



*South Orchard*



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**Vanesa Quiroz Sanchez**  
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**CENTURY 21®**  
 Tri-Cities

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## COMMUNITY FLOOR PLAN FEATURES & PRICING



Story	Floor Plan	Garage	Square Footage	Pricing
1	Syrah	2	1,454	\$434,900
1	Adams	2	1,460	\$434,900
1	Adams	3	1,460	\$449,900
1	Jefferson	3	1,473	\$452,900
1	Noviva Jane	3	1,496	\$461,400
1	Washington	2	1,536	\$459,900
1	Washington	3	1,536	\$474,900
1	Lincoln	3	1,545	\$469,900
1	Stella Anne	2	1,579	\$464,900
1	Stella Anne	3	1,579	\$479,900
1	Monroe	3	1,627	\$479,900
1	Makayla Ferrera	2	1,741	\$474,900
1	Makayla Ferrera	3	1,741	\$489,900
1	Meriwhether	2	1,778	\$474,900
1	Meriwhether	3	1,778	\$489,900
1	Beth Anne	3	1,938	\$514,900
1	Brielle Elizabeth	3	2,083	\$529,900
1	Willow XL	3	2,228	\$539,900
1	Kimberly Ann	3	2,243	\$579,900
1.5	Christine Patrice	3	2,681	\$544,900
1.5	Ivy Mae	3	2,870	\$574,900
2	Whitworth	2	2,244	\$504,900
2	Whitworth	3	2,244	\$519,900
2	Chardonnay	3	2,369	\$514,900
2	Sydney Rae	3	2,405	\$524,900
2	Primrose	2	2,755	\$544,900
2	Primrose	3	2,755	\$579,900
2	Rose Ann	2	2,807	\$549,900
2	Rose Ann	3	2,807	\$564,900

**DISCLAIMER:** The renderings featured in this builder's sales packet are provided for illustrative purposes only and are intended to represent an artist's interpretation of the overall look of the home. Please note that these renderings may include upgrades and details that are not included in the standard home package. For example, the inclusion of stone on stucco homes, specifically in the South Orchard area, is considered an upgrade. Actual homes may vary in appearance and may not include all features depicted in the renderings. We recommend consulting with our sales team for a complete and accurate understanding of the features and options available for your desired home.



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# Prelude Series

## at South Orchard

### 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

Prices reflect base prices and are subject to change without notice. Lot premiums and options may add to the total of your new home. The plan drawing and renderings represent an artist's conception and are not intended to be an exact representation and is not intended to show specific detailing. Plans remain subject to change without notice. Drawings are not to scale. All measurements are approximate.

### 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 nickel 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 #WFG535S0LZ
  - 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 South Orchard \_\_\_\_\_

