



Mustang Estates

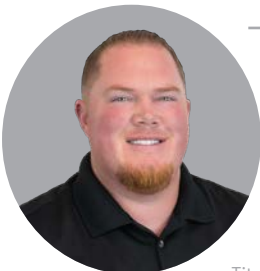


Mustang Estates



NOTES

- PRICING IS TENTATIVE AND SUBJECT TO CHANGE.
- SQUARE FOOTAGE IS APPROXIMATE.
- INCLUDES FRONT YARD LANDSCAPING ONLY.
- INCLUDES BACK FENCING (RETURNS AND SIDE YARDS ARE OPTIONAL).
- PRICES, PROMOTIONS, SPECIFICATIONS, AND AVAILABILITY ARE SUBJECT TO CHANGE.
- ALL CORNER LOTS (1, 16, 17, 34) HAVE A \$3500 LOT PREMIUM.



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CENTURY 21
 Tri-Cities

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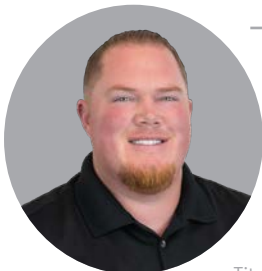
Mustang Estates



COMMUNITY FLOOR PLAN FEATURES & PRICING

Story	Floor Plan	Garage	Square Footage	Pricing
1	Syrah	2	1,454	\$379,900
1	Adams	2	1,460	\$379,900
1	Adams	3	1,460	\$394,900
1	Jefferson	3	1,473	\$397,900
1	Noviva Jane	3	1,496	\$399,900
1	Washington	2	1,536	\$404,900
1	Washington	3	1,536	\$419,900
1	Lincoln	3	1,545	\$409,900
1	Stella Anne	2	1,579	\$409,900
1	Stella Anne	3	1,579	\$424,900
1	Monroe	3	1,627	\$429,900
1	Makayla Ferrera	2	1,741	\$414,900
1	Makayla Ferrera	3	1,741	\$429,900
1	Meriwether	2	1,778	\$414,900
1	Meriwether	3	1,778	\$429,900
1	Brielle Elizabeth	3	2,083	\$454,900
1.5	Christine Patrice	3	2,681	\$474,900
2	Whitworth	2	2,244	\$439,900
2	Whitworth	3	2,244	\$454,900
2	Chardonnay	3	2,369	\$444,900
2	Primrose	2	2,761	\$474,900
2	Primrose	3	2,761	\$489,900
2	Rose Ann	2	2,807	\$479,900
2	Rose Ann	3	2,807	\$494,900

ASK ABOUT OUR \$10,000 BUYER INCENTIVE TO BE USED TOWARDS CLOSING COSTS, UPGRADES OR REDUCTION IN PRICE.



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Prelude Series

at Mustang Estates

THE BONES

- 2x6 exterior walls
- 9' ceilings on main floor (vaults per plan)
- Ceiling tray detail (per plan)
- 8' ceilings at bonus/second floor
- High performance heating & cooling system
- Electric heat pump
- Fully insulated home to meet and/or exceed Energy Code Requirements
- Attic blown-in insulation of R60
- Smart thermostat
- 50-Gallon electric heat pump hybrid water heater

OUTSIDE

- Lap siding with stone accents
- White vinyl windows
- Exterior soffits at home perimeter
- Covered patio (per plan)
- Front yard landscaping

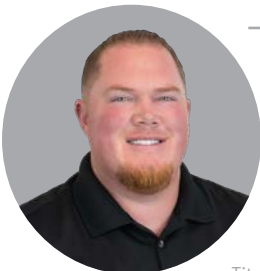
GARAGE

- 2-car garages with 3-car option (per plan)
- Garage walls insulated, drywalled and firetaped
- Garage door opener with remote at main garage door
- Keypad entry at main garage door
- Sealed concrete floor
- Pre-wire for electric car charging
- 8' tall garage overhead door

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INSIDE

- LVP floors at entry, great room, dining, kitchen, main floor hallways, hall bath & laundry room
- 36" tall upper cabinets at kitchen
- TFL & stained wood cabinets in a variety of color selections
- Granite countertops in kitchen & bathrooms (Group 0 granite selections)
- Soft close doors & drawers throughout house
- Knobs on cabinet doors & drawers
- Full tile backsplash at kitchen
- Full millwork wrapped windows at main living areas - Great room, dining, entry door/side lites/s
- White painted interior doors in several style selections
- Orange peel textured walls & hand scraped ceilings
- Delta plumbing fixtures in brushed nickel or matte black
- Door hardware in brushed nickle or matte black options
- Dimmer switches at entry, great room, bedrooms, office, kitchen, dining
- Ceiling fan prewire at great room & master bedroom
- TV/CAT5 - Great room, master bedroom & office (if applicable)
- 8lb carpet pad
- Tile walls at master bathroom shower with fiberglass pan
- Tile floors at master bathroom
- Master vanity at kitchen counter height
- Standard Appliances:
 - Gas Range: Whirlpool Model #WFG535SOLZ
 - Electric Range: Whirlpool Model: #WFES3030RS
 - Dishwasher: Whirlpool Model #WDF341PAPM
 - OTR Micro: Whirlpool Model #WMH31017HZGas OR electric range, dishwasher, microhood (Gas if available, see agent for details)



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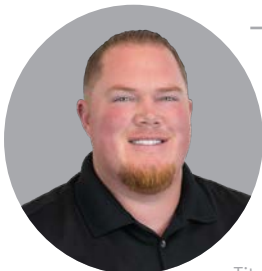


Prelude Series At Mustang Estates

STANDARD UPGRADE OPTIONS

- \$4,000 Stucco siding with no stone accent
- \$6,000 Stucco siding with stone accents
- TBD Granite & quartz counters available in a variety of colors, see agent for details & pricing information
- \$2,000 Painted wood shaker style cabinets (several color options)
- \$1,050 Folding counter at laundry room up to 48" with granite countertop & 4"-6" backsplash
- \$825 Add barn door (price per location includes slab in place of swing door & applicable hardware)
- \$350 36" tall cabinet at hall bath
- \$900 42" tall uppers at kitchen
- \$1,400 3'x5' mudset shower pan with epoxy grout at master bath (no bench)
- \$950 5' upper cabinet at laundry room in lieu of painted shelf
- \$975 Freestanding range hood & dedicated microwave outlet at pantry (buyer to supply own microwave)
- \$1,200 Oversized kitchen island (size varies per plan)
- \$1/psf Upgrade to 2-tone painted wall color, white painted ceilings & white painted millwork to match ceiling
- \$1,500 Finish garage with textured & painted walls & ceiling (color to match interior ceiling color)
- \$3,000 Faux white wood blinds at all windows (transom window & patio doors not included)
- TBD Gas fireplace with tile surround, painted mantel & built-in cabinetry (per plan - see plan for pricing)
- \$1,200 Built-in coat/shoe - TFL or paint grade (per plan - see plan for pricing)
- \$350 BBQ stub at back patio
- \$545 Pre-plumb for water softener (includes loop & outlet)
- \$950 Man door at garage with 4x4 pad, light & switch
- \$750 3rd bay garage door opener with remote
- \$4,080 2-Zone HVAC system (2-story homes ONLY)
- \$5,500 Full yard landscaping (corner & oversized lots see agent for pricing)
- TBD Block or vinyl fencing (pricing quoted per lot)
- \$3,300 Propane gas option with one stub (Mustang Estates ONLY)

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COMFORT PACKAGE

Convenience & Comfort Simplified

Comfort Package

At Mustang Estates _____

\$16,000

- Wider doors (3/0 where available or as wide as possible up to 3/0)
- Near-zero entry door in at least one location
- Space with low counter, open underneath at kitchen - (per plan)
- Microwave drawer - (per plan)
- Kitchen base cabinets to be all drawers where possible

- Roll-in shower at master bath
- (2) grab bars at master shower
- (2) grab bars at master toilet
- Comfort height toilet at all baths
- Bidet at master toilet

Front control range

\$6,000 - ADDITIONAL OPTION

No carpet throughout home

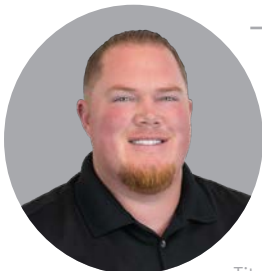
Buyer Date

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NOTES:

- 1) Features in this package are not intended to meet ADA code or similar requirements or guidelines.
- 2) This package is offered to provide convenience and additional comfort to homeowners.

