

COTTAGE PARK at



STANDARD FEATURES

CABINETS & 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 & 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 & 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 & 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 & 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

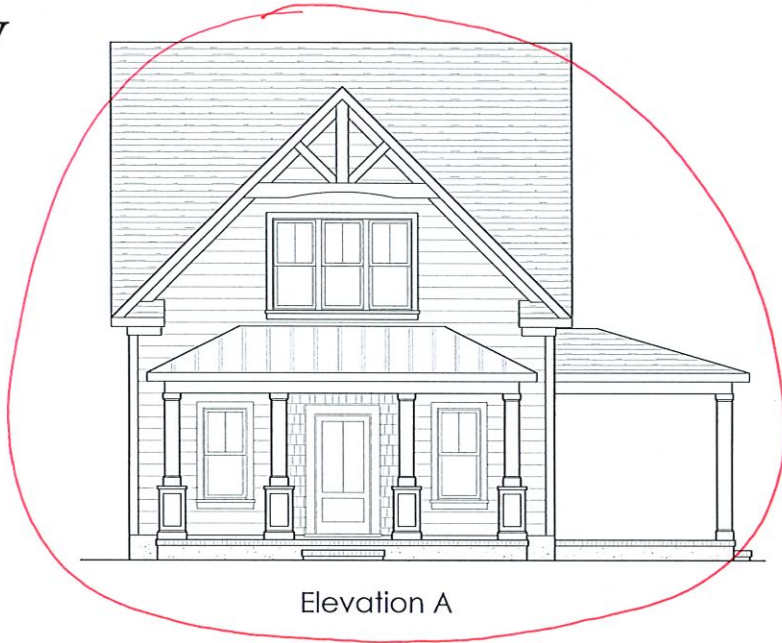
RBCP 432

COTTAGE PARK at

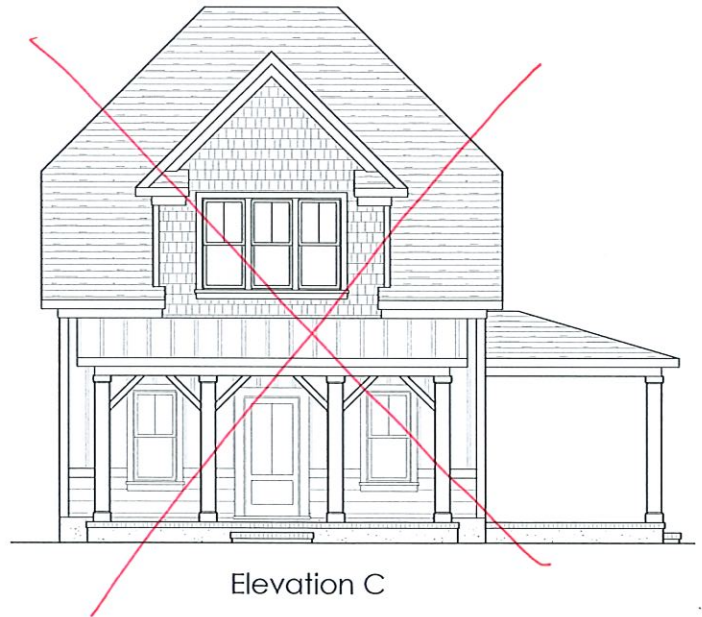


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The Osprey



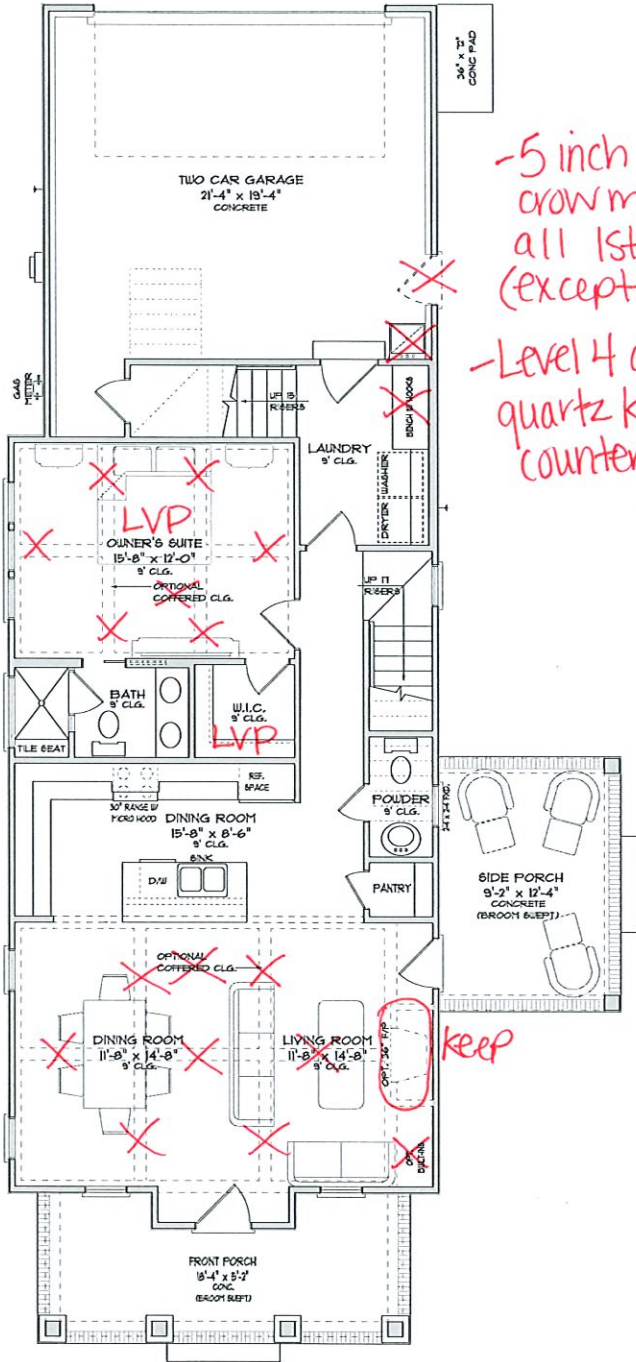
3 bedrooms
(Optional 4th)
3.5 baths
2 car garage
1914 sq. ft.