## 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 poss 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

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

### 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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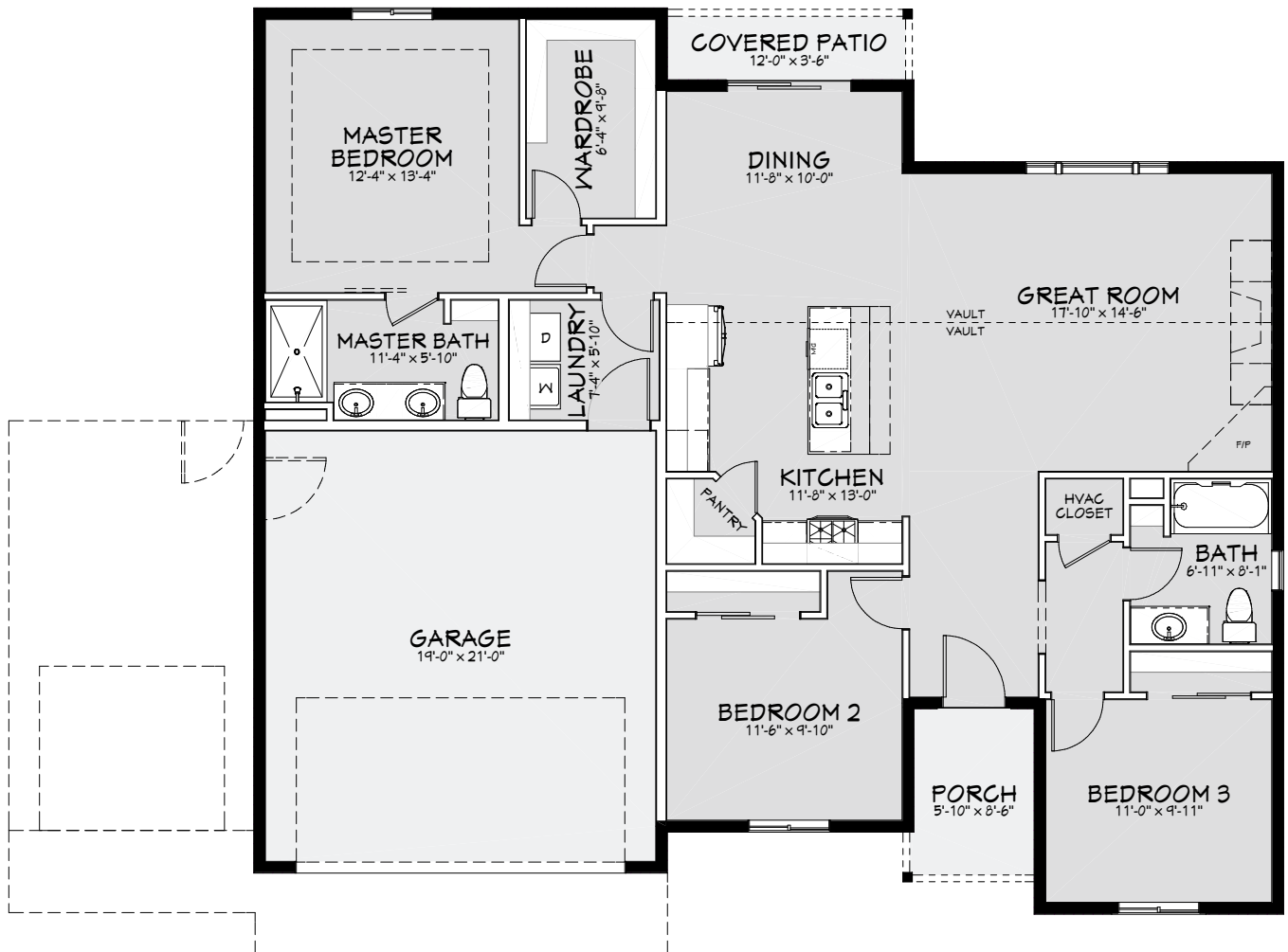
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# SYRAH

