



Pinnacle Model

3 Bed

2 Bath

1,407 Sq. Ft.

Square Footage Overview

Heated Living Space 1,407 Sq. Ft.

Main Level
1,407 Sq. Ft.

Porch & Deck Space 284 Sq. Ft.

Front Porch	12x16 Back Deck
92 Sq. Ft.	192 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.



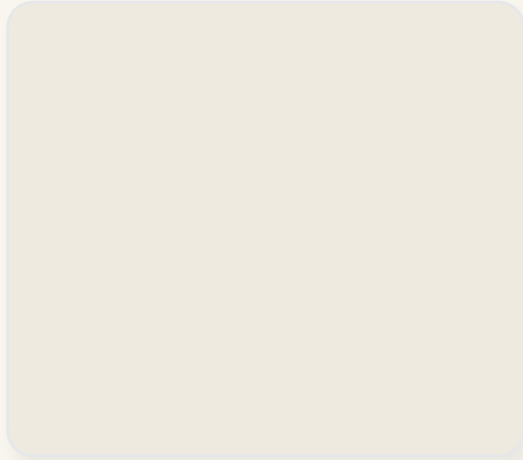
Standard Finishes



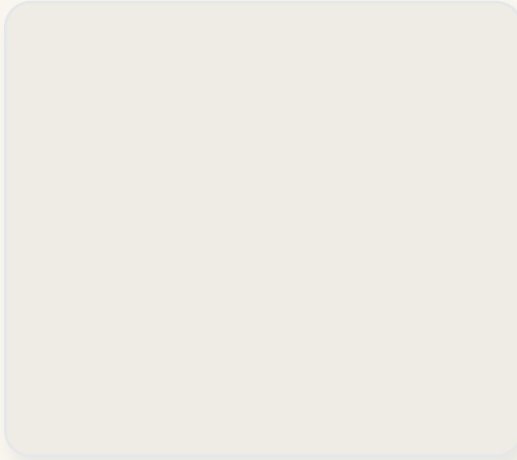
Black
Fixtures



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



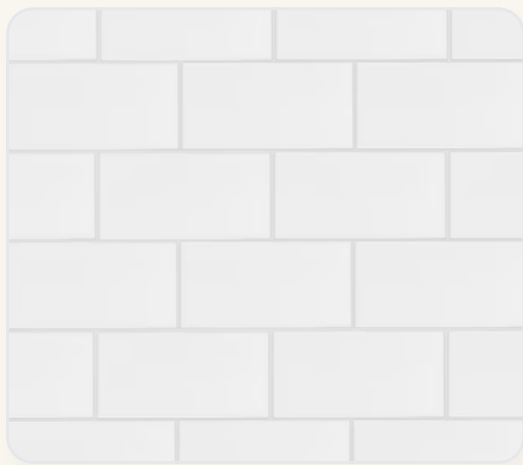
36" Double Door Stainless Steel
Upgrade +\$1,500



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

Kitchen Finishes

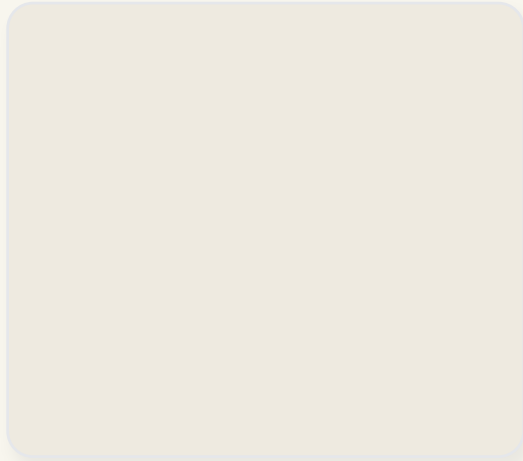
The standard kitchen finishes combine style and practicality, featuring sleek countertops and stylish backsplashes for a cohesive, elevated look. Built from durable, high-quality materials, they resist stains, heat, and scratches, ensuring beauty and functionality that lasts. These thoughtful details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



