

nbs. homes

Legacy Model

3 Bed 2 Bath 2,455 Sq. Ft.

Square Footage Overview

Heated Living Space 2,455 Sq. Ft.

Main Level	Upstairs
1,251 Sq. Ft.	1,204 Sq. Ft.

Garage

Garage
398 Sq. Ft.

Porch Space 233 Sq. Ft.

Front Porch	Covered Back Porch
101 Sq. Ft.	132 Sq. Ft.

Depending on the current stage of construction some upgrades may not be selectable. All prices are subject to change based on house plans, dimensions, and market fluctuation. This is for reference only and is for preliminary costs, not final costs. All selections made are final at the time of submission. No additional changes can be made after the final installation is completed. Further requests and changes after submission or installation will be subjected to additional costs. Brands may vary depending on availability but style will remain the same. Product specifications and looks are subject to change and are not guaranteed. Upgrade costs are nonrefundable and must be paid to NBS Contracting, LLC within 5 business days of the signed contract.





Standard Finishes

The standard finishes combine timeless elegance with modern style. Black fixtures add bold contrast, oak luxury vinyl plank flooring (LVP) brings warmth, and white cabinetry and doors provide a crisp, versatile touch. These elements create a sophisticated base, ready to be personalized with optional upgrades.





Black
Fixtures

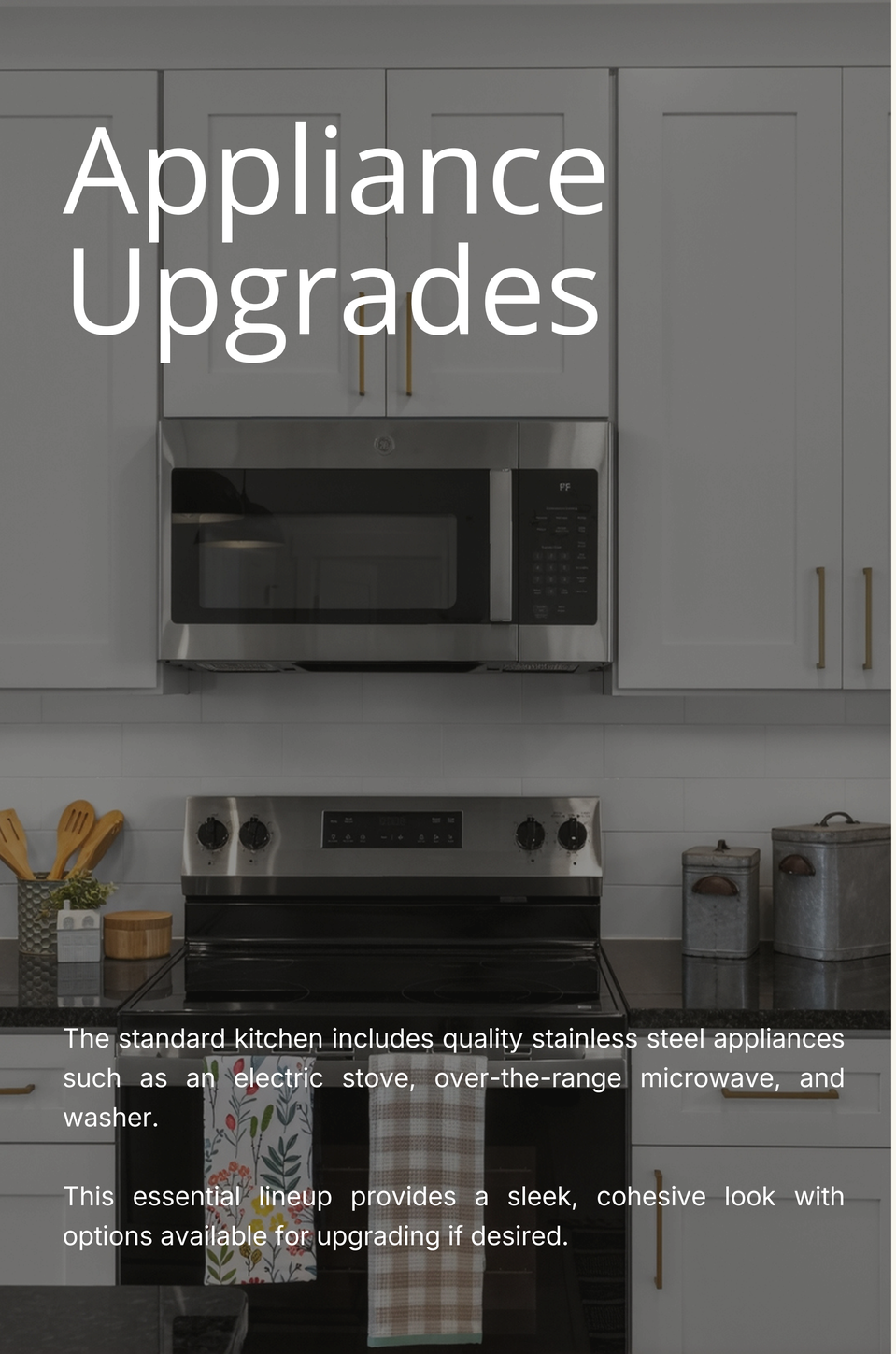


Oak
Luxury Vinyl Plank Flooring

Alabaster SW 7008
Walls

Extra White SW 7005
Trim + Doors





Appliance Upgrades

The standard kitchen includes quality stainless steel appliances such as an electric stove, over-the-range microwave, and washer.

This essential lineup provides a sleek, cohesive look with options available for upgrading if desired.

Included



Electric Range
Standard



Over-the-Range Microwave
Standard



Dishwasher
Standard

Refrigeration



36″ Double Door Stainless Steel
Upgrade +$1,500



36″ Double Door Stainless Steel with Freezer
Upgrade +$2,000

Cooking



Gas Range (Only available with Gas Fireplace Option)
Upgrade +$1,000

Kitchen Finishes

The standard kitchen finishes combine style and practicality, featuring sleek countertops and stylish backsplashes for a cohesive, elevated look. Built from durable, high-quality materials, they resist stains, heat, and scratches, ensuring beauty and functionality that lasts. These thoughtful details create an inviting, low-maintenance space that adds value to your home.