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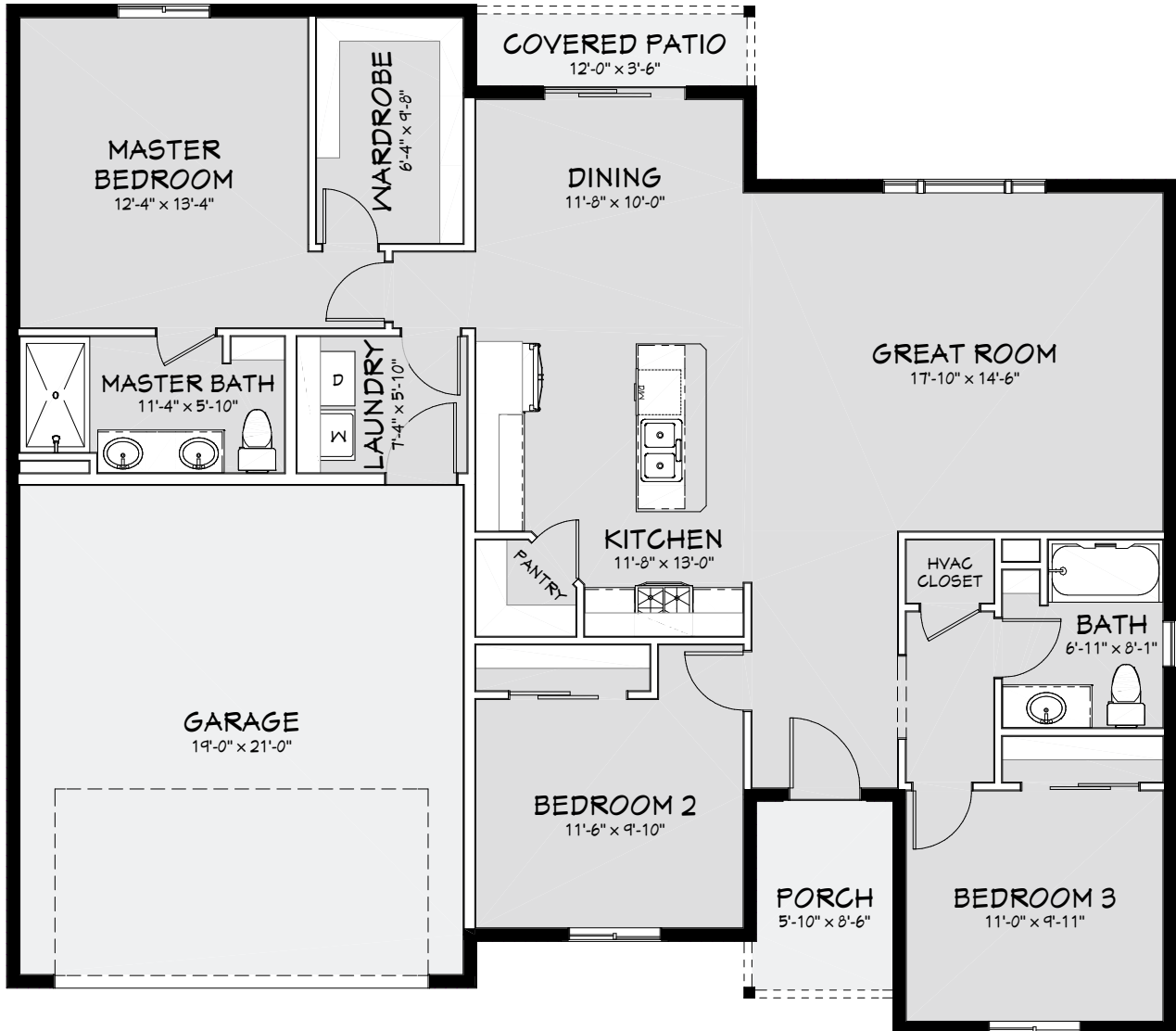
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SYRAH

3 Bedrooms
2 Bathrooms
2 Car Garage
1,454 Square Feet



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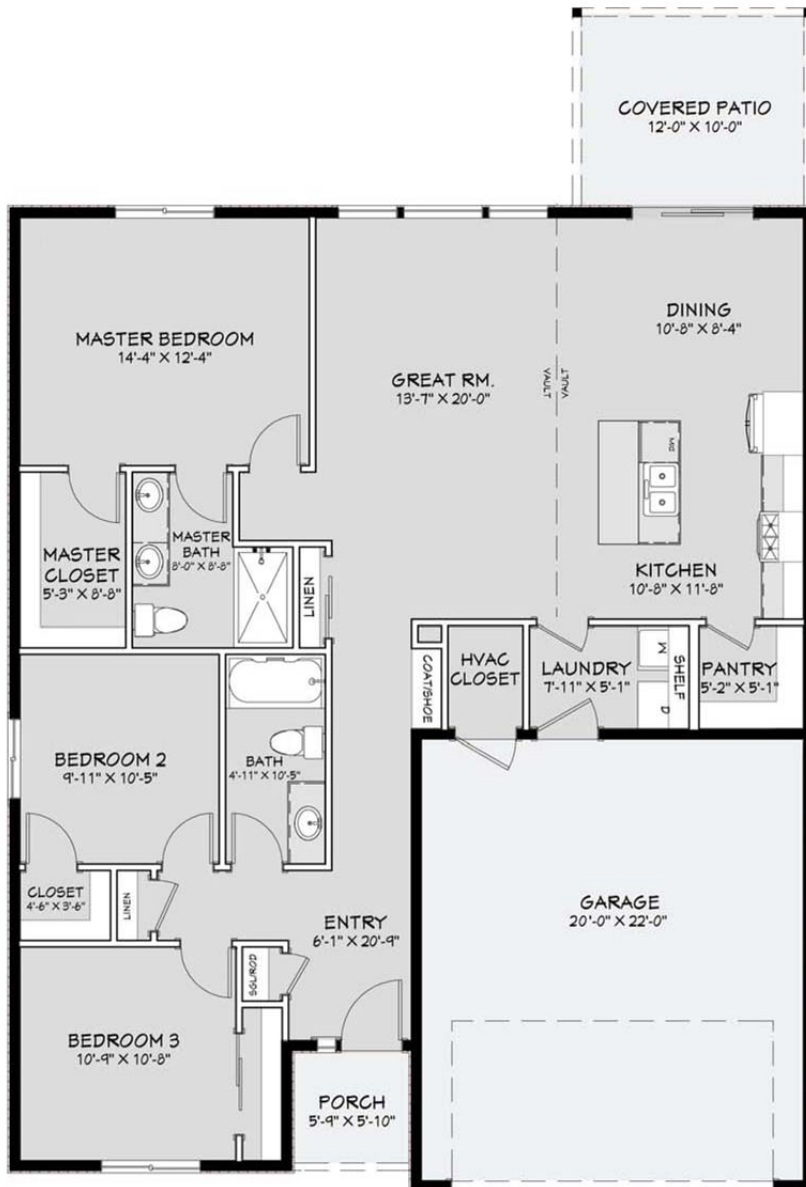




