmable wifi thermostat  
Energy efficient house wrap weatherization system  
Fiberglass insulation with R-49 batts/blown in the ceiling & R-15 batts in exterior walls  
Ridge and soffit attic ventilation system  
Eligible for Duke Energy Guarantee (varies per plan)  
HERO code rated home

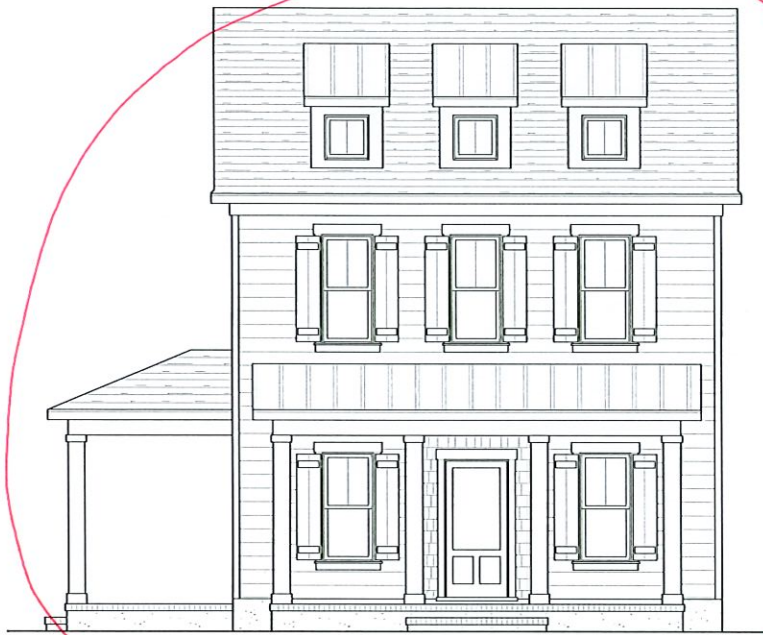
RBCP 428

COTTAGE PARK *at*



*Herrington*  
HERRINGTON HOMES

## The Egret



Elevation A

4 bedrooms  
3.5 baths  
2 car garage  
2328 sq. ft.



