



## Legacy Model

3 Bed

2 Bath

2,440 Sq. Ft.

# Square Footage Overview

## Heated Living Space 2,440 Sq. Ft.

|               |               |
|---------------|---------------|
| Main Level    | Upstairs      |
| 1,243 Sq. Ft. | 1,197 Sq. Ft. |

## Garage

|             |
|-------------|
| Garage      |
| 418 Sq. Ft. |

## Porch & Deck Space 242 Sq. Ft.

|             |             |
|-------------|-------------|
| Front Porch | Back Deck   |
| 106 Sq. Ft. | 136 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

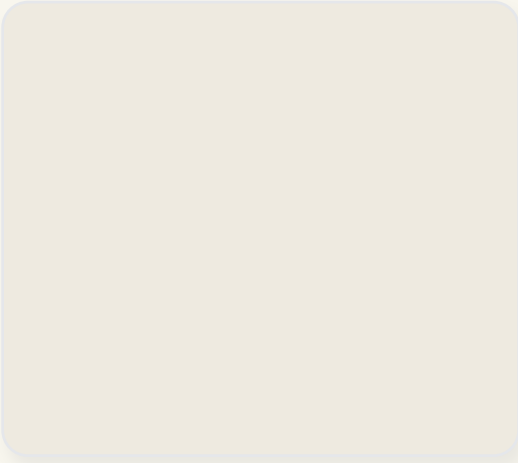
The standard finishes combine timeless elegance with modern style. Black fixtures add bold contrast, oak luxury vinyl flooring brings warmth, and white cabinetry and doors provide a crisp, versatile touch. These elements create a sophisticated base, ready to be personalized with optional upgrades.



