

2025
Bluestone Builders LLC
76 Fall Reserve

GENERAL SPECIFICATIONS
Based on plan by McMillan Designs #M063-25

Custom plan up to 4541 sq. ft. heated approx... With four car garage; 5 bedrooms. 5½(2)½ baths; Ten foot ceilings on the first floor with vaulted family room ceiling with nine foot on the second. Large game room and unfinished walk in storage. Sealed crawlspace.

- 1} Front elevation mix of fiber siding, brick and metal roof accents. Sides and rear are fiber siding with ARB approved colors.
- 2} Seamless colored gutters and downspouts on whole house.
- 3} Dimensional 30-year roofing shingles with colored flashing and roof details on the house.
- 4} Black exterior/white interior vinyl Pella brand single hung windows, insulated low-e glass with screens.
- 5} 5" crown mold throughout except closets and vaulted rooms; one by ten base first floor and one by six base upstairs with 3 ½" window and door casing; all painted doors and trim; vaulted ceiling in family, owners, guest, screened porch and bed 3 ; All interior doors are solid core framed, eight foot tall on 1st floor. Site built closets with hanging and open shelves. Custom built painted mudroom bench. Painted site built built-ins either side of fireplace.
- 6} Mahogany stained front door. Pull apart sliders to screened porch.
- 7} Painted/stained shaker style cabinets throughout on allowance and level 2 Quartz tops in kitchen and primary. Tops in other vanities and laundry from off cuts.

- 8} Thermidor built-in appliances for kitchen/pantry including gas 36" range, 2nd oven, microwave, hood ventilation, 36' counter depth refrigerator and two dishwashers.
- 9} Prefinished 6" hardwoods entire first floor. Hardwoods second floor hallway. Hardwood stairs black iron balusters and wood railing.
- 10} Ceramic tile in master bath with zero entry shower. All bathrooms, tub and shower surrounds, laundry and kitchen backsplash on allowance.
- 11} Master shower with 3/8' heavy glass panel, 3/8" glass other shower enclosures. Interior door hardware kwikset Casey lever. Finish matching bath hardware.
- 12} Freestanding soaking tub in master bath, one fixed and one slide bar showerhead in master shower.
- 13} Elongated efficient toilets and tubs throughout.
- 14} Delta bath fixtures throughout
- 15} Cat-6 jack run to modem and remote wifi location. 200 amp electrical service.
- 16} Carpeting in upstairs bedrooms, and rec room per allowance.
- 17} Two system hi-efficiency 14 seer heat HVAC, one per floor. Split system on the first floor and Heat Pump on the second.
- 18} High efficiency insulation in ceiling R-38; R-15 walls with sound dampening all bathroom walls adjacent to common areas
- 19} Covered front entry with stained tongue and groove ceiling and flagstone floor and steps.
- 20} Tankless hot water heater with recirculation pump for quick hot water service. Three exterior hose bibs.
- 21} CHI brand carriage style garage door with automatic openers, remote keypad and hardware.
- 22} Screened porch with tongue and groove ceiling and pressure treated wood flooring with steps to the ground.
- 23} Concrete driveway with walkway to front door.
- 24} Ventless gas fireplace in family room with granite surround and custom wood mantle. Exterior gas fireplace with stone surround and custom wood mantle

- 25} ARB approved landscaping package to include fine grade, down spout drains, foundation shrubs, mulch, topsoil and sod in the front, sides and 30' in the rear.
- 26} One interior trim color (semi gloss) , one ceiling color (flat), 2 wall colors (flat light base)
- 27} House professionally cleaned prior to closing.

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Total price	\$1,875,000
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Allowances (included in price):

Lighting fixtures	17,000.00
Carpet installed per sq. yd.	24.00 24.00
Master tile per sq ft	87000
Cabinets	53,000.00
Bathroom and laundry tile per sq ft	4.00