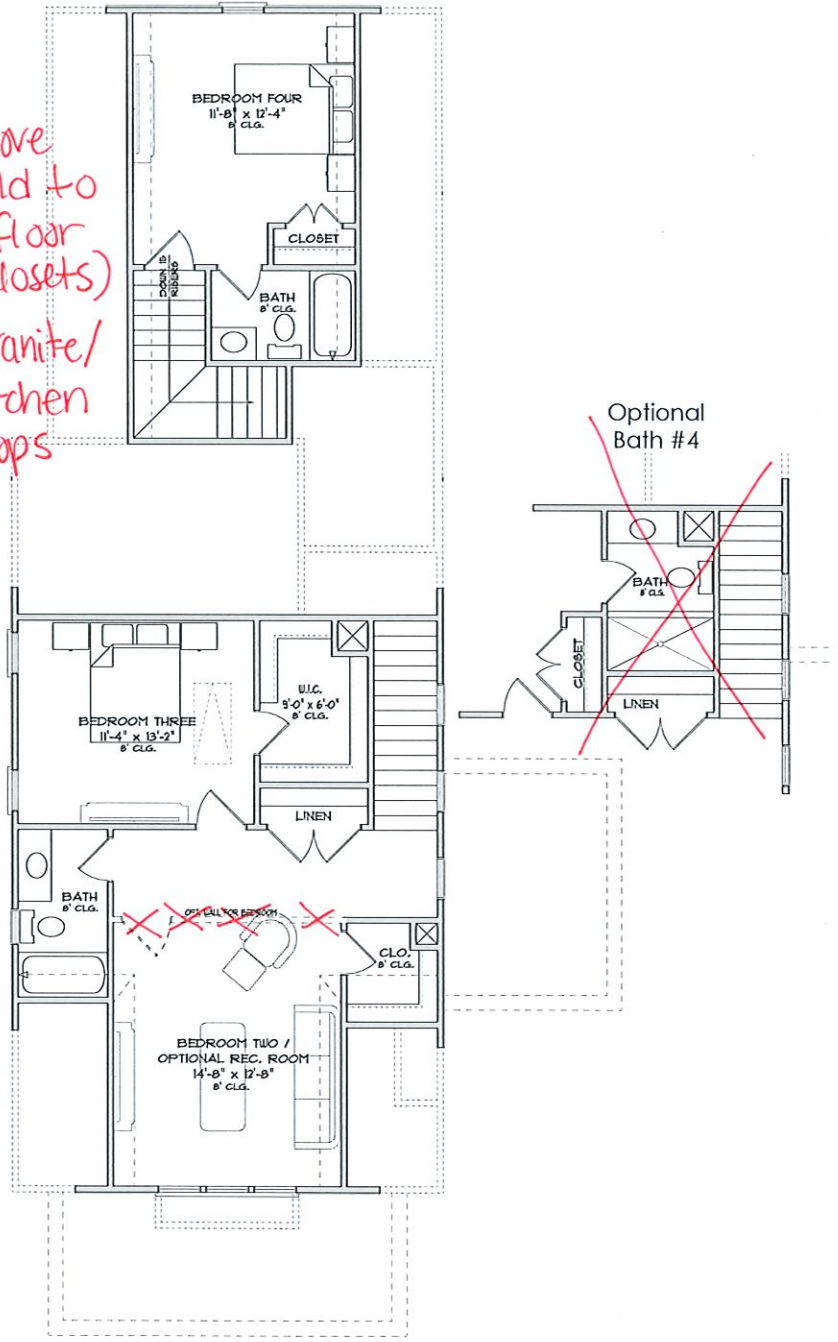
The Osprey

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 core
 crown mold to
 all 1st floor
 (except closets)
 -Level 4 granite/
 quartz kitchen
 countertops

Optional
 Bath #4

keep

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

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

ADDENDUM C - 1			
RB Cottage Park Options - Osprey (As of 12-15-21)	Quantity	Price Each	Total Price
Fill in Lot/Home Package Price: 432 Osprey A			\$493,376.00
Builder Financing Included			
Optional Item:			
Upgrade Pad in whole house to 8 LBS		\$ 600	\$ -
Farm Sink (K6488-0)		\$ 2,100	\$ -
LVP Flooring in Owners Bedroom & closet in lieu of carpet	1	\$ 1,600	\$ 1,600
Fireplace - 36" vented with flush hearth, mantel and slate surround (natural gas)	1	\$ 4,500	\$ 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		\$ 2,400	\$ -
5 inch cove crown mold to all first floor (except closets)	1	\$ 2,400	\$ 2,400
Level 2 Granite Kitchen countertops		\$ 675	\$ -
Level 3 Granite Kitchen countertops		\$ 1,100	\$ -
Level 4 Granite/Quartz Kitchen countertops	1	\$ 1,625	\$ 1,625
Level 5 Granite/Quartz Kitchen countertops		\$ 2,350	\$ -
Under cabinet lighting package in kitchen 4 Included		\$ 1,000	\$ -
Upgrade to full overlay cabinets with soft close doors and drawers		\$ 2,000	\$ -
Upgraded kitchen design with upgrade appliances (hood/microwave drawer) with soft close doors and drawers		\$ 5,800	\$ -
Barn door in Owners Suite to Bath		\$ 1,000	\$ -
Utility sink in garage		\$ 1,550	\$ -
Conduit from low TV outlet to wall mount and one plug		\$ 250	\$ -
