

2025
Bluestone Builders LLC
79 Fall Reserve

GENERAL SPECIFICATIONS
Based on plan by McMillan Designs #M076-25

Custom plan up to 4436 sq. ft. heated approx... With three car garage; 5 bedrooms. 5½ baths; Ten foot ceilings on the first floor with vaulted kitchen dining room ceiling and 11' family room ceiling with nine foot on the second. Large game room and unfinished walk in storage. Sealed crawlspace. Pool site

- 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 windows casement 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 dining, kitchen, bed 3, bed 4 and game room ; All interior doors are solid core panel, 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 tops per design sheet. Tops in other vanities and laundry from off cuts.

- 8} Built-in appliances for kitchen per spec including 36" range, oven, microwave, hood ventilation, two dishwashers and under counter rec room refrigerator.
- 9} Prefinished 7" 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 per design spec
- 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 sound attenuating spray foam insulation with batt sound dampening all bathroom walls adjacent to common areas
- 19} Covered front entry with stained beadboard 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 tile patio flooring. Outdoor grilling area with 36" grill and ventilation
- 23} Concrete driveway with walkway to front door.
- 24} Ventless gas fireplace in family room with tile surround and custom wood mantle.
- 25} ARB approved landscaping package to include fine grade, down spout drains, foundation shrubs, mulch, topsoil and sod 30 feet from rear of house.

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\$1,815,000

Lighting fixtures	18,000.00
Carpet installed per sq. yd.	24.00
	24.00
Master tile per sq ft	7.00
	7.00
Cabinets	45,000.00
Bathroom and laundry tile per sq ft	4.00
Fireplace tile per sq ft	6.00
Rear porch tile per sq ft	7.00