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



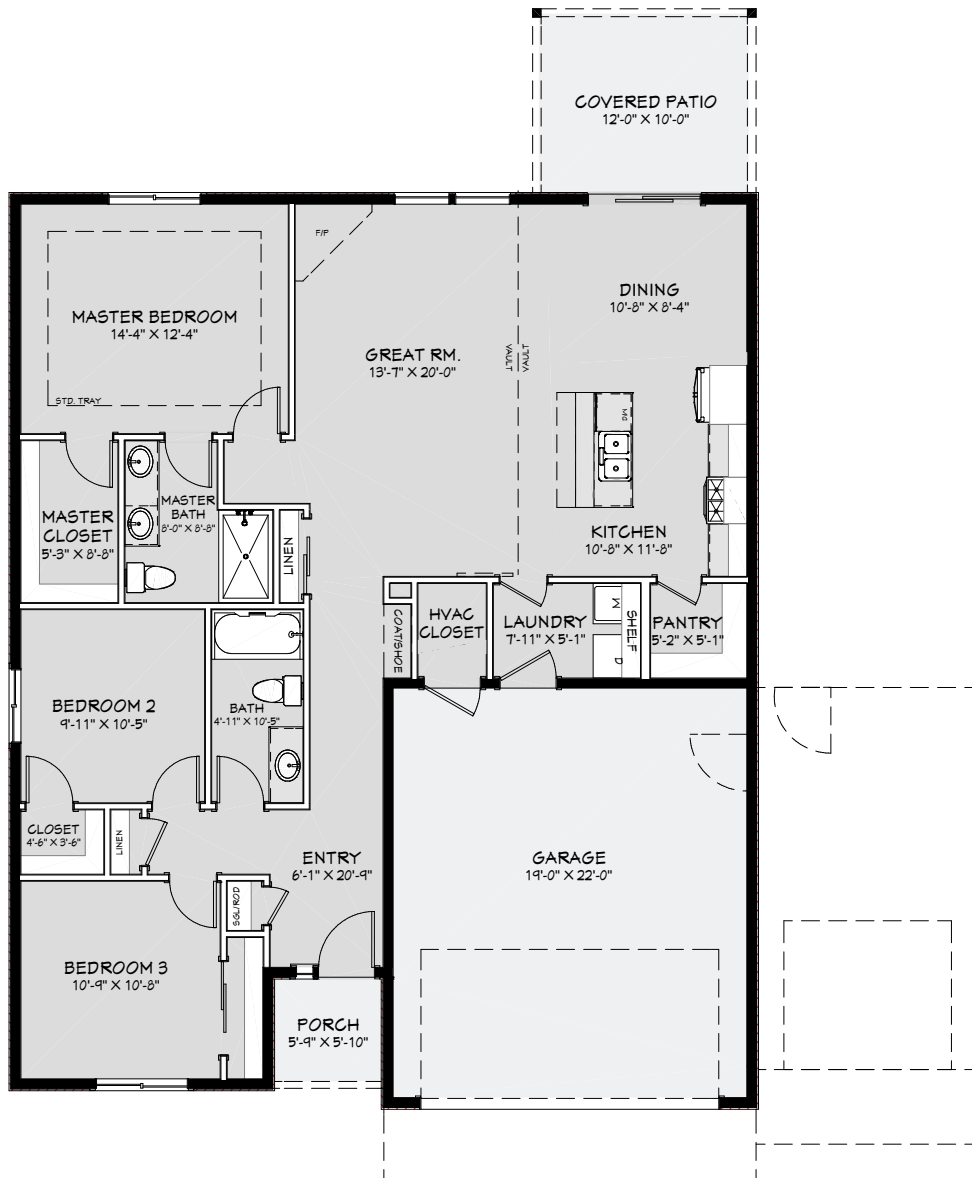




## ADAMS

3 Bedrooms  
2 Bathrooms  
1,460 Square Feet

Available in:  
2 or 3 Car Garage



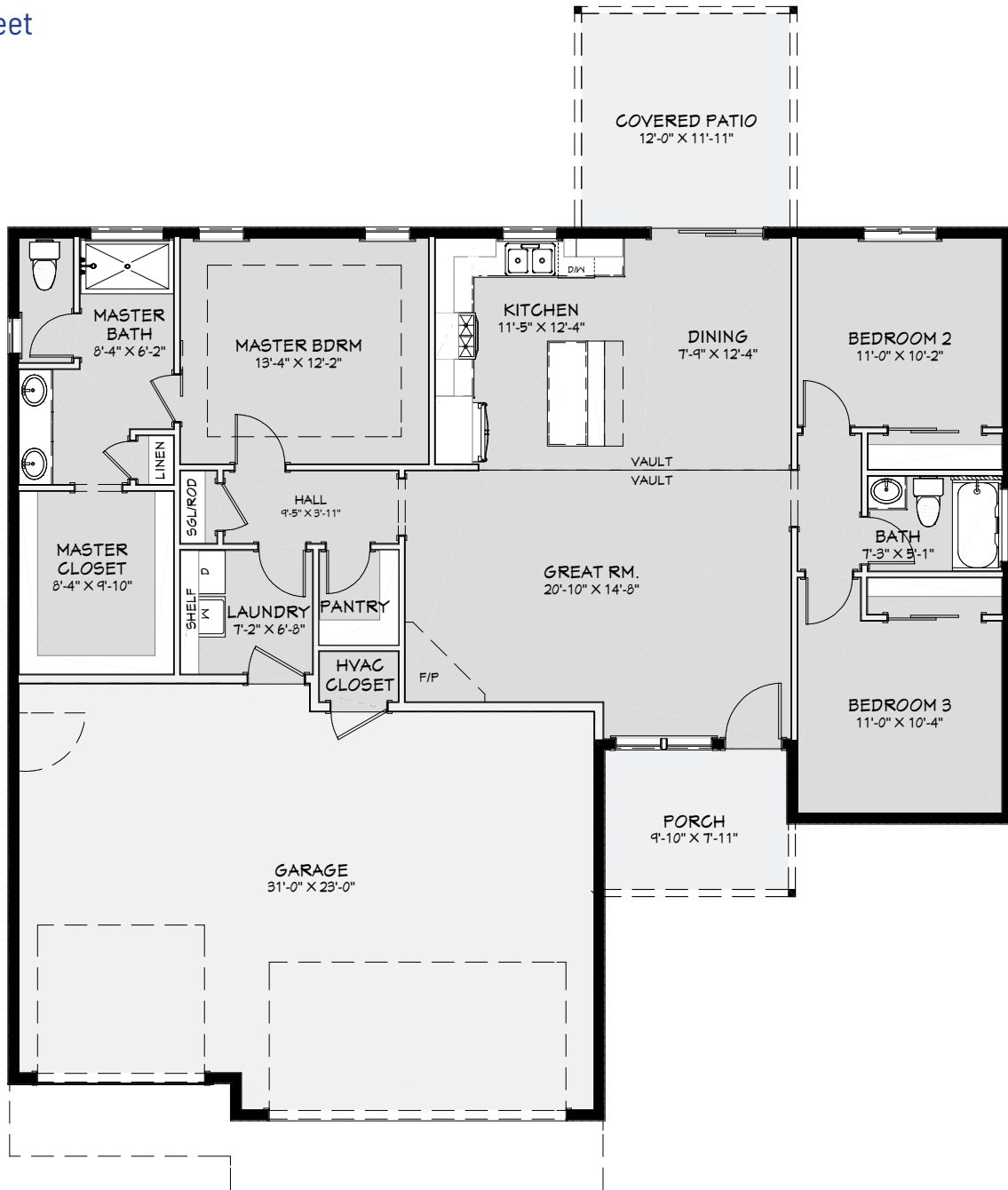
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## JEFFERSON