Add USB combo outlet (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		\$ 3,550	\$ -
22 KW Backup Generator		\$ 14,100	\$ -
Prep for future 22kw Generator		\$ 3,350	\$ -
Make fiberglass tub surround tile & tile to the ceiling		\$ 2,450	\$ -
Final Survey to include final property corner stakes		\$ 700	\$ -
Service Door into garage (Solid 2 panel)		\$ 2,250	\$ -
Patio Price Per Square Foot - Must meet impervious maximum requirements. Sales see builder before finalizing size.		\$ 11	\$ -
Bench with cubbies and hooks in Laundry		\$ 2,550	\$ -
Bath in Bedroom 3		\$ 9,200	\$ -
Optional Wall to make bedroom #2		\$ 1,550	\$ -
Grand Total			\$ 503,501
LOT #:			
PURCHASER:			

DATE:			
PURCHASER:			
DATE:			
BUILDER:			
Date:			



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

Floor Plan: Osprey A Date: 8/5/22

Homeowner(s): SPEC Home

Lot: 432 Address: 700 Chair Road

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 gray
 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



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Hardware: Black spear handles in center only Garage Door Opener Brand: Liftmaster HP: 1/2, 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 #: 21

Area	Main House Lap Sliding 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 & slide 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	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 (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 & slide 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 base board.

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