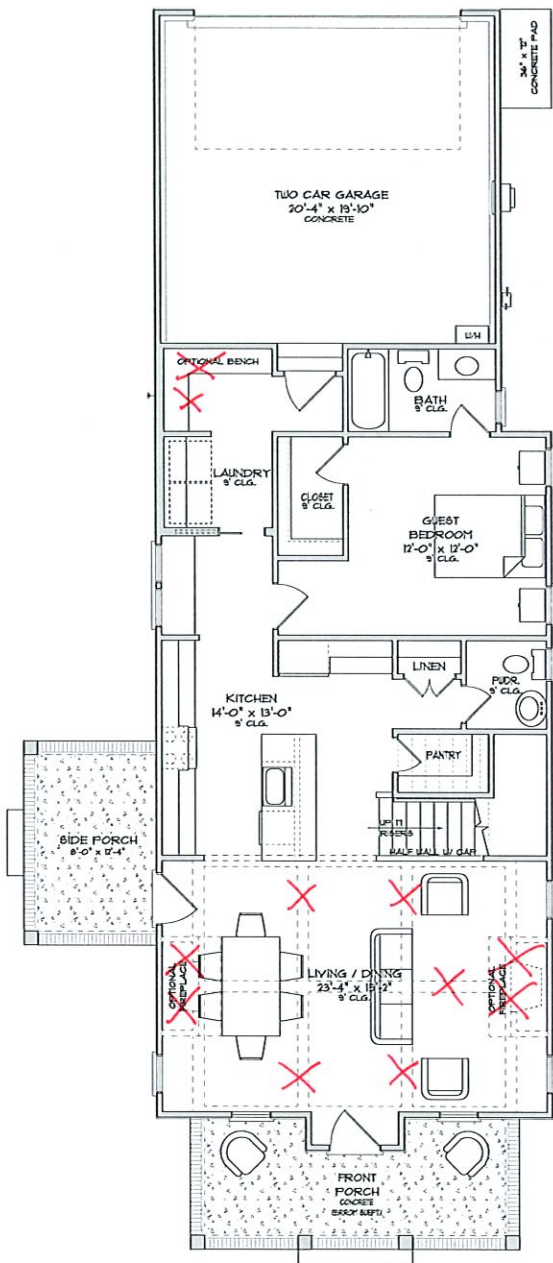
Elevation B



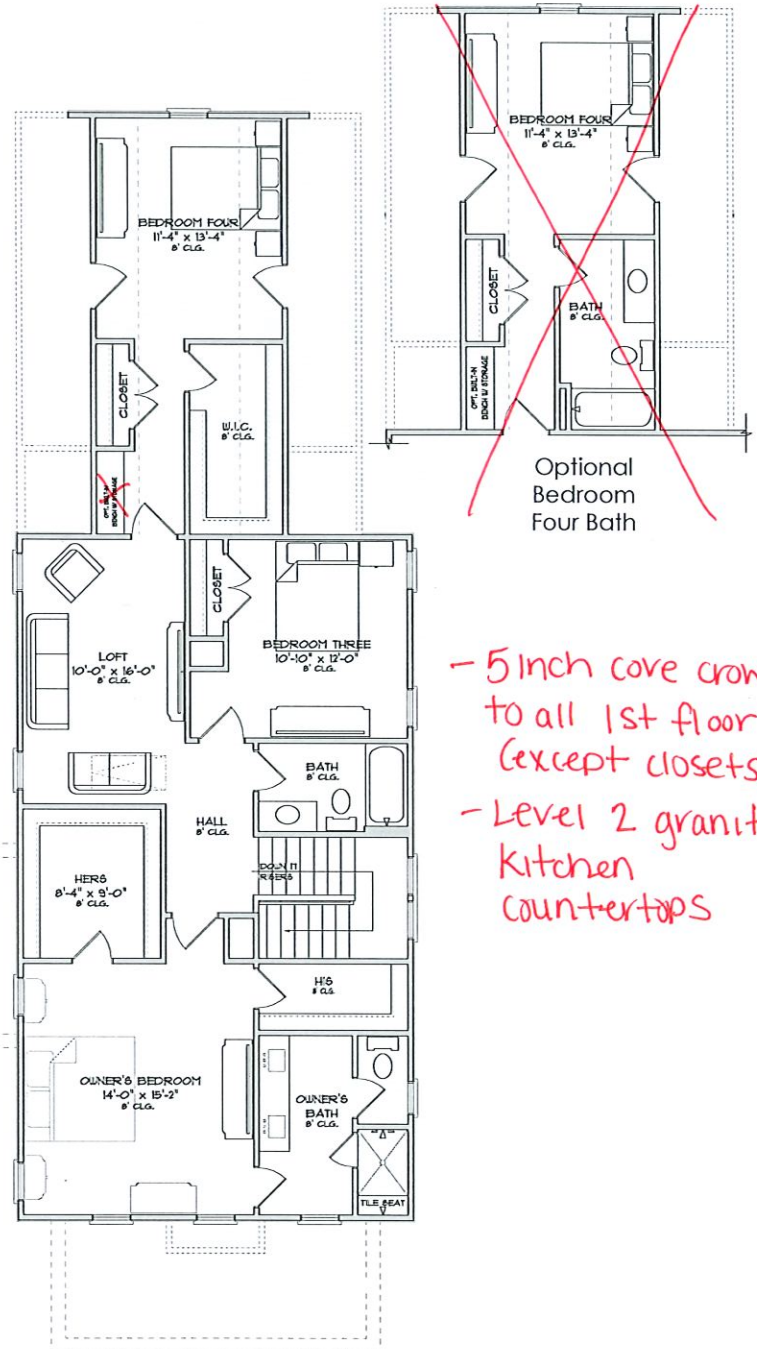
# The Egret

by HERRINGTON HOMES

Plans and Specifications subject to change without notice.  
\* See Sales Representative for Home Lot Pricing.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

- 5 inch cove crown to all 1st floor (except closets)
- Level 2 granite kitchen countertops

This sales plan shows several available options. See your Sales Representative for the additional cost of each option.

**Note:** All built-in benches, fireplaces, coffered ceilings, and barn doors, utility sinks and service doors in garage shown on plans are optional.

