

Ken Harvey Homes
Build Your Happy

Address:	3214 Bruce Garner Rd.
	Creedmoor, NC

Buyer:	Spec

Community:	Beck Estates
Lot #	3

Plan:	Lavore
Elevation:	Standard
Garage Orientation: L/R	Garage Left
3rd Car Garage option	Yes
Side Load Garage:	Yes
Brick/Stone Front:	Brick

Foundation Type	
Foundation Type:	Crawl Space - Brick Front & Around Front Door, 3 Sides Parged (Painted)
Front Porch Columns:	Cox Columns
Window Trim:	Per Plan - Front Only
Ceiling Heights	
1st Floor:	10'
2nd Floor:	9'
Plan/Structural Options	
	Screen Porch
	Zero Entry Master Shower
	Side Load Garage
	Optional Door at Back of Garage and Front Of Garage
	Optional Trey Ceiling In Master
	Conditioned Crawl Space
Front Porch	
Type:	Brushed Concrete w/ Brick Rowlock
Stairs:	Brick

Due to unforeseen circumstances and today's current market, the above selections may change without notice but will remain the same level or higher

Ken Harvey Homes
Build Your Happy

Handrails:	Wrought Iron (if needed by code)
Picket Material	Wrought Iron (if needed by code)
Ceiling Material:	Beadboard w/ Crown
Columns:	Cox Columns

Rear Deck/Porch	
Deck/Covered Porch/Screen Porch	Screen Porch
Type:	Pressure Treated Lumber
Stairs:	Pressure Treated Lumber
Handrails:	Pressure Treated Lumber - Stairs Only
Picket Material	Aluminum Built Into Screen Panel
Ceiling Material:	Beadboard
Columns:	4X4 Treated Posts
Exterior Door Front	
Style	3/4 LT Mahogany
Material:	Wood
Size:	3/0 X 8/0 DBL
Transom Size:	N/A
Exterior Rear Door From Family Room	
Style and Material:	Biparting Slider
Color:	White
Size:	12/0 X 8/0
Transom size:	N/A
Exterior Rear Door From Master	
Style and Material:	French Door Full Lite
Color:	White
Size:	2/8X8/0
Transom size:	N/A
Both Exterior Garage Side Door	

Due to unforeseen circumstances and today's current market, the above selections may change without notice but will remain the same level or higher

Ken Harvey Homes
Build Your Happy

Style and Material:	1/2 Lite Steel
Window :	1/2 Lite
Size:	2/8X8/0
Transom size:	N/A
Windows	
Style/Manufacturer:	Silverline Single Hung Vinyl Windows
Grid Pattern:	4 Over Clear
1st Floor:	6'
2nd Floor:	5'
Loft Glass to Family Room:	Tatum to Provide - Call Jake for More Details - 8/0X3/0 Opening
Interior Door Height	
1st Floor:	8'0"
2nd Floor:	6'8"

Exterior	
Siding	
Certaiteed Vinyl type:	Fiber Cement
Siding Color:	See Ext. Color Selections Below
B&B Color:	See Ext. Color Selections Below
Options:	Stainable Shutters/Headers/Gable Brackets Front Only
Gutters	
Style:	5" Gutters with 3"x4" Downspouts
Color:	See Ext. Color Selections Below
Roofing	
Shingle Style:	Certaiteed Architectural Landmark Shingles - 30 year Limited Warranty
Color:	See Ext. Color Selections Below
Metal Roofing:	Front Porch - Black
Garage Door Options	
Series:	Amarr Highlands Hillcrest Recessed Panel
Color:	Black
Size	(2) 18X8
Garage Door Opener:	Belt Drive Motor

Due to unforeseen circumstances and today's current market, the above selections may change without notice but will remain the same level or higher

Ken Harvey Homes

Build Your Happy

Glass Option:	Yes
Décor Panel in glass style:	N/A
Hardware:	Yes
Keypad:	Yes
Hardware	
Hinges:	Black
Lock style:	Kwikset Hancock
Lock Color:	Black
Front Door Lock Style:	Kwikset Avalon Handle Set
Front Door Lock Color:	Black
Bathroom Hardware style:	Moen Genta (Master) & Arlys (Secondary Bathrooms)
Bathroom Hardware color:	Black
Shower Door Style:	Semi-Framless Shower Door in Master
Shower Door Color:	Black

