



Cambridge Classic Homes

SPECIFICATIONS AND ALLOWANCE DETAIL

93 WEXFORD - THE GRANTHAM PLAN

Approximately 4,339 Square Feet

Pricing – \$1,635,000

As of August, 24, 2026

CONSTRUCTION

PERMITS	All associated permitting
PLANS	Architectural and Engineered Plans
SITE PREPARATION	Grading, Clearing, Temporary Driveway, Stonework for footings, garage slab, front porch, Erosion Control, Footings
FOUNDATION	Sealed Crawlspace, Stone Front Foundation, Painted Parge Side and Rear Foundation, Backfill, Termite Treatment, Waterproofing
GARAGE	3-Car Garage with poured sloping concrete
FRAMING	All Framing Materials and Labor per plan
INSULATION	Full insulation per code to meet Live Green certification
DRYWALL	Material and Labor
SUPERVISION	Site supervision and maintenance during build, construction, and final cleans

EXTERIOR SELECTIONS

STONE	Centurion Bell Harbor Quarry Stone
FRONT PORCH	Flooring Coordinating Flagstone Floor & Steps, Front Porch Ceiling – Tongue & Groove Stained Minwax Provincial
WINDOWS	MI Casement, Fixed & Single-Hung in Clay Color



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SLIDER	Windoor Taupe Exterior – White Interior
FRONT DOOR	Custom Mahogany Double Front Doors– Southwood Andalucia Stained Minwax Provincial. Schlage Century Hardware in Bronze
SIDING	Fiber Cement Siding per plans, Painted SW 7004 Snowbound
SCREENED PORCH	Decked Flooring Stained Minwax Provincial, Porch Framing painted SW 7004 Snowbound, Porch Ceiling Tongue and Groove Stained Minwax Provincial, Black Aluminum Pickets & Black Screens
EXT. FIREPLACE	Napoleon Riverside 36” with Stone Surround to Mantel, Stone Mantel & Siding Above Mantel, TV Outlet
ROOF	Certainteed Landmark Shingles in Weathered Wood + Medium Bronze Metal Roof Per Plan
GARAGE DOOR	Amarr Hillcrest Insulated Long Beadboard Panel Door Thames Windows & Blue Ridge Hardware in Sandtone
GUTTERS	Seamless Aluminum Bronze in Color
DRIVEWAY	Brushed Concrete Per Plot Plan
LANDSCAPE	Landscape plant package + Bermuda sod for entire yard
HANDRAILS	Black iron railing if needed by code

INTERIOR SELECTIONS

APPLIANCES	48” GE Monogram Dual Fuel Range 48” Range Hood Insert + Custom Millwork Hood 24” GE Monogram Dishwasher 24” GE Monogram Drawer Microwave 48” GE Monogram Built-In Refrigerator XO 24” Undercounter Beverage Fridge
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PLUMBING	See Design Lookbook for Specific Selections Tankless Hot Water Heater 2 Exterior Hose Bibs
HVAC	Lennox System – Custom designed
ELECTRICAL	All per code electrical wiring, 5 recessed cans in kitchen, four in living room, 3 stair tread lights & 3 exterior up lights with dusk-to-dawn photocell activation, Undercounter LED lighting in kitchen and scullery, LED lighting on built-in shelving & upstairs bar,
LIGHTING	Custom Light Package – See design lookbook for selections
CABINETS	Custom Cabinet Package – See design lookbook for selections
COUNTERTOPS	See Design Lookbook for Selections
WOOD FLOORING	Engineered Hardwood Imperial Pecan Antique (locations – downstairs + 2 nd floor hallway) includes transitions, labor, glue and shoe mold
CARPET	See Design Lookbook for Selections
TILE	See Design Lookbook for Selections
TRIM	Door Casings- RB3 Door Styles – Two Panel Flat Top Custom Trim Package – See home for completed selections
INTERIOR PAINT	Walls – Sherwin Williams Flat Alabaster Ceiling – Sherwin Williams Flat Alabaster Trim – Sherwin Williams Semi-gloss Alabaster Accent Color – To Match Scullery & Laundry Cabinets
MIRRORS	Custom Mirror Package Allowance \$1,600.00



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HARDWARE

Bath Matches Plumbing Selections, Schlage Bowery
Knob in Polished Nickel on Doors

SHOWER DOOR

Frameless enclosures downstairs, Semi-frameless
upstairs & curved shower rod in tub/shower bath

The above list and associated allowances represent the pricing established at \$1,635,000.
Any modifications, substitutions, or upgrades shall be documented by a written addendum and
reflected in adjusted contract pricing accordingly.

Note: All allowances are provided as estimates for items not yet selected. Final models, materials,
and pricing are subject to variation based on supplier availability and other factors beyond the
Builder's control.

Both Buyers & Builder To Sign :

Buyer

Buyer

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