



Cambridge Classic Homes

Robin I –Lot 17 Sorrell Oaks

3,710 sq. feet approx.

Down payment 10%

\$1,125,000

Price includes:

Building Permit

Engineering

Grading, temporary drive

Stone – footing, garage slab, front porch

Footings

Foundation – Painted Brick front elevation, parge on rear and sides

Sealed crawl space

Backfill foundation and drain install

Termite treatment

3-car garage with poured concrete floors (sloping)

Front porch and steps – painted brick steps, painted brick bordered porch, remaining porch floor is brushed concrete.

All framing and framing labor

Windows – M/I tinted with argon; single hung – white

Custom double wood front doors – per plan

Cementuos siding, accents, and treatments per plan

Covered screen porch – with stained deck floor

Fireplace on the screened porch – includes thin brick surround below the mantel and siding above. Exterior raised outlet for a TV included.

Roof - CertainTeed Landmark shingles

Brick/siding front façade – location per plan

Garage doors (2) and opener - Amarr Hillcrest doors with openers (2)

Concrete driveway – Standard 12' entry, 26' behind the garage with 12' x12' turnaround

Plumbing is to be included as noted on the plans. See the selection sheet for details. Tankless hot water heater.

Lennox HVAC system – per design

All electric wiring - Wired per code. Includes 5 recessed cans in the kitchen, and four in the family room. Undercounter LED lighting, 200-amp service panel, 4 Cat 6 locations.

Upgraded light fixtures throughout, **Front elevation exterior uplighting (3 locations). 3 interior stair tread lights on photocell sensor.** See the selections book for details.

Fireplace – 42" direct vent, mantel, and tile surround accent.

Gutters

Full insulation to meet Live Green certification

Drywall

Trim materials, doors, and labor - Custom trim package – see selection book for details.

Interior paint - Flat wall with white ceilings - 4 interior colors included from Sherwin Williams.



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Exterior paint – as detailed in the selection book.

Cabinets and Living Room Built-Ins - See selection sheet for details, **Kitchen cabinets to ceiling, custom range hood, stained island.**

Quartz countertops throughout. See the selection book for details.

Wood Floors – engineered flooring - included in the foyer, family, dining, kitchen, master bedroom, and 2nd-floor hallway-- (includes transitions, glue, and shoe mold)

Allowance \$14,000

Carpet / Pad Allowance - \$3,300

Ceramic tile (material)– All bath and laundry floors, shower, kitchen back-splash – **See selection book for details**

Bath mirrors and Bath Hardware

Shower door – master (frameless) and downstairs bath door (semi-frameless). The remaining shower/tubs are to have shower rods.

Appliance Package – GE Café, 48” Dual fuel range, 48” custom range hood and insert, 24” dishwasher, drawer microwave

Landscape - Plant package plus sod in the front yard (cleared areas) and up to 25’ rear (from the main house) and side yard. Clear trees 25’ from the rear of the house.

Rear patio 12x16 – brushed concrete

Final clean

Live Green certification

Ongoing supply chain issues can cause delays in the building process. Builder reserves the right to make substitutions of like products in situations where original materials are not reasonably available. Buyer agrees that if items they may have selected in the “allowance “ items noted above are unavailable, then they agree to reselect such items if requested by the builder due to reasonable unavailability.

Note: All allowances cover the estimated cost for items not selected. Exact models and pricing may vary from different providers outside the builder’s control. If the price of the item for allowance is more than the allowance then additional money will be owed when ordered. By the same token, if allowance is not spent then any remaining money will be credited to the buyer. Allowances include installation.

Both Buyer and Builder are to sign.

_____ **Cambridge Classic Homes**

_____ **Buyer**