Fireplace	
Style/Model:	Marquis
Vent Style:	Direct Vent
Size:	36"
Mantle Style/Type:	Site Built Mantle
Surround:	Stone Surround to Ceiling w/ Stone Hearth, Wrap Sides
Options:	Raise Fireplace Box 12"
HVAC	
System Type:	14 seer Lennox (or similar)
Fuel Type:	Gas 1st Floor/Electric 2nd Floor
1st Floor:	Gas
2nd Floor:	Electric
Gas Line Locations:	Fireplace, Tankless WH, Cooktop
Plumbing Options	
Master Shower style:	Tile Mudpan w/ Tile Surround (Zero Entry)
Secondary Baths Tub Style:	Boots Tub w/ Tile Surround
Water Heater:	Tankless Gas

Due to unforeseen circumstances and today's current market, the above selections may change without notice but will remain the same level or higher

Ken Harvey Homes Build Your Happy

Toilet style:	Elongated Comort Height Toilets
Kitchen Faucet Style:	Moen Align w/ Spring
Kitchen Faucet Color:	Black
Master Bathroom Fixture style:	Moen Genta
Master Bathroom Vanity Fixture Spread:	8"
Master Bathroom Fixtures color:	Black
1st Floor Hall Bath Fixture Style	Moen Gibson
1st Floor Hall Bath Fixture Spread:	8"
1st Floor Hall Bath Fixture Color	Black
2nd Floor Bath Fixture Style	Moen Gibson
2nd Floor Bath Fixture Spread	4"
2nd Floor Bath Fixture Color	Black
Garbage Disposal:	N/A
Laundry Room Sink Type:	Stainless Steel Undermount Sink
Laundry Room Faucet Style:	Standard Laundry Faucet Single Hole
Laundry Room Faucet Color:	Chrome
Hose Bibbs:	2

Electric	
Ceiling Fan Prewire Locations:	Living Room, All Bedrooms, Loft, Large Loft, Covered Porch
Ceiling Fan Install Locations:	Family Room, Master Bedroom, Covered Porch, Large rec room/loft
Cable Outlets:	Living Room, All Bedrooms, Loft, Large Loft
Telephone Outlets:	Kitchen
Chase Pipe for Cable Locations:	Family Room over Fireplace
Under Cabinet Lighting:	Yes
Flood Lights:	2
Recess Cans - Kitchen:	4
Recess Cans - Family Room:	0
Recess Cans - Bathrooms over tubs/showers:	3
Recess Cans - Master Bedroom:	0

Due to unforeseen circumstances and today's current market, the above selections may change without notice but will remain the same level or higher

Ken Harvey Homes

Build Your Happy

Recess Cans - 1st Floor Hallway:	4
Hallyway:	1
Flushmount lighting (LED Disk):	Yes - In Closets
Pendant Lights Prewired:	2
Pendant Lights Installed:	2
200/400 Amp Service:	200 amp
Options:	Base Board Outlets - 1st Floor Only
Appliances	
Package:	Platinum - Frigidaire
Fuel source:	Gas/Electric
Color:	Stainless Steel
Dishwasher:	FFGID2479SF
36" Gas Cooktop:	FGCCG3648AS
Microwave:	FGMBS3068AF
Microwave Trim Kit:	FGMTK3068AF
30" Wall Oven:	FGCWS3067AF
36" Hood Vent - Pyramid:	FFHWC3655LS
Electrical Fixture Packages	
Vendor:	Lights Unlimited
Allowance Amount:	\$6,000.00
Ceiling Fans Interior:	TBD
Ceilig Fan Exterior:	TBD
Interior Lighting Package:	TBD
Exterior Lighting Package:	TBD
Cabinets	
Level:	Level 4 Integrity - Gourmet Kitchen Stacked to Ceiling
Style:	Bella - Shaker Style
Kitchen Perimeter Cabinet Color:	Ivory
Kitchen Island Cabinet Color:	Graphite
Master Bath Cabinet Color:	Graphite
1st Floor Hall Bath Cabinet Color:	White
2nd Floor Bath Cabinet Color:	Ivory
Laundry Room Cabinet Color:	Ivory
Crown:	Cove Crown