ADAMS

3 Bedrooms
2 Bathrooms
1,460 Square Feet

Available in:
2 or 3 Car Garage



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JEFFERSON

- 3 Bedrooms
- 2 Bathrooms
- 3 Car Garage
- 1,473 Square Feet



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NOVIVA JANE

- 3 Bedrooms
- 2 Bathrooms
- 3 Car Garage
- 1,496 Square Feet



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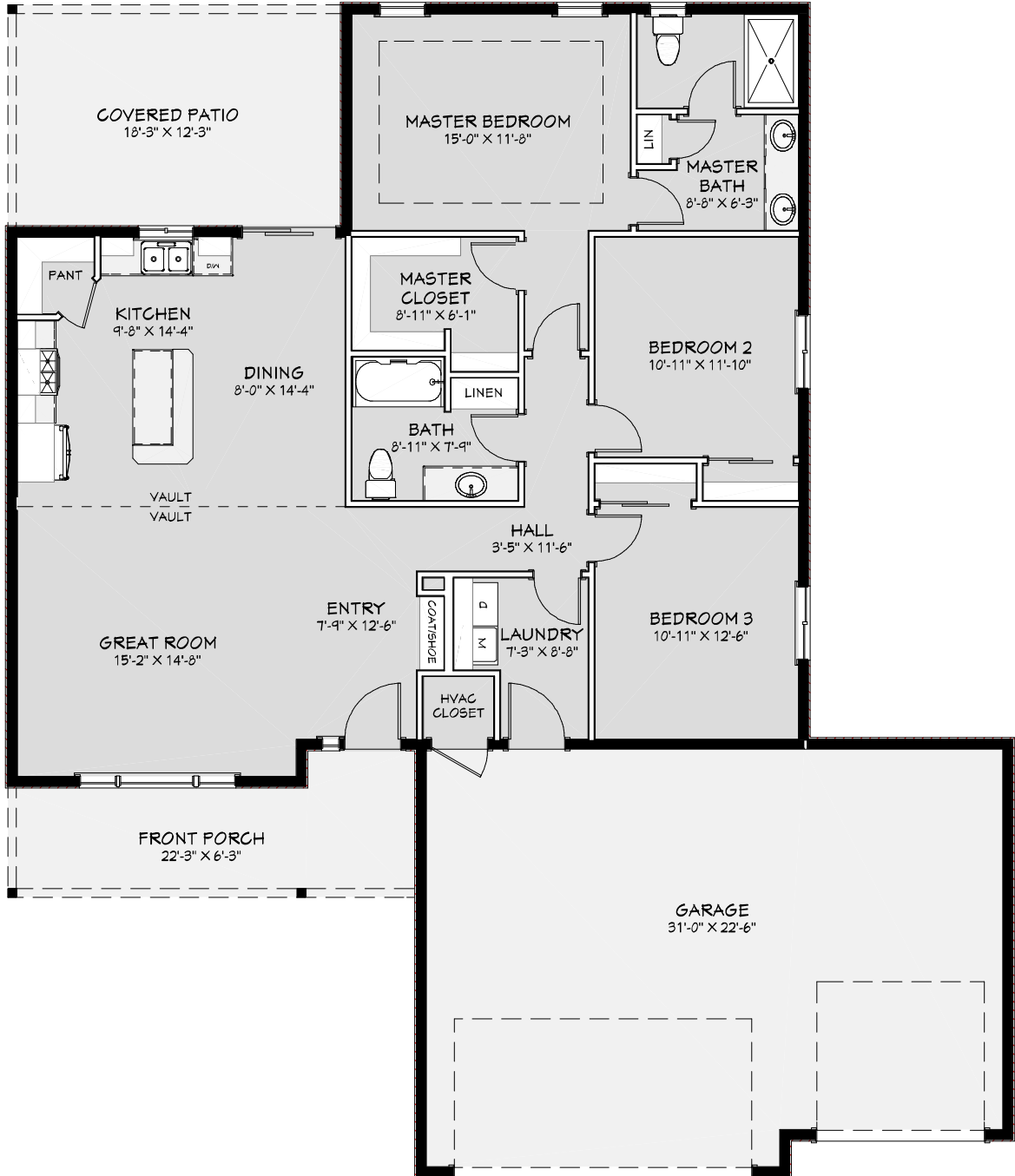




WASHINGTON

3 Bedrooms
2 Bathrooms
1,536 Square Feet

Available in:
2 or 3 Car Garage



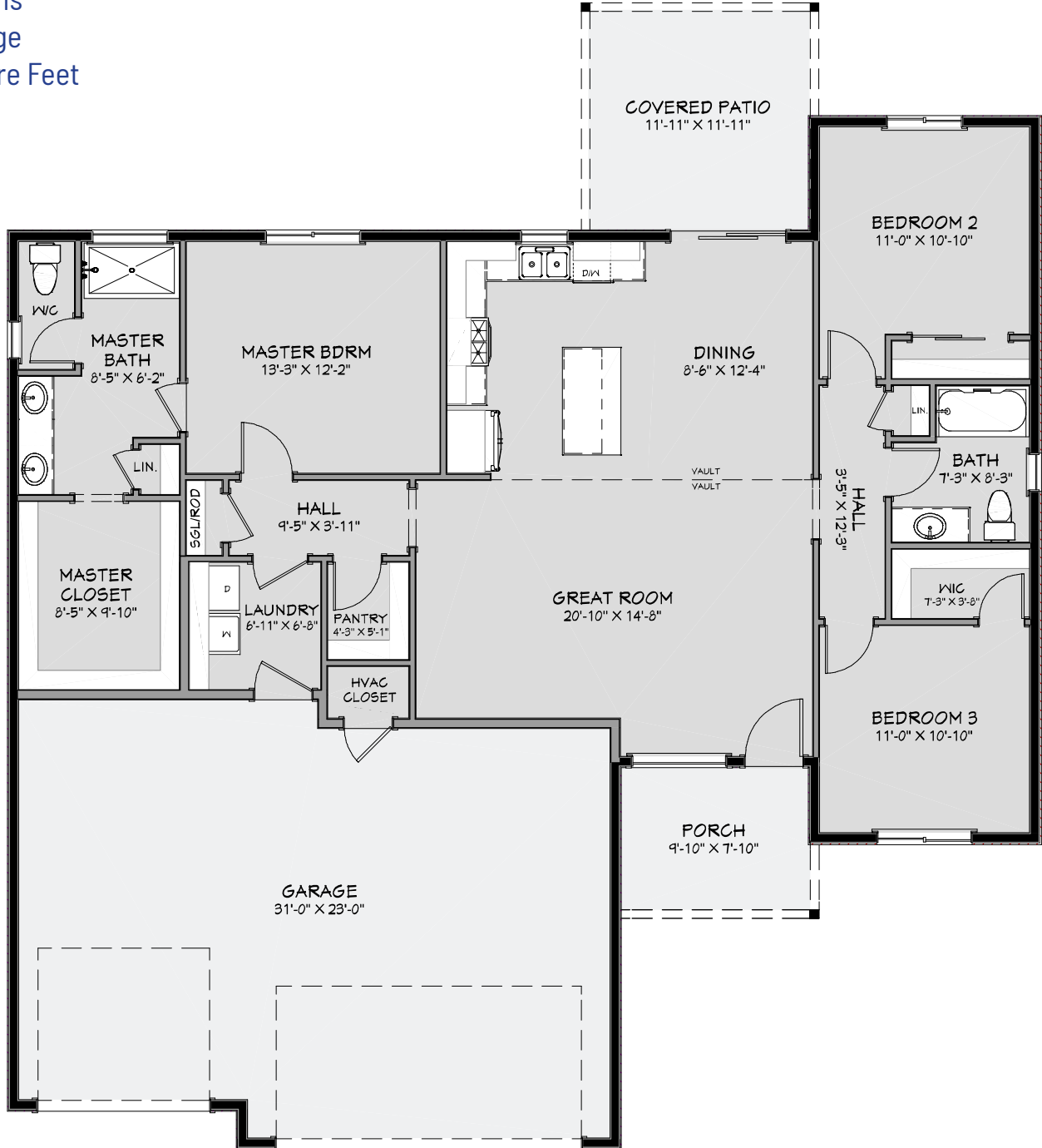
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LINCOLN