White
Subway Tile Backsplash



Black
Granite Countertops

Alabaster SW 7008
Walls

Extra White SW 7005
Trim + Doors



Kitchen Upgrades

Upgrading kitchen countertops transforms the entire space, adding a cohesive, stylish look that enhances your kitchen’s appeal. High-quality materials for both surfaces offer greater durability, making them resistant to stains, heat, and daily wear. These upgrades not only makes the kitchen more functional and easier to maintain but also adds value to your home, combining beauty with practicality.

Countertops

Quartz

Upgrade +$5,000

Bathroom Finishes

The standard and master bathroom finishes combine elegance and durability, featuring polished countertops and stylish tile work for a cohesive, refined look. Made from high-quality, moisture-resistant materials, they ensure lasting performance and easy maintenance. These finishes elevate functionality while adding timeless beauty and value to your home.



Alabaster SW 7008
Walls

Extra White SW 7005
Trim + Doors



Master Bathroom Vanity



Master Bathroom Tub

Master Bathroom Upgrades

The standard bathroom finishes provide a solid foundation for a stylish and functional space, with high-quality materials designed to stand the test of time. The shower tile options offer a clean, elegant look, enhancing the overall aesthetic while ensuring durability and easy maintenance. Additionally, the choice to add a glass door brings a modern touch, elevating the shower experience and creating a more open, airy feel. Whether you opt for the sleek tile designs or add the sophistication of a glass door, these finishes offer lasting value, transforming your bathroom into a space that's both beautiful and practical.

Shower Tile



White Marble - No Shower Door
Standard



Glass Shower Door
Upgrade +$3,000 *May be installed after closing

Flooring Options

The below areas come standard with carpet and can be upgraded to LVP Flooring for an additional cost.

The flooring in this home balances style and practicality. Carpeted areas add comfort to private spaces, while the oak-tone LVP downstairs offers durability and a modern aesthetic, perfect for high-traffic areas. For a seamless and elevated look, upgrading to LVP throughout the home provides a cohesive and elegant foundation.