Due to unforeseen circumstances and today's current market, the above selections may change without notice but will remain the same level or higher

Ken Harvey Homes Build Your Happy

Lightrail:	Beveled
Cabinet Door Hardware:	TBD
Cabinet Shoe:	To Match Cabinet Colors
Double Waste Pullout Trashcan Drawer (OPTIONAL):	Yes
Super Suan in corner cabinet	Yes
Options:	Soft Close Doors & Drawers
Countertops	
Kitchen Perimeter Level:	Level 2 Quartz
Kitchen Perimeter Color:	Desert Silver
Kitchen Island Level:	Level 2 Quartz
Kitchen Island Color:	Desert Silver
Master Bath Level:	Level 1 Quartz
Master Bath Color:	Pure White
1st Floor Hall Bath Level:	Vanity Quartz (ACC)
1st Floor Hall Bath Color:	Niagara
2nd Floor Bath Level:	Vanity Quartz (ACC)
2nd Floor Bath Color:	Simply White
Laundry Room Level:	Level 1 Granite
Laundry Room Color:	Miami White
Sink Types	
Kitchen:	33" Farm House Stainless Steel Sink (KHH Provide)
Laundry Room:	Stainless Steel Undermount Sink - Single Bowl
Master Bathroom:	Rectangle Undermount Sink
Secondary Bathrooms:	Rectangle Undermount Sink
Mirrors	
Master Bathroom:	Plate Glass Mirror
Secondary Bathrooms:	Plate Glass Mirror
Shelving	
Wire/Wood:	Whole House Wood Shelves

Due to unforeseen circumstances and today's current market, the above selections may change without notice but will remain the same level or higher

Ken Harvey Homes
Build Your Happy

Flooring	
Tile	
Backsplash	
Tile Level:	Level 3
Style/model/Color:	Mesmerist 4" Hex Spirit
Grout:	Smoke Grey
Pattern:	N/A
Schluter:	Black
Notes:	Install Around Hood to Ceiling and Around Window at Kitchen Sink to Ceiling
Fireplace Surround	
Stone Surround & Hearth:	Casa Di Sassi - Niveo Kwik Stack
Master Bath Floor	
Tile Level:	Level 3
Style/model/Color:	Emser Ciudad Cream Matte 12X24
Grout:	Natural Grey
Pattern:	1/3 Lay
Schluter:	Black
Master Shower Mudpan	
Tile Level:	Level 1
Style/model/Color:	Emser Ciudad Cream Mosaic Matte
Pattern:	N/A
Grout:	Natural Grey
Master Bath Shower	
Tile Level:	Level 4
Style/model/Color:	Catch 3X12 Fawn Glass
Grout:	Natural Grey
Pattern:	Herringbone

Ken Harvey Homes
Build Your Happy

Schluter:	Black
Tile Niche:	Yes - Same as Walls
Laundry Room Floor	
Tile Level:	Level 6
Style/model/Color:	Nostalgia 18X18 Legend
Grout:	Frosty
Pattern:	N/A
Schluter:	Black
1st Floor Hall Bath Floor	
Tile Level:	Level 3
Style/model/Color:	Emser Vernon Silver Matte 13X13
Grout:	Mink
Pattern:	Diamond
Schluter:	Black
1st Floor Hall Bath Shower Walls	
Tile Level:	Level 3
Style/model/Color:	Emser Vernon Silver Matte 12X24
Grout:	Mink
Pattern:	Straight Vertical
Schluter:	Black
2nd Floor Bath Floor	
Tile Level:	Level 1
Style/model/Color:	Brooke II 17X17 White Matte
Grout:	Sterling Silver
Pattern:	Diamond
Schluter:	Black
2nd Floor Bath Shower Walls	
Tile Level:	Level 2
Style/model/Color:	Brooke II White Matte 12X24

Due to unforeseen circumstances and today's current market, the above selections may change without notice but will remain the same level or higher