- 3 Bedrooms
- 2 Bathrooms
- 3 Car Garage
- 1,545 Square Feet



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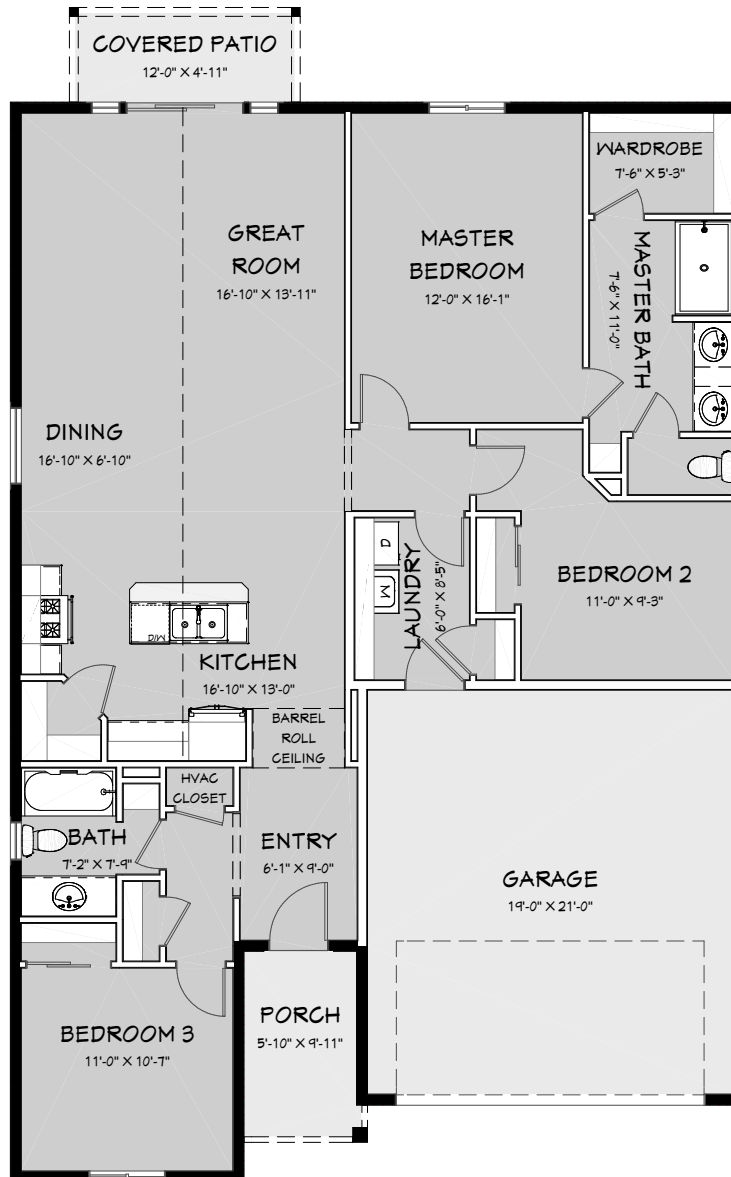




STELLA ANNE

3 Bedrooms
2 Bathrooms
1,579 Square Feet

Available in:
2 or 3 Car Garage



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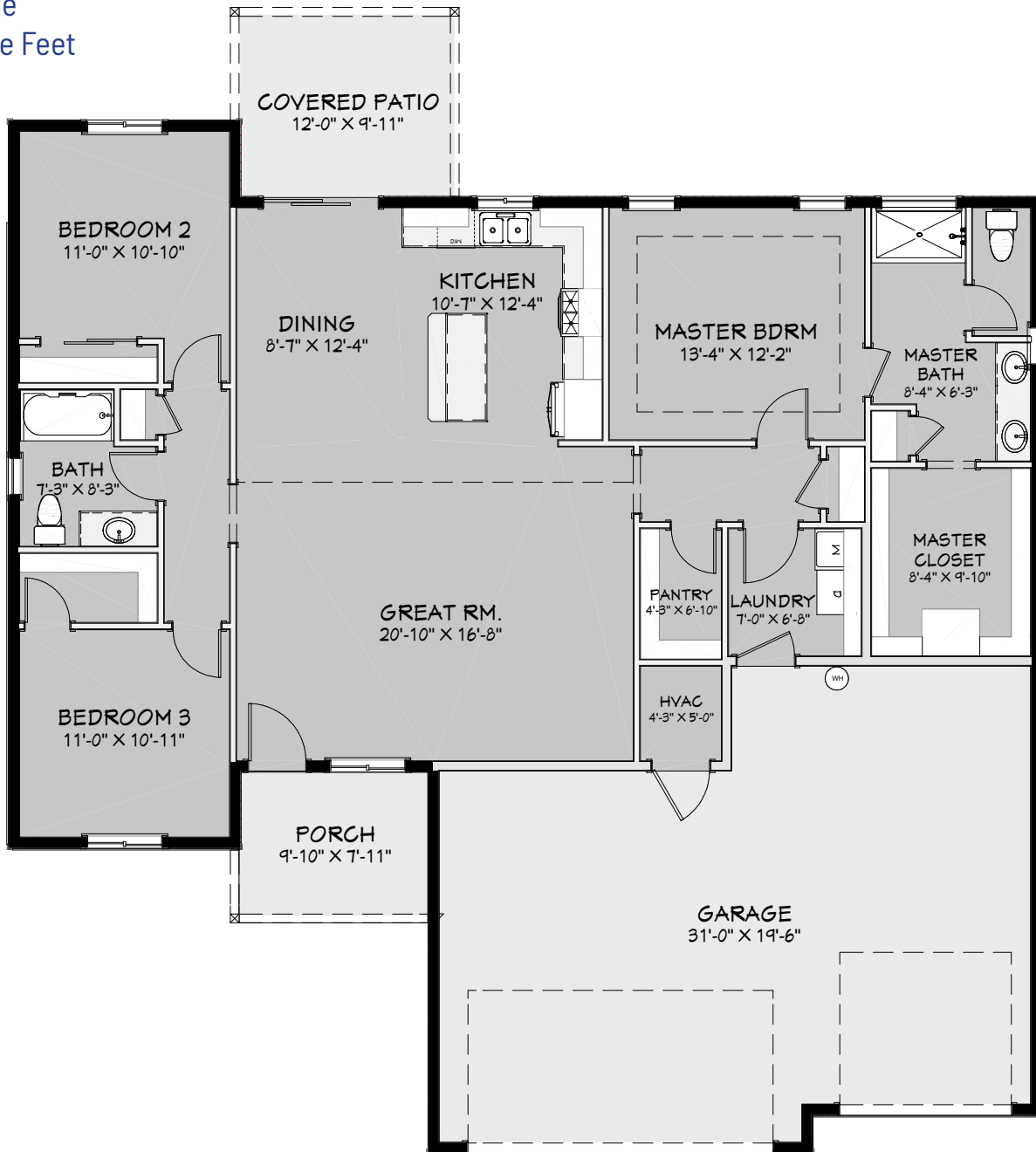