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



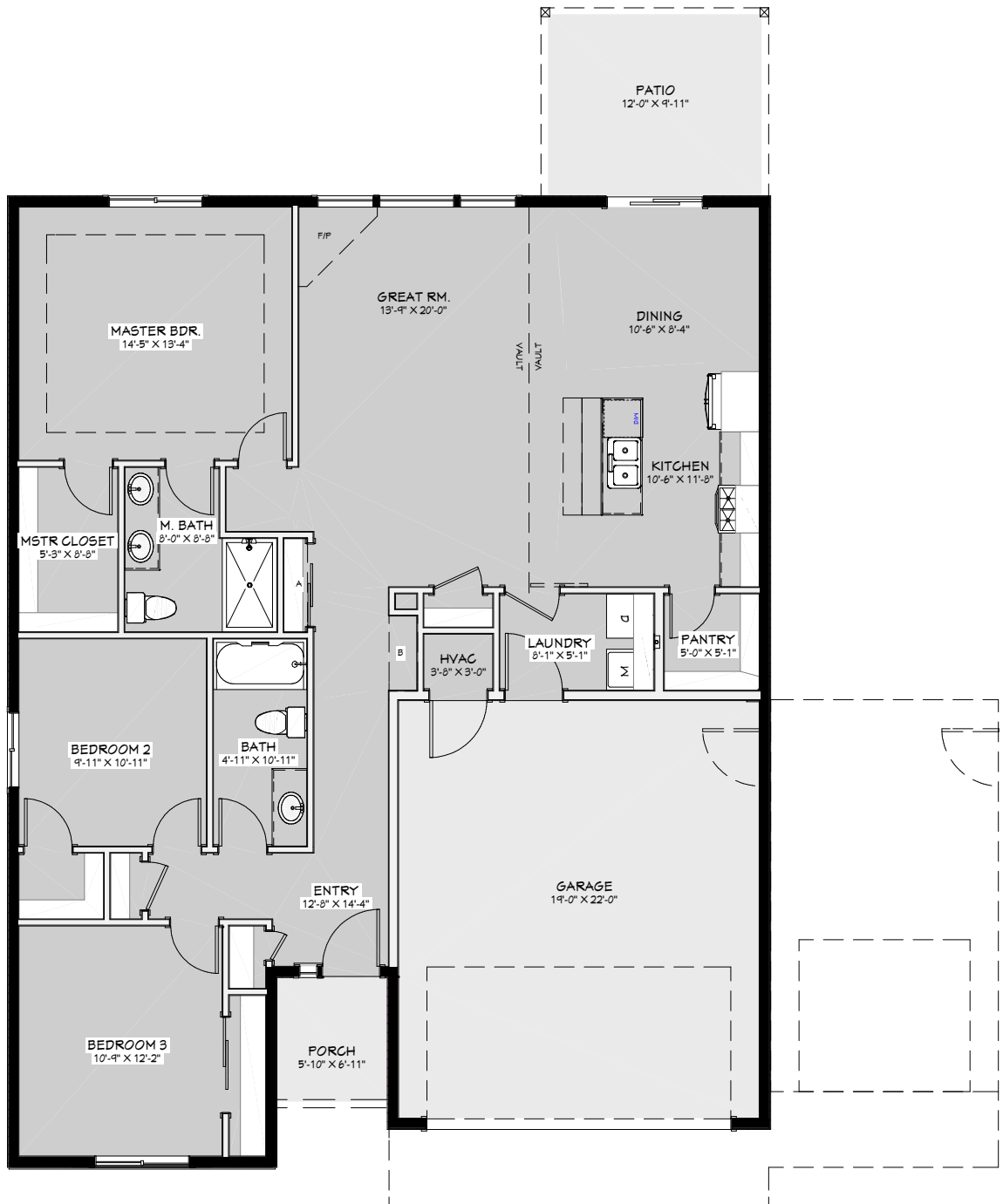
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## NOVIVA JANE