Ken Harvey Homes
Build Your Happy

Grout:	Sterling Silver
Pattern:	Vertical Straight
Schluter:	Black
Hardwood/LVP/Laminate	
Level:	Level 3 Engineered Hardwood
Model/Style:	Palmetto Rd. Monet Lyon
Foyer:	Yes
1st Floor Hallway:	Yes
Mud Area:	Yes
Master Bedroom/Closet:	Yes
Kitchen:	Yes
Family Room/Living Room:	Yes
Dining Room:	Yes
Carpet	
Level:	Level 1
Model/Style:	Graceful Finesse Ecu
Padding:	8 LBS
Bedroom #2:	Yes
Bedroom #4:	Yes
Bedroom #5:	Yes
Study Loft:	Yes
Rec Room/Loft:	Yes
Stairs:	White Oak - Stained to Match Floors
Trim Style	
Interior Door Style:	Logan - 2 Panel
Crown Molding:	1st Floor - 7" Cove Crown
1st Floor Base Board:	7-1/4" MDF Speed Base
Second Floor Base Board:	5-1/4" MDF Speed Base
Casings:	445 Casing
Stair Treads:	White Oak
Railing Framing:	Open Rail
Hand Rail Style:	684

Due to unforeseen circumstances and today's current market, the above selections may change without notice but will remain the same level or higher

Ken Harvey Homes
Build Your Happy

Newel Post Style	Straight Newel Post - White Oak
Picket Style:	Iron
Cased Openings:	Cased w/ 445 Casing
Window Trim:	1X Wrapped w/ Casing Around (No Stool - Picture Frame)
Trim Installed By Room	
Foyer	
Crown:	Yes
Walls:	6' Wainscotting - 1X8 Bottom, 1X6 Top, 1X4 Legs
1st Floor Hallway	
Crown:	Yes
Mud Room/Area	
Crown:	Yes
Mudbench:	Standard Mudbench w/ Cubbies Above
Dining Room	
Crown:	Yes
Kitchen	
Crown:	Yes
Family Room/Living room	
Crown:	N/A
Built-Ins:	Site Built Mantle, Floating Shelves, Built In Cabinets - See Diagram
Laundry Room	
Crown:	Yes
Master Bedroom/Bathroom	
Crown:	Yes - In Trey Also
1st Floor Hall Bath	
Crown:	Yes
Pantry	
Crown:	No
Bedroom #2	
Crown:	No
Bedroom #4/Study	

Due to unforeseen circumstances and today's current market, the above selections may change without notice but will remain the same level or higher

Ken Harvey Homes
Build Your Happy

Crown:	No
Bedroom #5	
Crown:	No
Gameroom/Rec Room	
Crown:	No
Staircase 1st to 2nd Floor	
Crown:	No
Landscape/Grading	
Grading/Dirt Allowance:	Natural Grade
Lansdscaping Allowance:	TBD
Landscape Package:	TBD
Sod Location:	Front Yard Only
Allowances	
Lumber:	TBD
Lighting:	\$6,000.00
Grading/Dirt:	Natural Grade
Landscaing:	TBD
Interior Colors	
Manufacturer:	Sherwin Williams
Walls:	SW 7572 Egrete White
Ceiling:	White
Trim & Interior Doors:	SW 7065 Argos
Mantle:	Weathered Oak
Stair Treads:	Weathered Oak
Master Accent Wall:	SW 6205 Comfort Grey (Wall w/ 3 Small Windows)
Handrail:	Weathered Oak
Foyer Wainscotting:	White
Floating Shelves, Built In Tops:	Weathered Oak
Exterior Colors	
Siding:	SW 7008 Alabaster

Due to unforeseen circumstances and today's current market, the above selections may change without notice but will remain the same level or higher

Ken Harvey Homes
Build Your Happy

Shake:	SW 7008 Alabaster
B&B:	SW 7008 Alabaster
Trim:	SW 6258 Tricorn Black
Front Door:	Jacobean
Brick:	Cortez - NOT PAINTED
3 Sides Parged:	SW 7008 Alabaster
Front Porch Columns:	Jacobean
Headers/Brackets:	Jacobean
Shutters:	Jacobean
Shingles:	Moire Black
Gutters:	Black