MONROE



- 3 Bedrooms
- 2 Bathrooms
- 3 Car Garage
- 1,627 Square Feet



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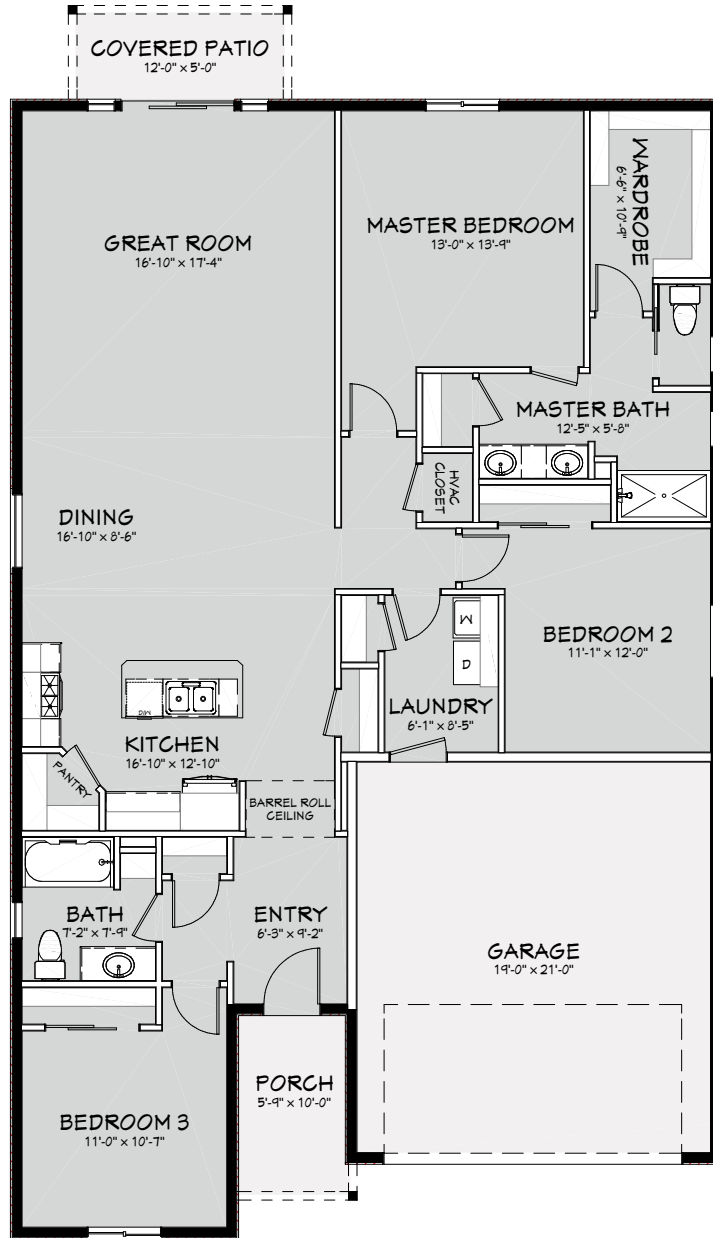




MAKAYLA FERRERA

3 Bedrooms
2 Bathrooms
1,741 Square Feet

Available in:
2 or 3 Car Garage



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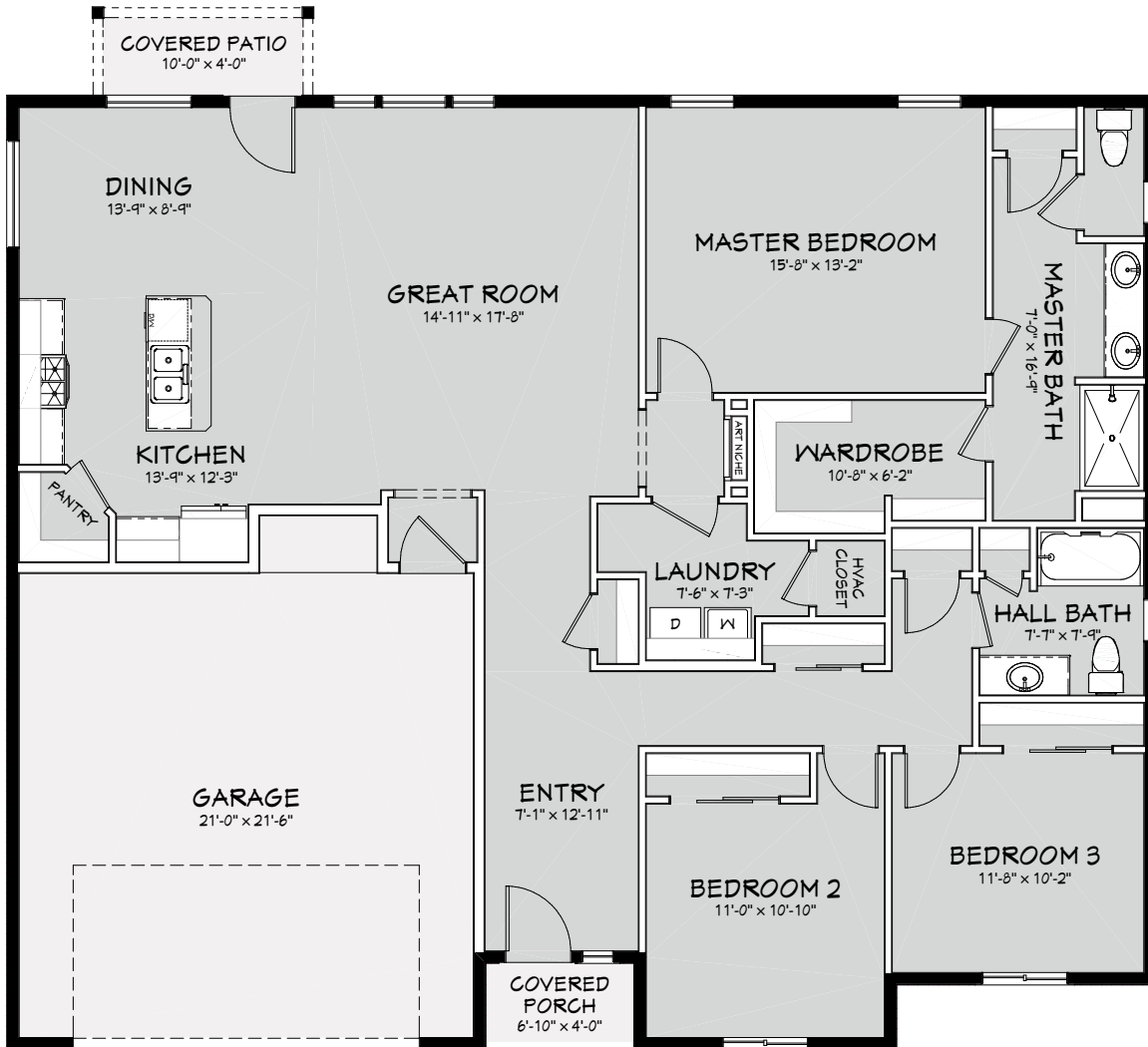