LVP Flooring

Upstairs Hallway/Loft
$2500

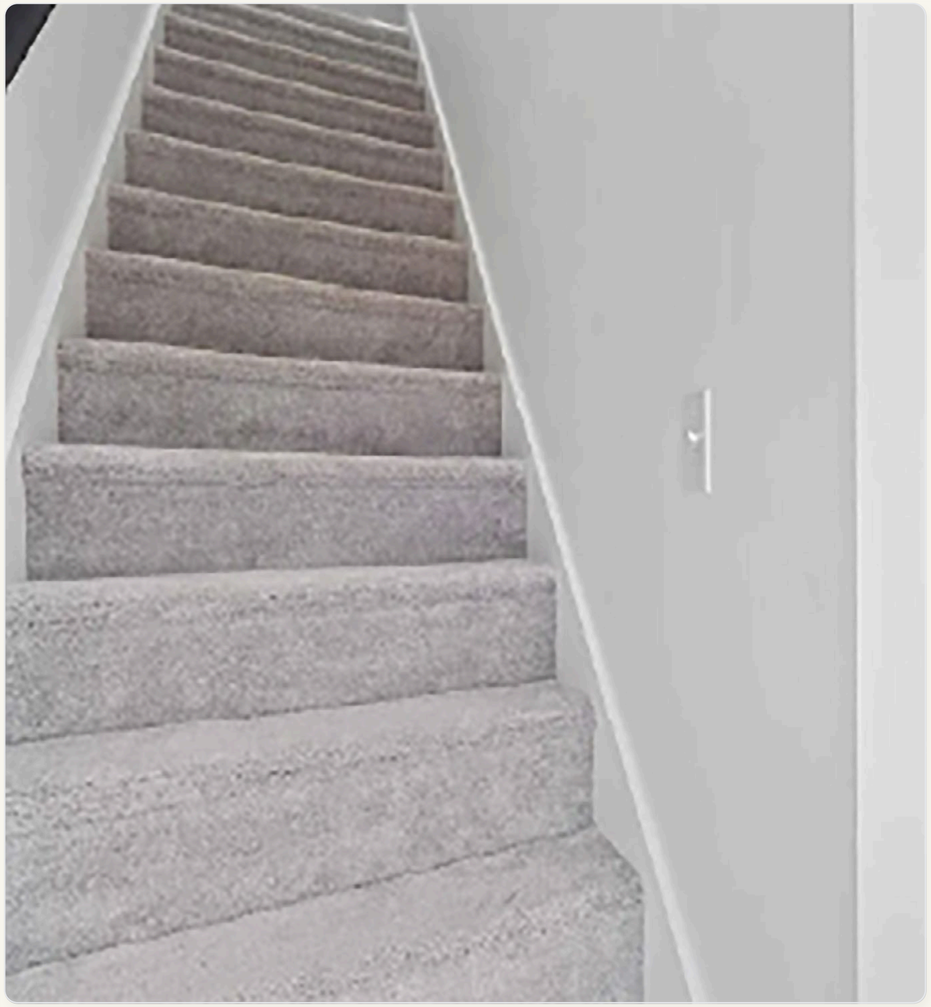
Upstairs Bonus/Flex
$1000

Upstairs Bedroom 1
$1000

Upstairs Bedroom 2
$1000

Stairwell Options

The staircase in this home is designed with style and customization in mind. Standard carpeted stairs offer a comfortable, classic look, blending seamlessly with the upstairs carpeted areas. For a more refined, high-end appearance, consider upgrading to Polyurethane Oak Tread stairs. This option provides a polished, durable finish that enhances the home's aesthetic, creating a beautiful focal point and adding continuity with the luxury vinyl plank flooring below.





Carpeted Stairwell

Standard

Polyurethane Oak Treads With White Risers

Upgrade +$5,000

Fireplace Options

The fireplace options combine warmth and style. The standard gas fireplace adds classic charm and a cozy focal point, while the electric upgrade offers a sleek, modern touch with customizable flames for year-round ambiance. Both options enhance the heart of your home.





Electric Fireplace
Standard

Gas Fireplace
Upgrade +$5,000

Exterior Options

The exterior of your new home is where curb appeal meets functionality, and we offer a range of options to help personalize your property. While the vinyl color, foundation, landscaping, and exterior finishes are fixed, there are plenty of choices to enhance your home’s appearance and make it truly yours.