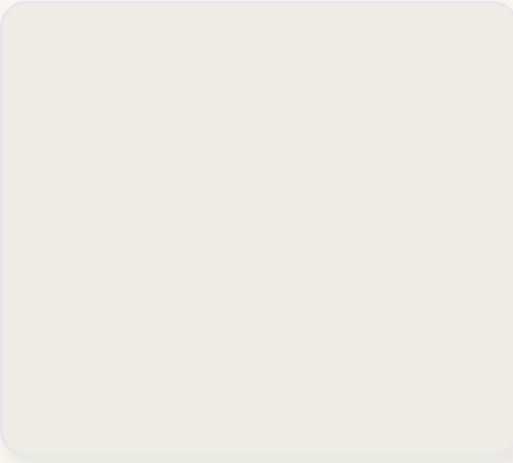
Black  
Fixtures



Oak  
Luxury Vinyl Flooring

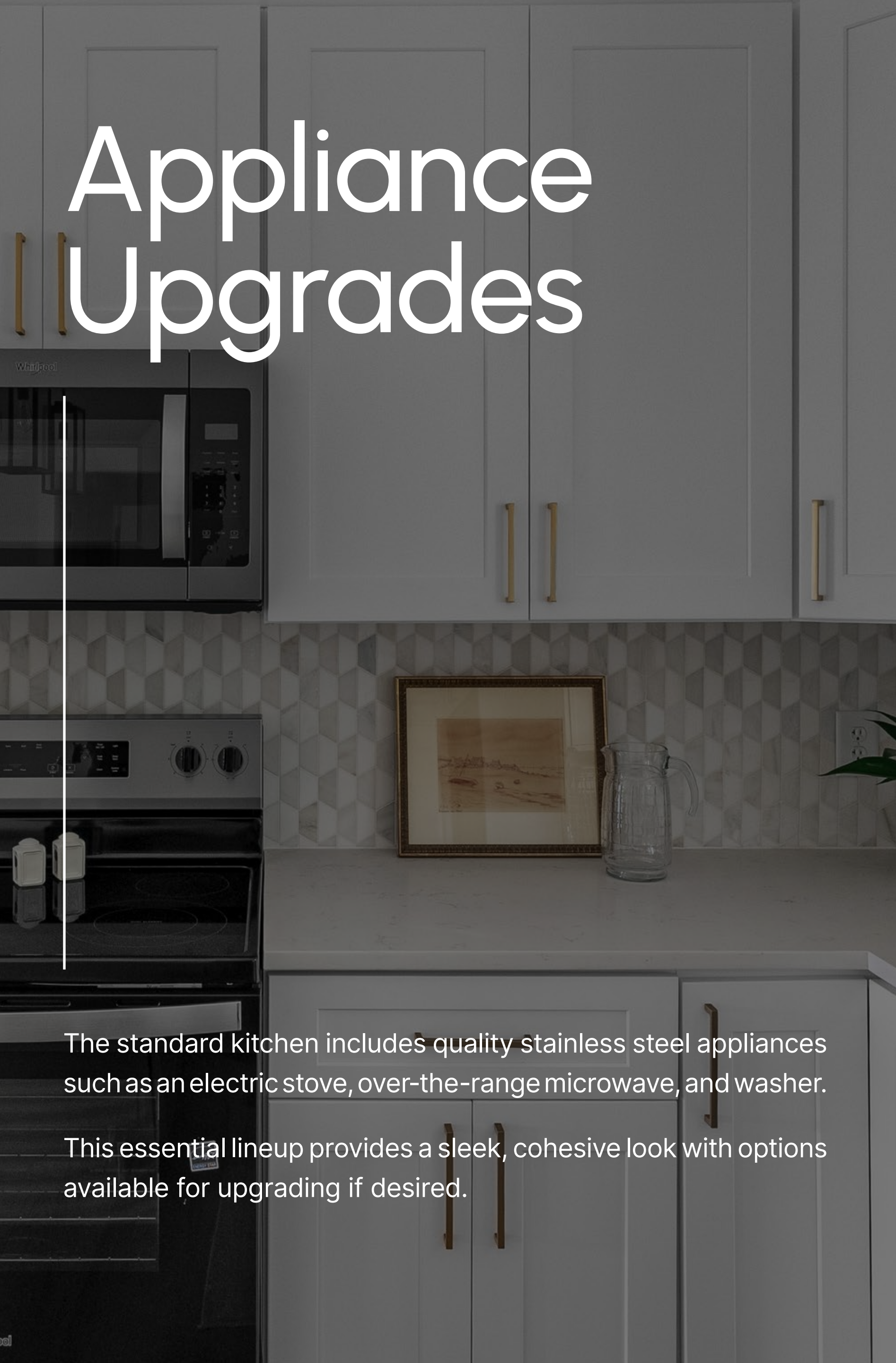


Alabaster SW 7008  
Walls



Pure 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

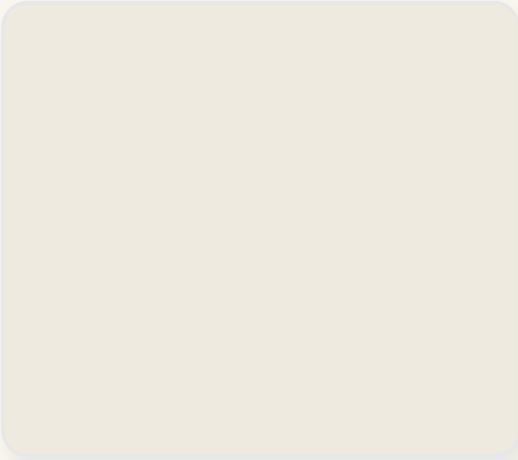
The standard kitchen finishes combine style and practicality, featuring sleek countertops and stylish backsplashes for a cohesive, elevated look. Built from durable, high-quality materials, they resist stains, heat, and scratches, ensuring beauty and functionality that lasts. These thoughtful details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