MERIWHETHER

3 Bedrooms
2 Bathrooms
1,778 Square Feet

Available in:
2 or 3 Car Garage



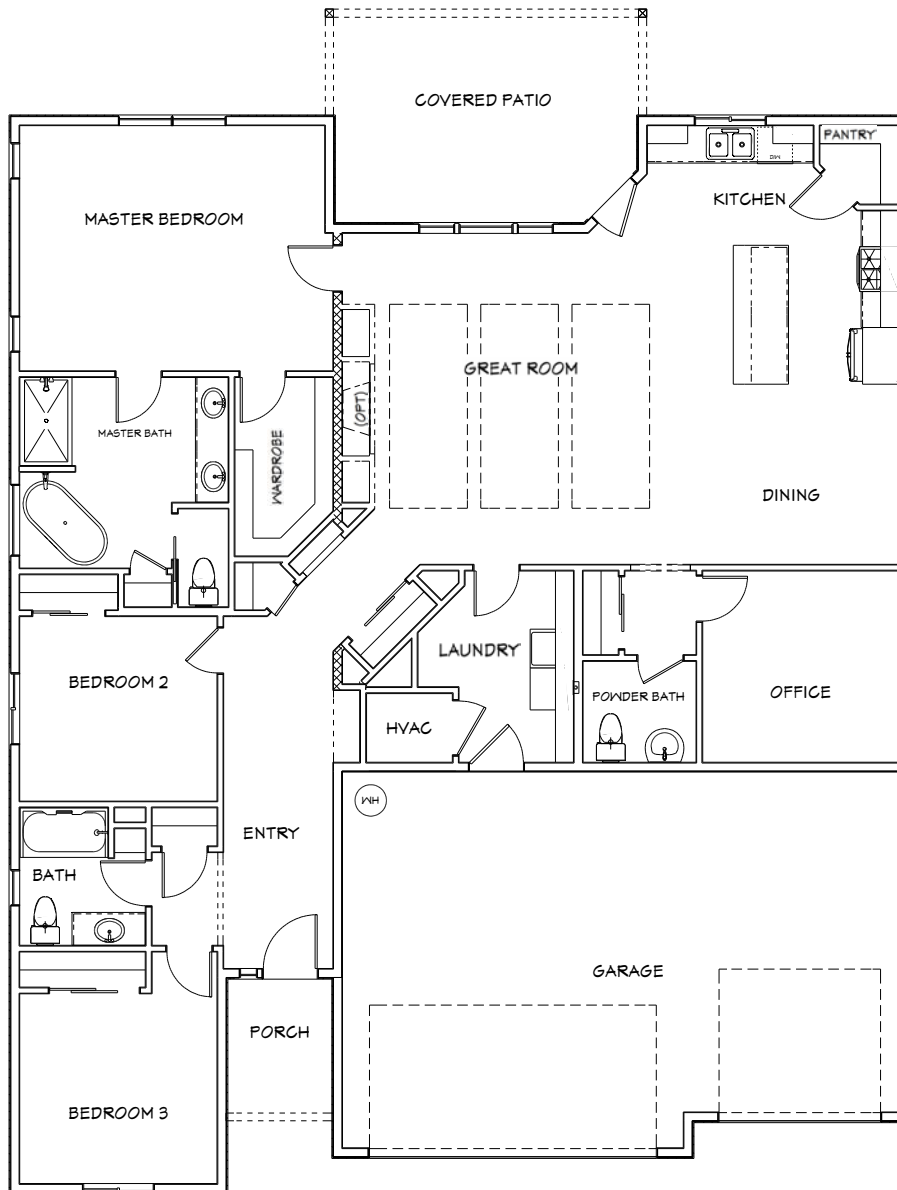
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BRIELLE ELIZABETH

3 Bedrooms
2.5 Bathrooms
3 Car Garage
2,083 Square Feet



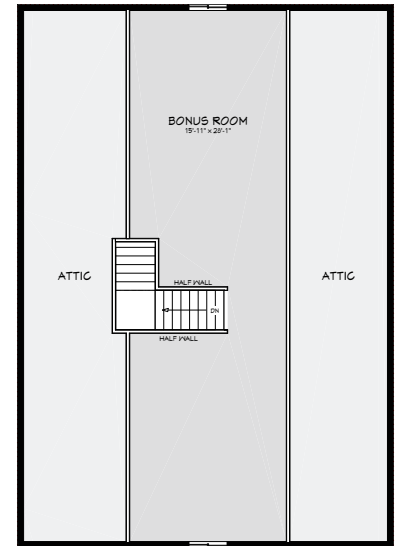
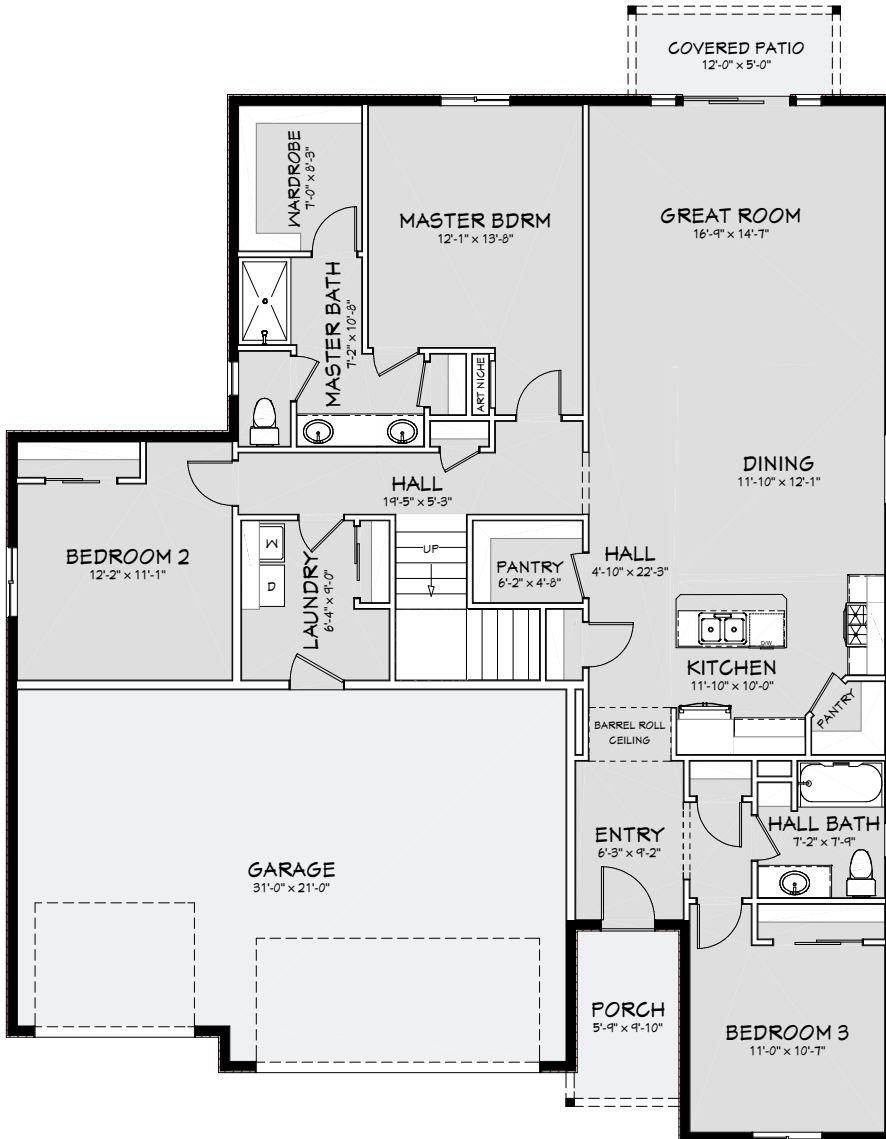
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CHRISTINE PATRICE

