

## 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 429

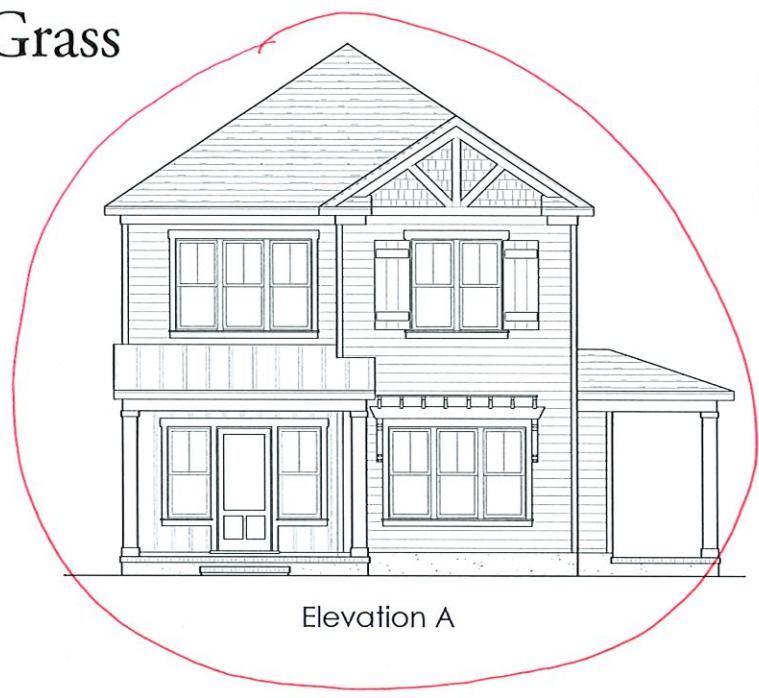
COTTAGE PARK at



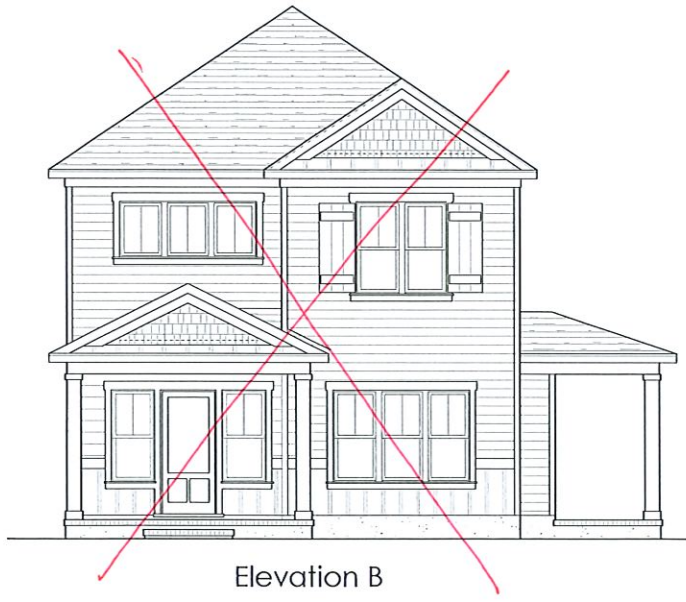
HERRINGTON HOMES

# The Marsh Grass

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



Elevation A



Elevation B



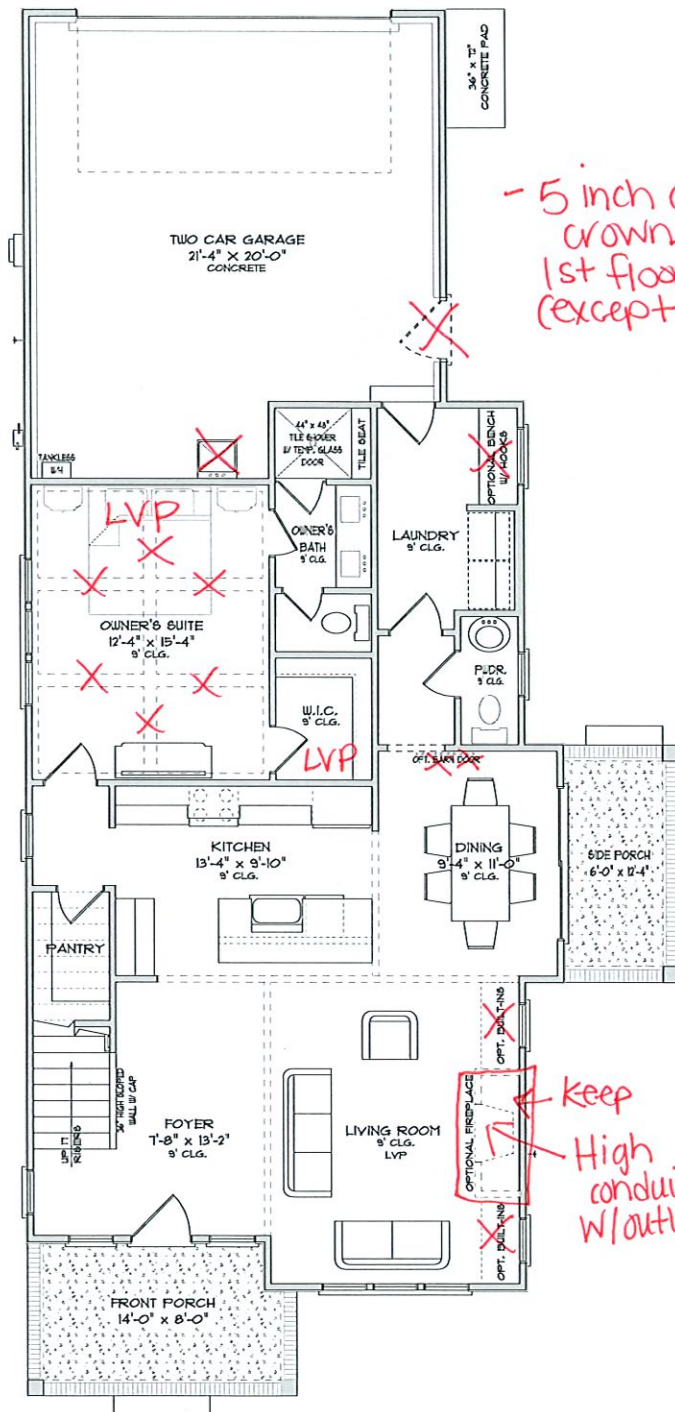
Elevation C



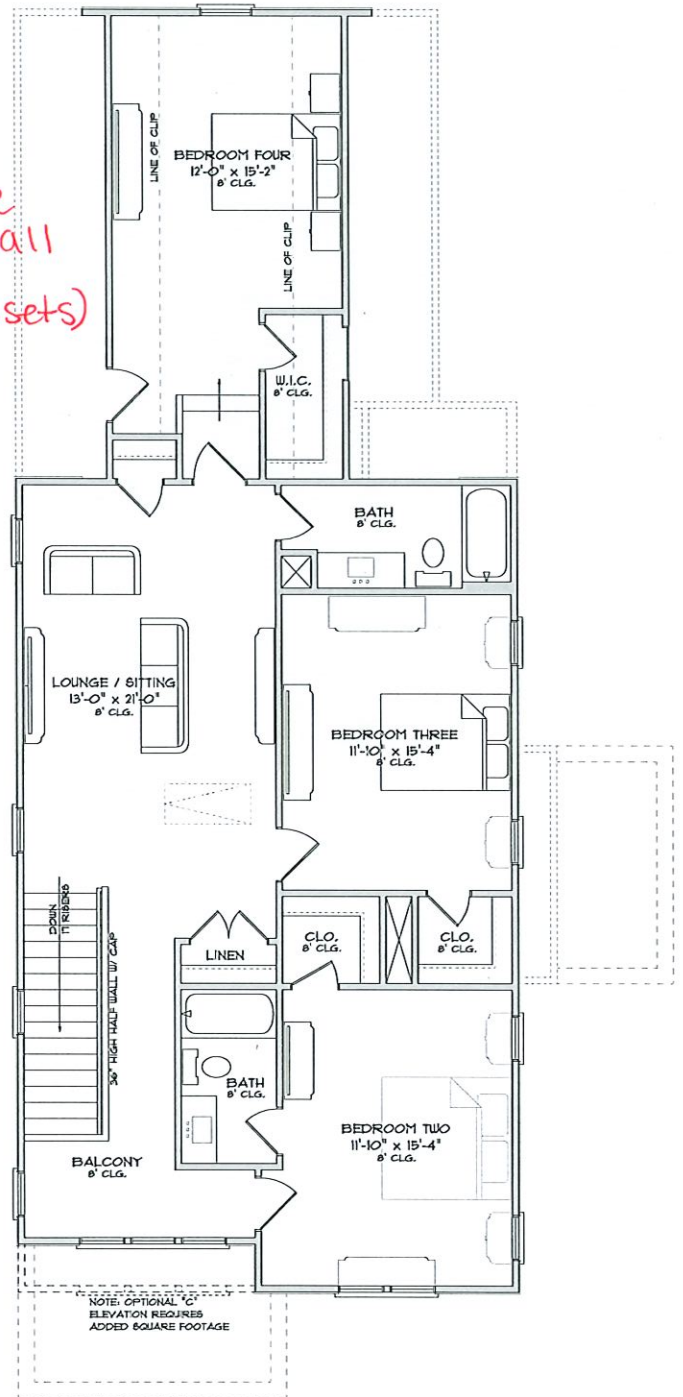
# The Marsh Grass

by HERRINGTON HOMES

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



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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 - 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: 429 - Marsh Grass A			\$517,192.00
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)	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		\$ 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	1	\$ 250	\$ 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	\$ -
<b>Grand Total</b>			<b>\$ 525,642</b>
<b>LOT #:</b>			
<b>PURCHASER:</b>			
<b>DATE:</b>			

<b>PURCHASER:</b>			
<b>DATE:</b>			
<b>BUILDER:</b>			
<b>Date:</b>			



# updated selections RBCP 429



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

Floor Plan: Marsh Firass (A)

Date: 8/5/22

Homeowner(s): SPEC Home

Lot: 429 Address: 712 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  
Hardware: Black spear handles in center only Garage Door Opener Brand: Liftmaster HP: ½, 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 Bianco Drift  CS Frosty Carrina  SS Pietra  
(Caeserstone=CS; Silestone =SS)

**Lighting Selections: - STANDARD PACKAGE - Logan**

**Paint Selections (ALL Sherwin Williams): Exterior: Color Scheme #: 19**

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



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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 Carriage Door SW 7594 OR	Extra White SW#7006
19	Homburg Gray SW 7622	Earl Grey SW 7660	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	Tolle 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