Windows

Black Windows
Standard

Shutters

No Shutters	Stained Pine Shutters
Standard	$750 per window

Driveway

Driveways are billed at Cost + 30%. Paved walkway from driveway to porch will be included in price.

Gravel Driveway	Asphalt Driveway
Standard	$20,000* est.
Turnaround size:	Driveway Size:
20′ by 20′	9ft wide, from road to front of house/garage

Fence

Fences are billed at Cost + 30%. May be installed after closing.

No Fence	White 4ft Vinyl Privacy Fence†
Standard	$10,000 est.

Gas Tank

Gas Tank Above Ground	Bury The Gas Tank
Standard	$3,000

Vinyl color, foundation, landscaping, and exterior finishes are not customizable. Window price is per window. All Driveways will be double-car driveways with a turnaround. Fence price is subject to change based on linear square footage and number of gates. Fence price is subjected to change based on linear square footage and number of gates. (Fence must be marked with flags by buyer prior to installation) *Asphalt Driveway price to be approved by builder. † Buyer to flag fence location within 10 days of ratification.
In the event the Buyer elects the gas upgrade, and the Homeowners Association requires the gas tank to be buried, the Buyer shall be responsible for the upgrade cost to bury the gas tank.



Garage Door Options

Choose thegarage doorstylethat best complements your home’s exterior. The standard door offers a clean, classic look with natural wood tone appeal, while the upgraded option adds bold contrast and modern accents for a striking curb presence. Both options are built for durability and designed to elevate the overall aesthetic of your home.