- 3 Bedrooms
- 2.5 Bathrooms
- 3 Car Garage
- 2,681 Square Feet



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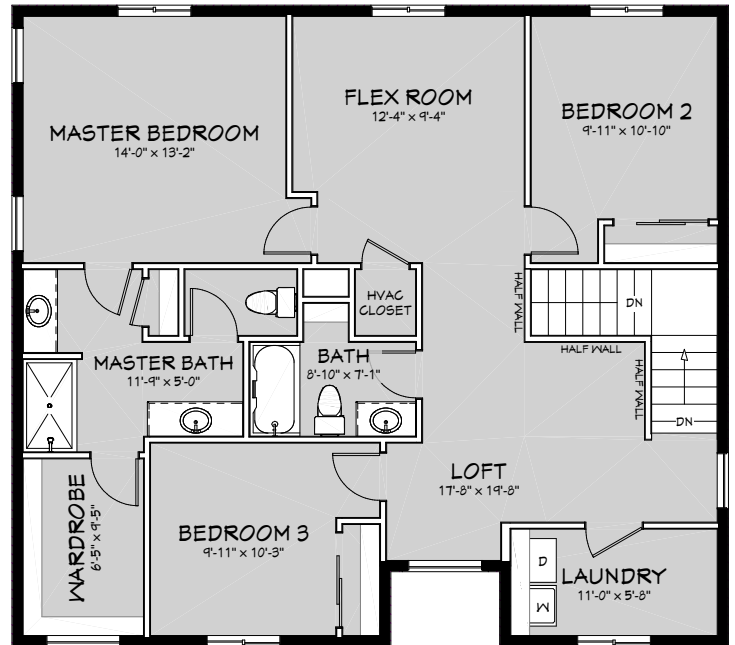
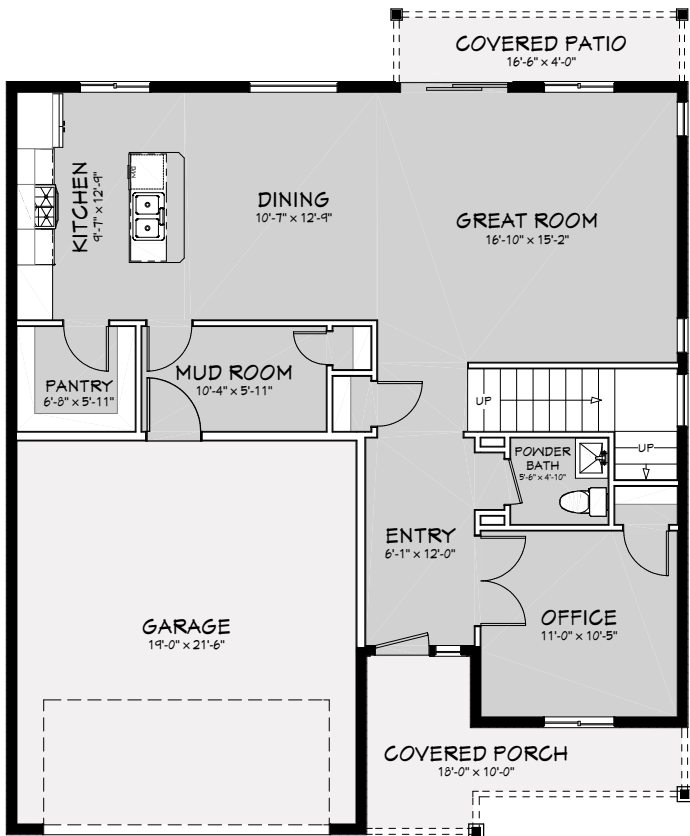




WHITWORTH

3 Bedrooms
2.5 Bathrooms
2,244 Square Feet

Available in:
2 or 3 Car Garage



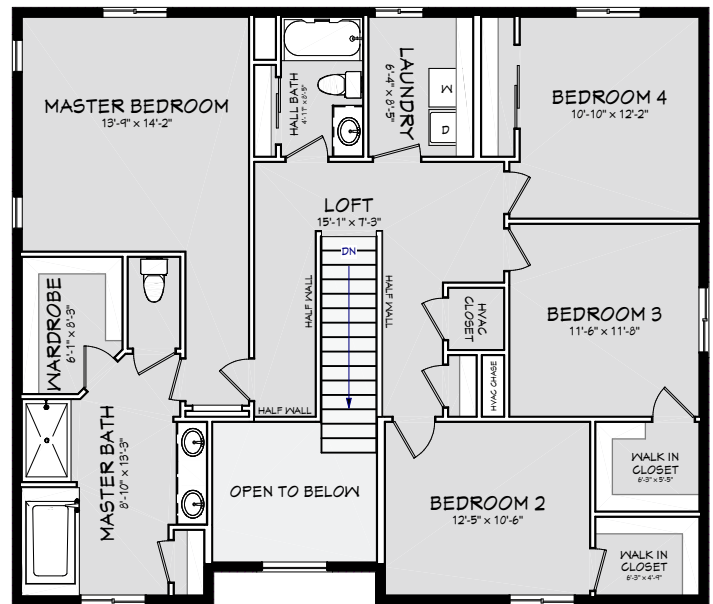
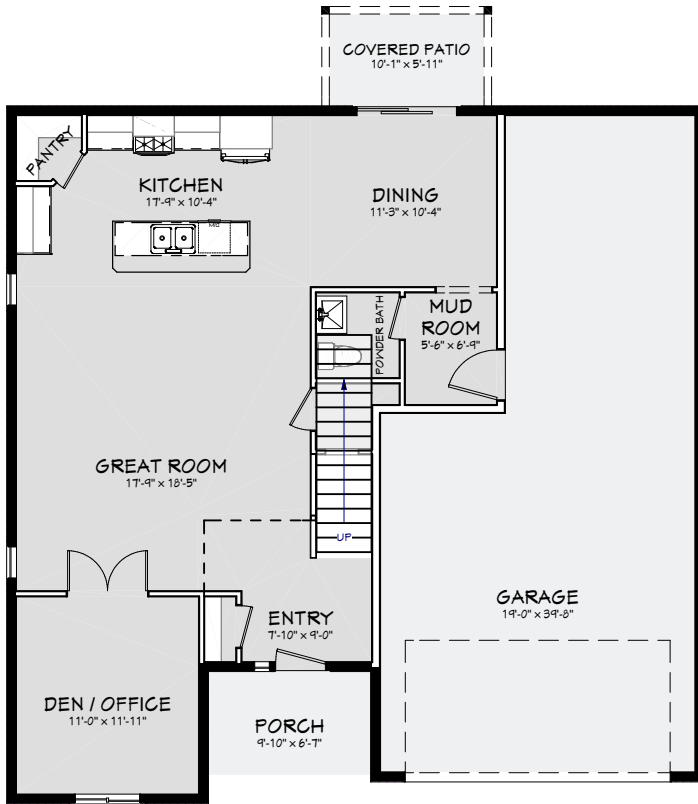
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CHARDONNAY

