



Cambridge Classic Homes

SPECIFICATIONS AND ALLOWANCE DETAIL

45 WEXFORD - THE HAMPSTEAD

Approximately 4,685 Square Feet

Pricing – \$1,895,000,000

As of October 5, 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 Veneer Foundation front, 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	Custom Blend Centurion 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, Grid Pattern Per Plan, No Grid on sides & Rear



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SLIDER	Windoer Taupe Exterior – White Interior
FRONT DOOR	3 Custom Mahogany Double Front Doors– Southwood Andalucia Stained Minwax Provincial. Foyer door is operable, Study doors are fixed with Schlage Century Hardware in Bronze
SIDING	Fiber Cement Siding per plans, Painted SW 7011 Natural Choice with SW 7506 Loggia Accents
SCREENED PORCH	Decked Flooring Stained Minwax Provincial, Porch Framing painted SW 7506 Loggia Accents, 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 with Thames Windows & Blue Ridge Hardware in Wicker Tan
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 Selections Book for Detail 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, Structured wired panel, Undercounter LED lighting in kitchen and scullery, LED lighting on built-in shelving & upstairs bar, 4 Cat6 locations, Custom electrical walk with builder
LIGHTING	Custom Lighting Package See Selections Book for Detail
CABINETS	Custom Cabinet Package See Selections Book for Detail
COUNTERTOPS	Custom Countertop See Selections Book for Detail
WOOD FLOORING	Engineered Hardwood custom allowance - \$22,000.00 (locations – downstairs + 2 nd floor hallway) includes transitions, labor, glue and shoe mold
CARPET	Custom Carpet Allowance - \$4,500.00
TILE	Custom Tile Allowance See Selections Book for Detail
TRIM	Door Casings- RB3 Door Styles – Two Panel Flat Top Solid Door Locations – Powder Bathrooms & Primary Bedroom Hinge Color – Brushed Nickel Custom Trim Package includes extensive wainscoting throughout main living area, primary bedroom, and powder room. Custom Built-ins in downstairs study. Crown locations – downstairs + upstairs hall



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INTERIOR PAINT

Walls – Sherwin Williams Flat – 3 colors

Ceiling – Sherwin Williams Flat White

Trim – Sherwin Williams Semi-gloss 1 color

*Dark color accents require more labor and will have an additional upcharge *

MIRRORS

Custom Mirror Package Allowance \$1,600.00

HARDWARE

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

SHOWER DOOR

Frameless enclosures in Primary bathroom, Semi-frameless in secondary showers & curved shower rod in tub/shower bath

The above list and associated allowances represent the pricing established at \$1,895,000.00.

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.

Allowance Validity and Decision Deadlines:

Allowance quotes provided by vendors are valid only until the stated selection or decision deadlines. If a decision deadline is missed, pricing is subject to change due to supplier price fluctuations, administrative fees, and potential builder delay costs. Any adjustments resulting from missed deadlines will be communicated in writing, along with an updated decision deadline.

All final selections and approvals shall be completed through BuilderTrend, where overall project pricing will be updated and tracked in real time for Buyer transparency throughout the build process. If a decision is not finalized and approved in BuilderTrend by the required deadline, the Builder will proceed according to the specifications outlined in the approved Spec Sheet in order to maintain the construction schedule.

In the event the actual cost of any allowance item exceeds the amount allocated, the Buyer shall be responsible for the difference at closing. If the overage exceeds the allowance amount, the Builder may require an additional non-refundable deposit at the time of the selection order. Conversely,



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should the total cost of any allowance item be less than the amount allocated, the remaining balance shall be credited to the Buyer at closing.

All stated allowances include applicable delivery and installation costs.

Both Buyers & Builder To Sign :

Buyer

Buyer

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