<b>ADDENDUM C - 1</b>			
<b>RB Cottage Park Options - Egret (As of 12-15-21)</b>	<b>Quantity</b>	<b>Price Each</b>	<b>Total Price</b>
Fill in Lot/Home Package Price - 428 - Egret A			\$505,920.00
Builder Financing Included			
<b>Optional Item:</b>			
Upgrade Pad in whole house to 8 lbs		\$ 700.00	\$ -
Farm Sink - (K6488-0)		\$ 1,850.00	\$ -
LVP Flooring in 1st Floor Guest Bedroom & closet in lieu of carpet		\$ 1,500	\$ -
Fireplace - 36" vented with flush hearth, mantel and slate surround (natural gas)		\$ 4,500	\$ -
Fireplace - 36" vented with flush hearth, mantel and slate surround (natural gas) and built-ins per plan (2 at 4 foot each)		\$ 6,150	\$ -
Wall Mount Gas grill hook up with electrical outlet (mark location on plan)		\$ 1,450	\$ -
Coffered ceiling in Living room/Dining Room		\$ 2,200	\$ -
5 inch cove crown mold to all first floor (except closets)	1	\$ 2,400	\$ 2,400
Level 2 Granite Kitchen countertops	1	\$ 725	\$ 725
Level 3 Granite Kitchen countertops		\$ 1,125	\$ -
Level 4 Granite/Quartz Kitchen countertops		\$ 1,600	\$ -
Level 5 Granite/Quartz Kitchen countertops		\$ 2,150	\$ -
Under cabinet lighting package in kitchen (3 included)		\$ 750	\$ -
Upgrade to full overlay cabinets with soft close doors and drawers		\$ 2,000	\$ -
Upgraded kitchen design with upgrade appliances (hood/microwave drawer) with full overlay cabinets with soft close doors and drawers		\$ 5,650	\$ -
Barn door in Owners Suite to Bath		\$ 1,000	\$ -
Utility sink in garage		\$ 1,750	\$ -
Conduit from low TV connection to wall mount and add outlet		\$ 250.00	\$ -
Add USB combo receptacle (mark all locations on sales plan)		\$ 125	\$ -
Additional 5 inch flush surface mount round LED light (mark all locations on sales plan)		\$ 125	\$ -
Additional Exterior weatherproof GFI outlet (mark all locations on sales plan)		\$ 175	\$ -
Dimmer switch (mark all locations on sales plan)		\$ 100	\$ -
Add dedicated outlet for refrigerator in garage		\$ 250	\$ -
Add prewire for ceiling fan on porch (price per location)		\$ 150	\$ -
Add standard outlet (mark all locations on sales plan)		\$ 100	\$ -
Add garage outlet (mark all locations on sales plan)		\$ 125	\$ -
Add low voltage outlet (phone/TV or Internet)		\$ 100	\$ -
Motion sensor flood light (mark all locations on sales plan)		\$ 350	\$ -
Additional exterior hose bib (mark all locations on sales plan)		\$ 250	\$ -
Make Side Porch Screened with 1 door		\$ 3,300	\$ -
22 KW Backup Generator		\$ 14,100	\$ -
Prep for future 22kw Generator		\$ 3,350	\$ -
Make fiberglass tub surround tile with tile to the ceiling		\$ 3,250	\$ -
Final Survey to include final property corner stakes		\$ 700	\$ -
Patio Price Per Square Foot - Must meet impervious maximum requirements. Sales see builder before finalizing size.		\$ 11	\$ -
Service door to garage (2 panel solid door)		\$ 2,250	\$ -
Large Corner bench with cubbies & hooks in laundry room	1	\$ 3,350	
Bench in Bedroom #4 (bench only)		\$ 1,800	\$ -
Optional Bedroom #4 Bath		\$ 9,200	\$ -
Grand Total			\$ 509,045
<b>LOT #: 428</b>			
<b>PURCHASER:</b>			

DATE:			
PURCHASER:			
DATE:			
BUILDER:			
Date:			



# Updated selections RBCP 428



Cottage Park at River Bluffs Color Selections (7-6-22) Initials \_\_\_\_\_

Floor Plan: Egret (A) Date: \_\_\_\_\_

Homeowner(s): SPEC Home

Lot: 428 Address: 716 Chair Road

8/5/22

## Appliances:

☒ Standard Package: GE Gas Freestanding Range, Micro/Hood & DW

☐ Option Package: GE Gas Freestanding Range, DW, Whirlpool Pipe Hood, Sharp Microwave Drawer

## Bath Accessories, Hardware, Glass, Mirrors & Shelving (standard package):

Bath Accessories: Delaney 500 Series Satin Nickel

Hardware: Dexter Barcelona Handleset on front door with keypad deadbolt (non wifi) & Stratus knob Satin Nickel

Glass: Owners Suite Semi-Frameless, Clear Glass, Brushed Nickel shower door

Mirrors: Powder room 21"x31" beveled edge oval, all other baths 42" tall vanity width polished edge

Shelving: White wire shelving

## Cabinets & Cabinet Hardware + Cultured Marble:

Whole house: Carolina Choice Maple Cabinetry (Standard Overlay) DOOR: ☐ Oxford ☒ Fairmont

COLOR: ☒ White ☐ Pebble Grey ☐ Graphite ☐ Ebony ☐ Weathered (Soft close doors are standard)

UPGRADE Whole house: Carolina Choice Maple Cabinetry (FULL Overlay) DOOR: ☐ Bentley ☐ Bella