- 4 Bedrooms
- 2.5 Bathrooms
- 3 Car Garage
- 2,369 Square Feet



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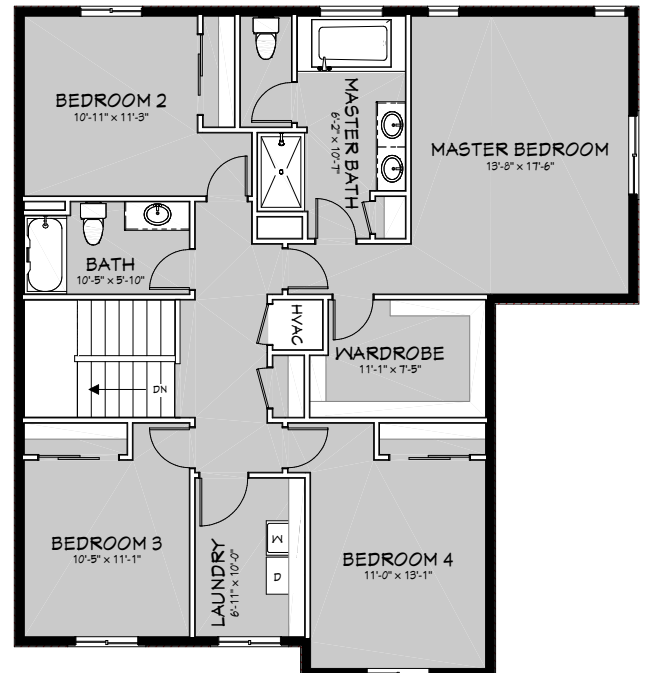
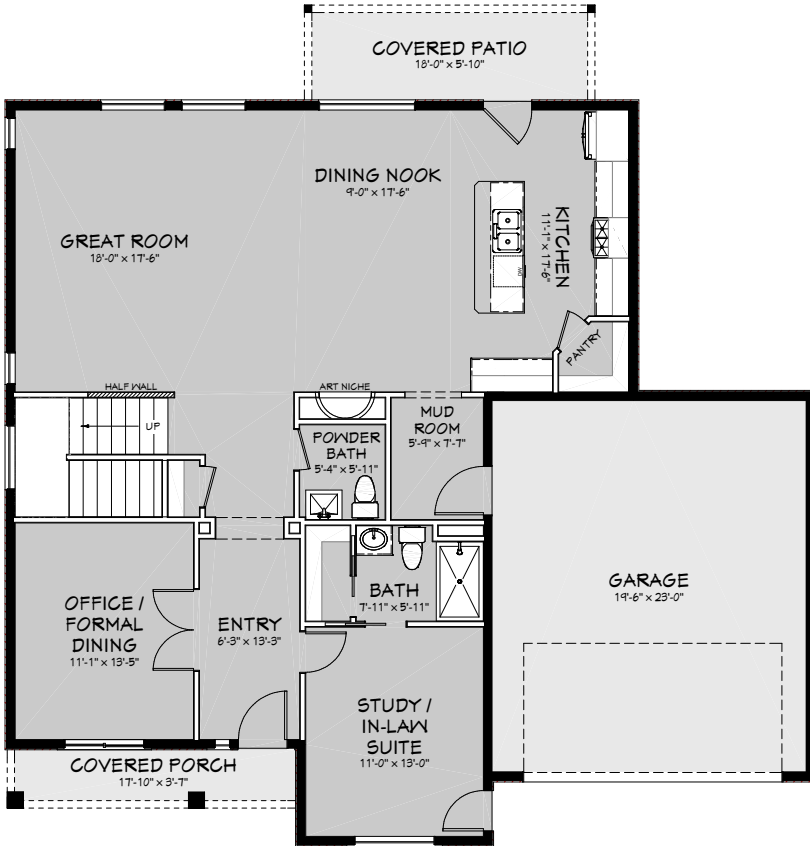




PRIMROSE

5 Bedrooms
3.5 Bathrooms
2,761 Square Feet

Available in:
2 or 3 Car Garage



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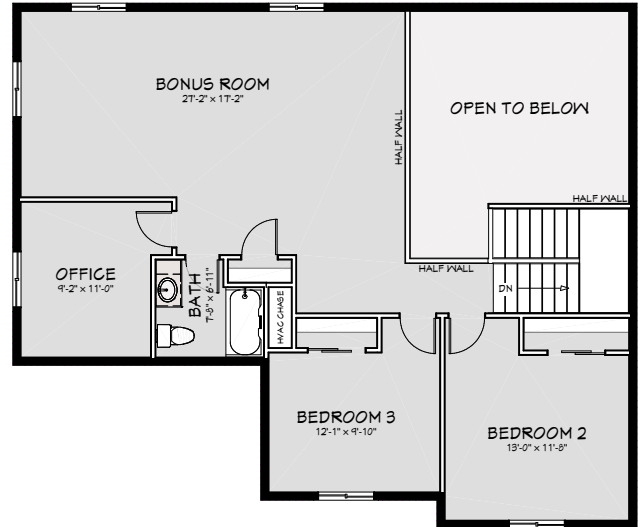
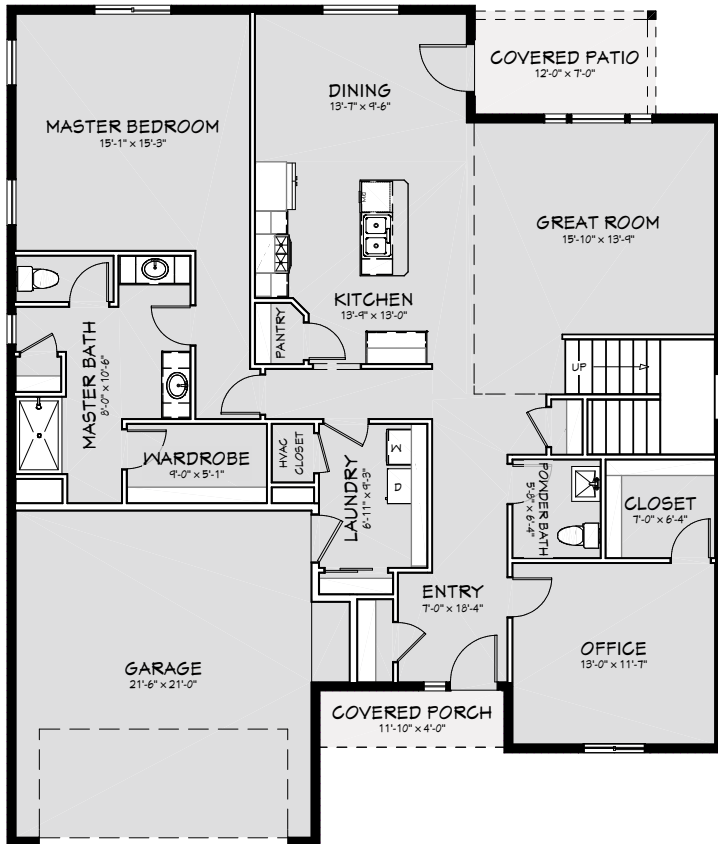




ROSE ANN

4 Bedrooms
2.5 Bathrooms
2,807 Square Feet

Available in:
2 or 3 Car Garage



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