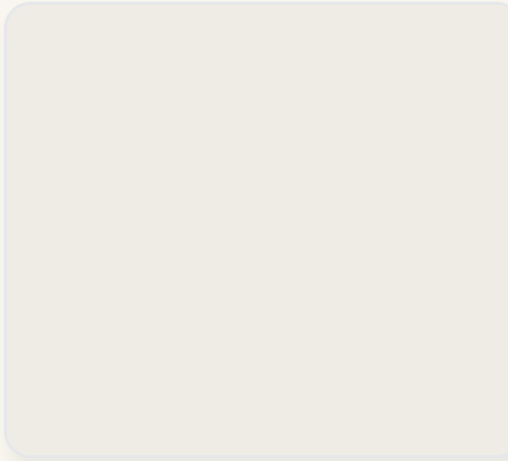
White
Subway Tile Backsplash



Black
Granite Countertops



Alabaster SW 7008
Walls



Pure White SW 7005
Trim + Doors

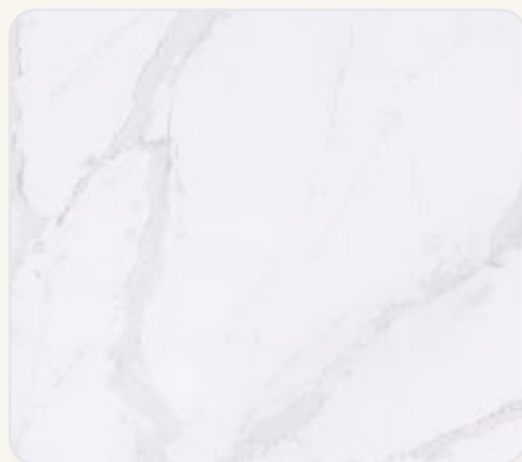


Kitchen Upgrades

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

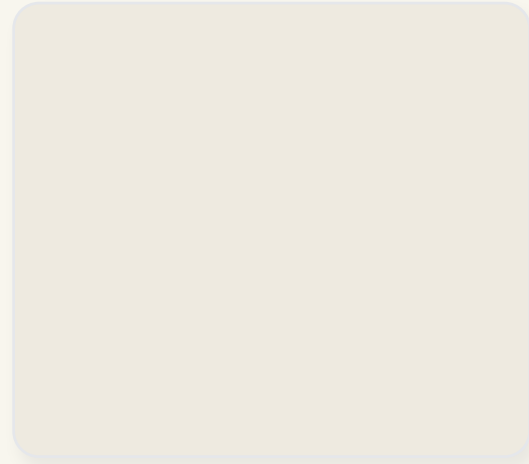


Quartz

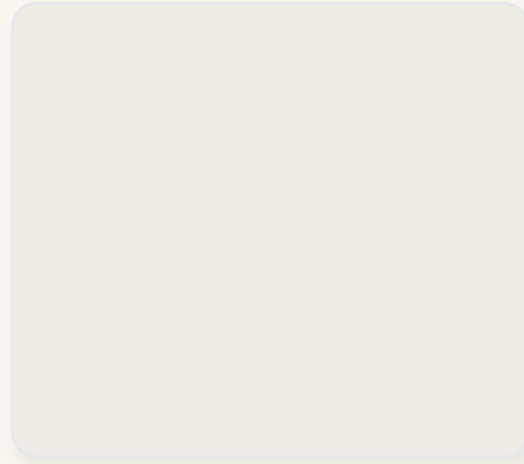
Upgrade +\$5,000

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 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 LVP 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

Primary Bedroom/Closet
Standard

Bedroom 2/Closet
\$1,000

Bedroom 3/Closet
\$1,000



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 Standard	Stained Pine Shutters \$250 per window	Stained Pine Gable End Brackets \$250 per gable
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Driveway Driveways are billed at Cost + 30%. Paved walkway from driveway to porch will be included in price.

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

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

No Fence Standard	White 4ft Vinyl Privacy Fence \$10,000 est.†	Black 4ft Chain Link Fence \$10,000 est.†
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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.