COLOR: ☐ White ☐ Pebble Grey ☐ Graphite ☐ Ebony ☐ Weathered (Includes Upgrade Drawer)

UPGRADE APPLIANCE DESIGN NEEDED (use upgrade selection above) : ☐ YES

Cabinet Hardware: Doors: ☒ 154DSS ☐ 308-128SN ☐ 81065SN ☐ 80815SN ☐ 776-128SN ☐ 406-128SN ☐ 3910-SN

☐ 647SN ☐ 3893SN ☐ 525SN ☐ 3970SN ☐ 897LSN

Drawers: ☒ 154DSS ☐ 308-128SN ☐ 81065SN ☐ 80815SN ☐ 776-128SN ☐ 406-128SN ☐ 3910-SN ☐ 647SN ☐ 3893SN ☐ 525SN ☐ 3970SN ☐ 897LSN

Vanity Tops: Silesone Quartz tops ☐ Blanco Matrix 1.6cm ☒ Miami Vena 2cm ☐ Helix 2cm

Sink: ☒ Scoop (square) ☐ Lotus (oval)

## Exterior Selections: (Brick, Concrete & Roof):

Brick Selection: Brick Row Lock for Porch: General Shale - Graysburg

Concrete Flatwork Selection: Dry Broom Swept Finish Regular gray - no color

Area Applied: Driveway, Porches and Walkways

Roof Selection: Shingle Roof: Owens Corning - Duration Color: Onyx Black Metal Accents: 5V Metal - Color: Galvalume

## Flooring Selections:

LVP: Engineered Floors- Dreamweaver Gallatin - ☐ Key Largo ☐ Playa ☐ Bay of Plenty ☐ Weathered Chestnut

☒ Winchester Gray ☐ Driftwood ☐ Rustic Lodge ☐ Provincial Oak ☐ Sugar Maple ☐ Woodland Taupe ☐ Aspen

Carpet: Dwellings - ☐ Granite Peaks ☒ Dove ☐ Cinder ☐ Azure ☐ Doeskin ☐ Flax Beige

Ceramic Tile: Bath Floor Tile & Shower Wall Tile: FT - Continent 12x12 Brick Pattern, shower floor tile matching 2x2

squares ☐ Coastal Sand ☐ Sierra Clay ☒ Delta Haze Grout: # 93 warm grey

Optional Secondary Bath Shower Wall Tile (same selection as above) note location: \_\_\_\_\_

Kitchen Backsplash Tile: Daltile - 3x6 Brick Pattern ☒ Artic White ☐ Biscuit ☐ Desert Gray Grout: # 00 white

## Garage Door (standard door):

Garage Door Selection Brand: Clopay, Style: Short Beadboard, Color: White, Window Style: SQ22

Hardware: Black spear handles in center only Garage Door Opener Brand: Liftmaster HP: 1/2, Chain Remotes: 2, Wifi





## Cottage Park at River Bluffs Color Selections (7-6-22) Initials \_\_\_\_\_

### Granite & Quartz Countertops Selections:

Kitchen – Color: Level 1 Granite ☐ Caledonia ☐ El Dorado ☐ Luna Pearl ☐ Uba Tuba ☐ New Venetian Gold ☐ Santa Cecilia Light

Sink Model #: ☒ 11600 Single ☐ 11444 50/50 or Optional Farm Sink ☐ K6488-0 (white)

Standard Edge: ☐ Crescent ☐ Single Roundover ☐ Small Bevel ☒ Eased No Backsplash & Single hole faucet cutout

Upgrade to Level 2 Granite ☒ Azul Platino ☐ Silver Frost ☐ Steel Grey

Upgrade to Level 3 Granite/Quartz ☐ Cloudy White ☐ Glacier White ☐ White Ice ☐ SS Blanco City

Upgrade to Level 4 Granite/Quartz ☐ Arctic White ☐ Crema Valentino ☐ Frosty Cream ☐ CS Himalayan Moon ☐ CS

Organic White ☐ CS Pebble ☐ SS Lyra ☐ SS Miami Vena

Upgrade to Level 5 Quartz ☐ CS Blanco Drift ☐ CS Frosty Carrina ☐ SS Pietra

(Caeserstone=CS; Silestone=SS)