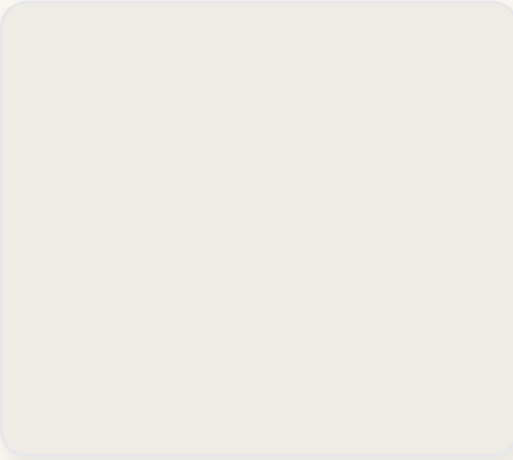
White  
Subway Tile Backsplash



Black  
Granite Countertops



Alabaster SW 7008  
Walls



Pure 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

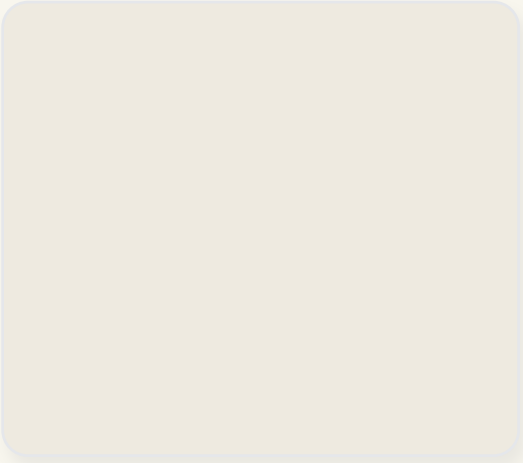


Quartz

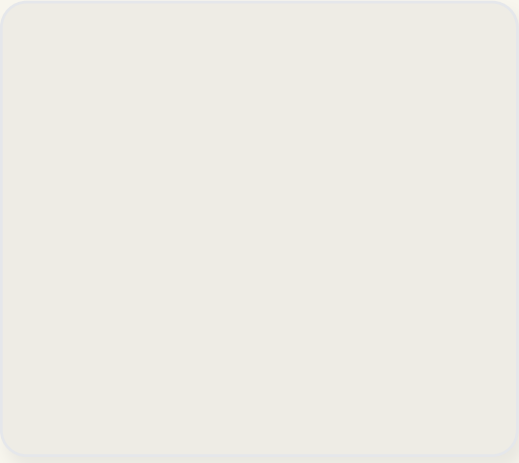
Upgrade +\$5,000

# 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



Pure 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 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.

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



## LVP Flooring

Upstairs Hallway/Loft  
\$2500

Upstairs Bedroom 1  
\$1,000

Upstairs Bonus/Flex  
\$1,000

Upstairs Bedroom 2  
\$1,000



# 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

## Windows

Black Windows  
**Standard**

## Shutters

|                                |                                                  |
|--------------------------------|--------------------------------------------------|
| No Shutters<br><b>Standard</b> | Stained Pine Shutters<br><b>\$250 per window</b> |
|--------------------------------|--------------------------------------------------|

## Driveway

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

|                                    |                                                                |
|------------------------------------|----------------------------------------------------------------|
| Gravel Driveway<br><b>Standard</b> | Asphalt Driveway<br><b>\$20,000* est.</b>                      |
| Turnaround size:<br>20' by 20'     | Driveway Size:<br>9ft wide, from road to front of house/garage |

## Fence

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

|                             |                                                        |
|-----------------------------|--------------------------------------------------------|
| No Fence<br><b>Standard</b> | White 4ft Vinyl Privacy Fence<br><b>\$10,000 est.†</b> |
|-----------------------------|--------------------------------------------------------|

## Gas Tank

|                                          |                                     |
|------------------------------------------|-------------------------------------|
| Gas Tank Above Ground<br><b>Standard</b> | Bury The Gas Tank<br><b>\$3,000</b> |
|------------------------------------------|-------------------------------------|

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.

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.



# Garage Door Options

Choose the garage door style that 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    | Oak Dark Finish |
| Standard | +\$3,000        |

## 50 AMP Plug in

- |                |                 |
|----------------|-----------------|
| No 50 AMP plug | Add 50 AMP Plug |
| Standard       | \$500           |



