

## 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 15 SEER 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 431

COTTAGE PARK at



HERRINGTON HOMES

## The Marsh Grass

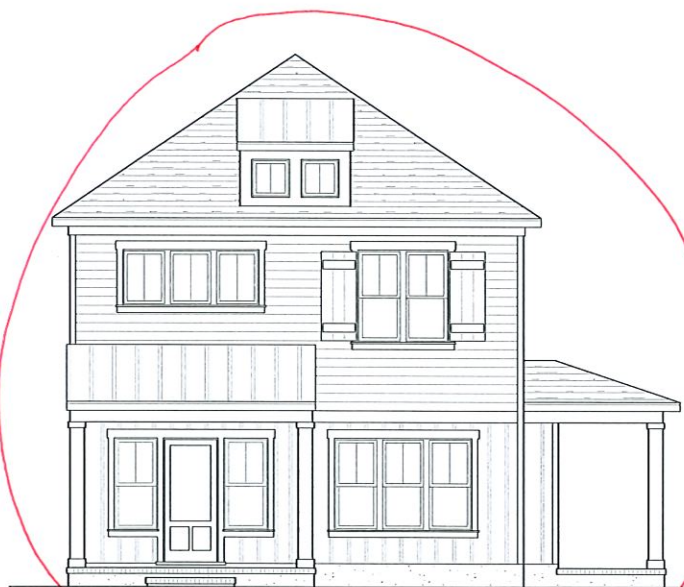
4 bedrooms  
3.5 baths  
2 car garage  
2464 sq. ft.



Elevation A



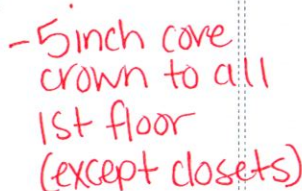
Elevation B



Elevation C

## by HERRINGTON HOMES

\* See Sales Representative for Home Lot Pricing.



### FIRST FLOOR PLAN



## SECOND FLOOR PLAN

**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 - Marsh Grass (As of 12-15-21)</b>  | <b>Quantity</b> | <b>Price Each</b> | <b>Total Price</b> |
| Fill in Lot/Home Package Price: 431 Marsh Grass C  |                 |                   | \$514,012.00       |
| Builder Financing Included   |                 |                   |                    |
| <b>Optional Item:</b>  |                 |                   |                    |
| Upgrade Pad in whole house to 8 lbs  |                 | \$ 700            | \$ -               |
| Farm Sink (K6488-0)  |                 | \$ 2,100          | \$ -               |
| LVP Flooring in Owners Bedroom & Closet in lieu of carpet  | 1               | \$ 1,500          | \$ 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  |                 | \$ 1,900          | \$ -               |
| 5 inch cove crown mold to all first floor (except closets)   | 1               | \$ 2,200          | \$ 2,200           |
| Level 2 Granite Kitchen countertops  |                 | \$ 625            | \$ -               |
| Level 3 Granite Kitchen countertops  |                 | \$ 975            | \$ -               |
| Level 4 Granite/Quartz Kitchen countertops   |                 | \$ 1,475          | \$ -               |
| Level 5 Granite/Quartz Kitchen countertops   |                 | \$ 2,050          | \$ -               |
| Under cabinet lighting package in kitchen (Includes 3)   |                 | \$ 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 |                 | \$ 6,000          | \$ -               |
| Barn door in Owners Suite to Bath  |                 | \$ 1,000          | \$ -               |
| Barn door from Dining Room to Rear Hall  |                 | \$ 1,000          | \$ -               |
| Utility sink in garage   |                 | \$ 1,750          | \$ -               |
| Conduit from low TV to wall mount with added outlet  |                 | \$ 250            | \$ -               |
| 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   |                 | \$ 3,250          | \$ -               |
| 22 KW Backup Generator   |                 | \$ 14,100         | \$ -               |
| Prep for future 22kw Generator   |                 | \$ 3,350          | \$ -               |
| Make fiberglass tub surround tile with tile walls 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 into Garage (2 panel solid door)  |                 | \$ 2,250          | \$ -               |
| Bench with cubbies & hooks   |                 | \$ 2,250          | \$ -               |
| Grand Total  |                 |                   | \$ 517,712         |
| LOT #:   |                 |                   |                    |
| PURCHASER:   |                 |                   |                    |
| DATE:  |                 |                   |                    |

|            |  |  |  |
|------------|--|--|--|
| PURCHASER: |  |  |  |
| DATE:      |  |  |  |
|            |  |  |  |
| BUILDER:   |  |  |  |
| Date:      |  |  |  |



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

Floor Plan: Marsh Grass C Date: \_\_\_\_\_

Homeowner(s): SPEC Home

Lot: 431 Address: 704 Chair Rd.

### **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: Warm Gray #93

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:

White #00

### **Garage Door (standard door):**

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



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

Hardware: Black spear handles in center only Garage Door Opener Brand: Liftmaster HP: ½, Chain Remotes: 2, Wifi

### 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 Bianco Drift ☐ CS Frosty Carrina ☐ SS Pietra

(Caeserstone=CS; Silestone =SS)

### Lighting Selections: - STANDARD PACKAGE - Logan

### Paint Selections (ALL Sherwin Williams): Exterior: Color Scheme #: 18

| Area<br>Scheme | Main House Lap Siding Paint Color<br>(includes foundation) | Accent Paint Color for<br>SHAKE and Board & Batten | Shutter Color and Front door<br>(only front door...not trim) | Trim Color (boxing, columns, corners, all<br>trim, rear & side doors) |
|----------------|--|--|--|---|
| 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  | Shiitake 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   |



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

|        |  |  |  |   |
|--------|--|--|--|---|
| 17     | Magnetic Gray SW 7058                                      | Pearl Gray SW0052                                  | Iron Ore SW7069  | Extra White SW#7006   |
| Area   | Main House Lap Siding Paint Color<br>(Includes foundation) | Accent Paint Color for<br>SHAKE and Board & Batten | Shutter Color and Front door<br>(only front door...not trim) | Trim Color (boxing, columns, corners, all<br>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<br>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<br>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 base board.

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