### Lighting Selections: - STANDARD PACKAGE - Logan

### Paint Selections (ALL Sherwin Williams): Exterior: Color Scheme #: 13

Area	Main House Lap Siding Paint Color (includes foundation)	Accent Paint Color for SHAKE and Board & Batten	Shutter Color and Front door (only front door...not trim)	Trim Color (boxing, columns, corners, all trim, rear & side doors)
Scheme				
1	Debonair SW 9139	Debonair SW 9139	Cyberspace SW7076	Extra White SW#7006
2	Cadet SW9143	Uncertain Gray SW6234	Recycled Glass SW7747	Extra White SW#7006
3	Lt. French Gray SW0055	Lt. French Gray SW0055	Extra White SW 7006	Extra White SW#7006
4	Anew Gray SW7030	Agreeable Gray SW7029	Delft SW 9134	Extra White SW#7006
5	Loggia SW7506	Taupe Tone SW7633	Pewter Green SW6208	Extra White SW#7006
6	Comfort Gray SW6205	Oyster Bay SW6206	Indigo Batik SW7602	Extra White SW#7006
7	Crushed Ice SW7647	Crushed Ice SW7647	Elephant Ear SW9168	Extra White SW#7006
8	Repose Gray SW7015	Repose Gray SW7015	Urbane Bronze SW7048	Extra White SW#7006
9	Ethereal Mood SW7639	Wool Skein SW 6148	Carriage Door SW7594	Extra White SW#7006
10	Morning Fog SW6255	Morning Fog SW6255	Scanda SW6529	Extra White SW#7006
11	Extra White SW 7006	Extra White SW 7006	Tricorn Black SW6258	Extra White SW#7006
12	Passive SW7064	Passive SW7064	Interesting Aqua SW6220	Extra White SW#7006
13	Contented SW6191	Coastal Plain SW6102	Urbane Bronze SW7048	Extra White SW#7006
14	Stone Lion SW7507	Shitake SW9173	Distance SW6243	Extra White SW#7006
15	Mindful Gray SW7016	Sedate Gray SW6169	Riverway SW6222	Extra White SW#7006
16	Krypton SW6247	Reflection SW7661	Smoky Blue SW7604	Extra White SW#7006
17	Magnetic Gray SW 7058	Pearl Gray SW0052	Iron Ore SW7069	Extra White SW#7006



## Cottage Park at River Bluffs Color Selections (7-6-22) Initials \_\_\_\_\_

Area	Main House Lap Siding Paint Color (includes foundation)	Accent Paint Color for SHAKE and Board & Batten	Shutter Color and Front door (only front door...not trim)	Trim Color (boxing, columns, corners, all trim, rear & side doors)
Scheme				
18	Drift of Mist SW9166	Worldly Gray SW7043	Downing Slate SW2819	Extra White SW#7006
19	Homburg Gray SW 7622	Earl Grey SW 7660	Carriage Door SW 7594 OR Calico Victorian SW 0017	Extra White SW#7006
20	Anonymous SW7046	Dorian Gray SW 7017	Black Magic SW 6991	Extra White SW#7006
21	Westchester Gray SW2849	Westchester Gray SW2849	Charcoal Blue SW 2739 OR Gale Force SW 7605	Extra White SW#7006
22	Dovetail SW 7018	Dovetail SW 7018	Denim SW 6523	Extra White SW#7006
23	Library Pewter SW 0038	Morris Room Grey SW0037	Toile Red SW 0006	Extra White SW#7006
24	Peppercorn SW 7674	Peppercorn SW 7674	Studio Blue Green SW 0047	Extra White SW#7006
25	Serious Grey SW 6256	Morning Fog SW 6255	Hunt Club SW 6468	Extra White SW#7006
26	Grays Harbor SW 6236	Grays Harbor SW 6236	Foxy SW 6333	Extra White SW#7006
27	Attitude Gray SW 7060	Intellectual Gray SW 7045	Roycroft Adobe SW 0040	Extra White SW#7006

### Interior Paint:

Whole House Wall Color: (Sherwin Williams) ☐ Drift of Mist SW9116 ☐ Crushed Ice SW7647 ☐ Gossamer Veil SW9165 ☐ Pearl Gray SW 0052 ☐ Silver Strand SW 7057 ☐ Repose Gray SW 7015 ☐ Light French Gray SW 0055 ☒ Silverpointe SW 7653 ☐ Agreeable Gray SW 7029 ☐ Shoji White SW 7042 ☐ Natural Tan SW 7567

Whole House Trim and Ceiling Color: (Sherwin Williams) - Pure White - SW7005

**Plumbing Selections:** - STANDARD PACKAGE - See Attached Quote & Picture Book

**Trim & Millwork Selections:** - STANDARD PACKAGE - Cottage Style 2 panel, hollow core doors 6'8" tall. 1x4 door & window casing with 1x6 headers. 1x8 baseboard.

**Window & Ext Door:** - STANDARD PACKAGE - Vinyl, Single Hung, White Windows, Fiberglass doors, styles per plan