Garage Door Color

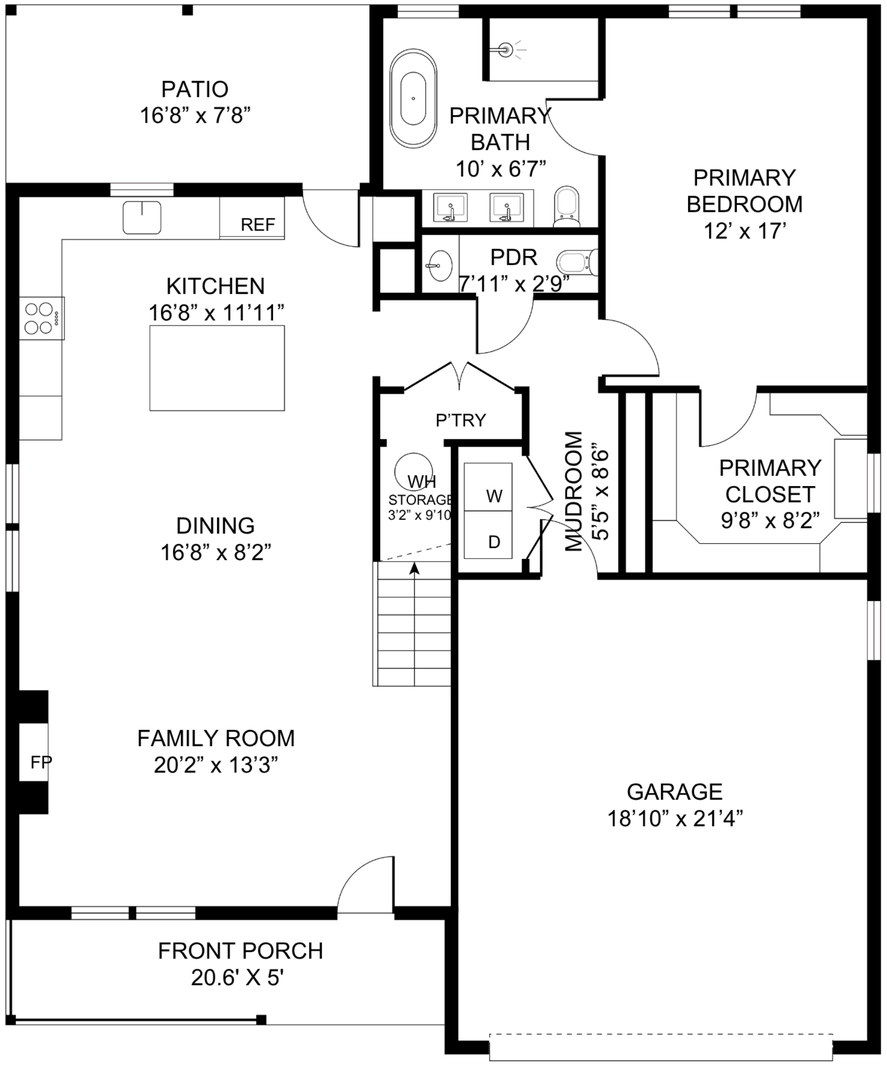
Black Standard	Oak Dark Finish +$3,000

50 AMP Plug in

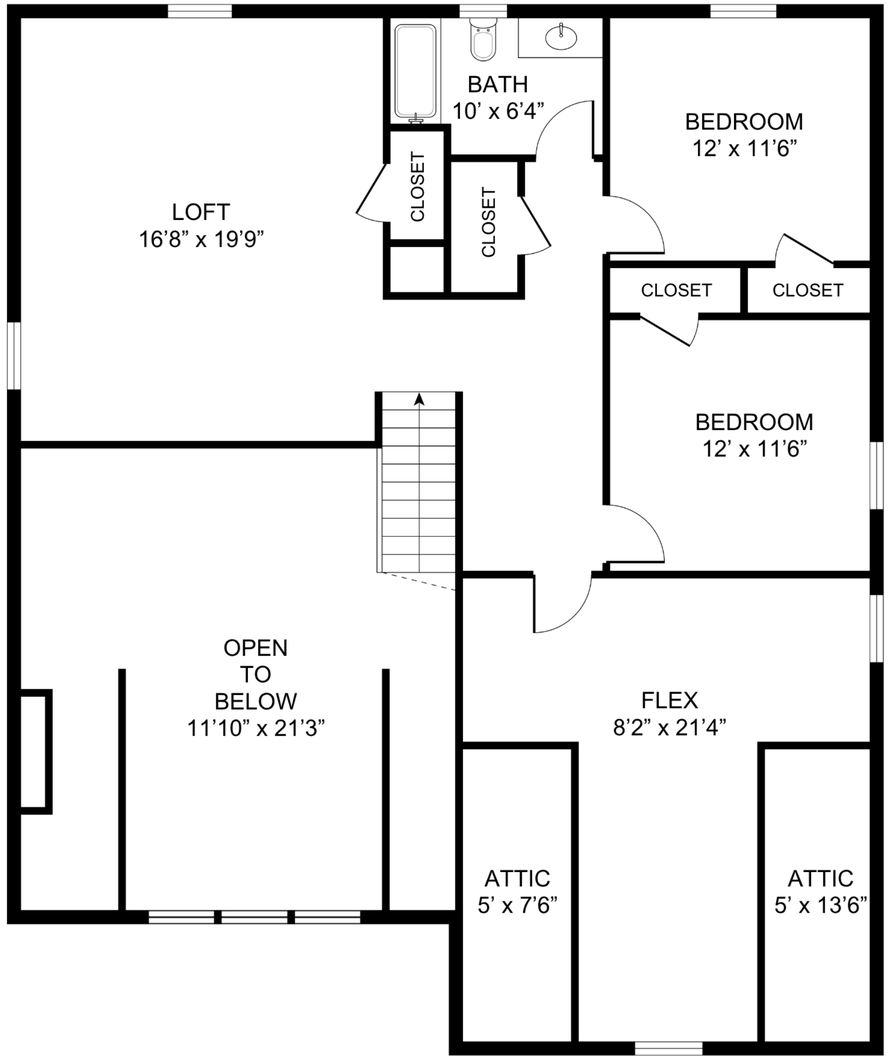
No 50 AMP plug Standard	Add 50 AMP Plug $850

LEGACY MODEL

- FINISHED: 2,455 SQ. FT.
- PORCHES: 234 SQ.FT.
- 3 BEDROOMS
- 2 BATHROOMS
- 2 - CAR GARAGE: 387 SQ.FT.



1ST LEVEL: 1,251 SQ.FT



2ND LEVEL: 1,204 SQ.FT


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