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



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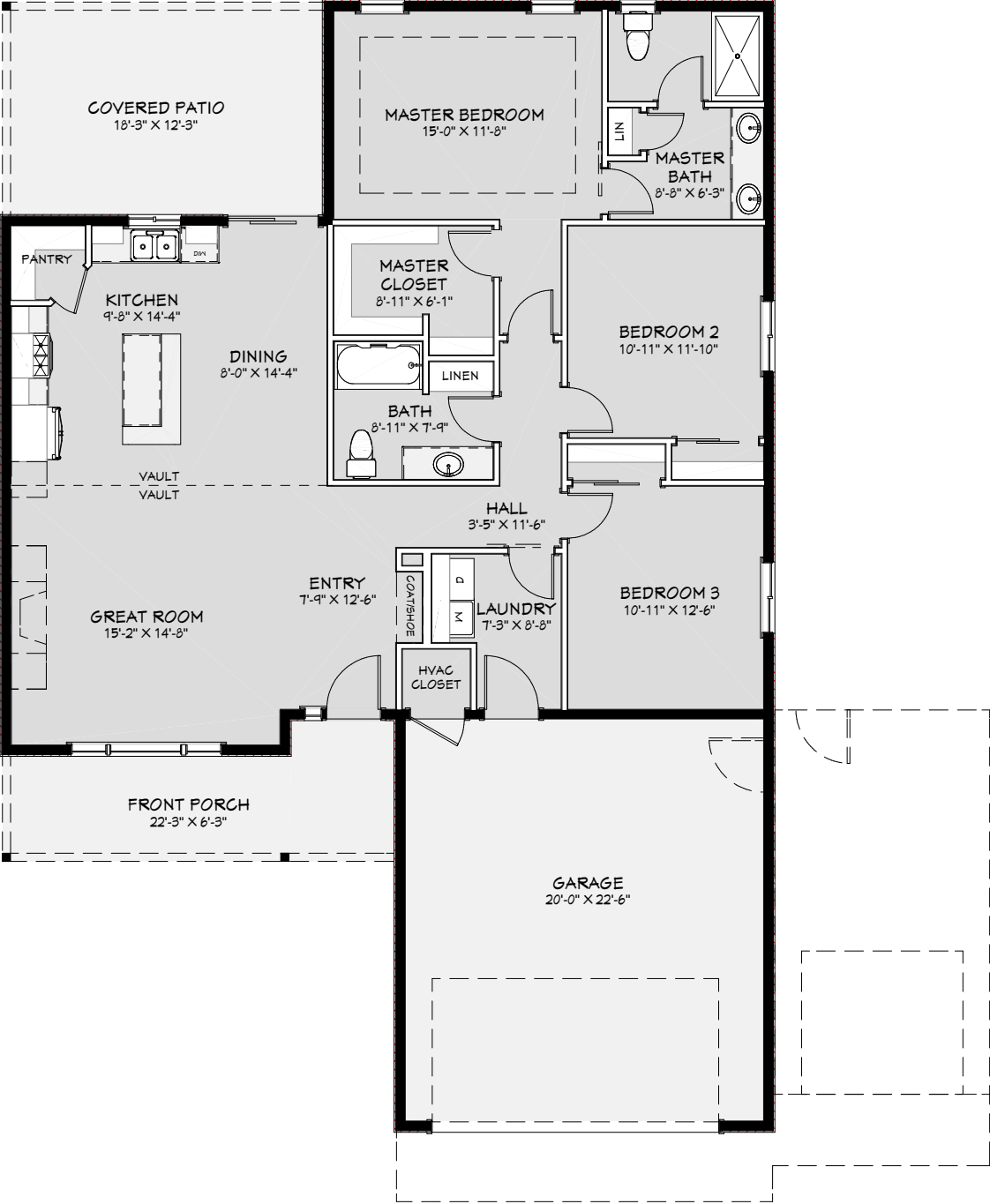




# WASHINGTON

3 Bedrooms  
2 Bathrooms  
1,536 Square Feet

Available in:  
2 or 3 Car Garage



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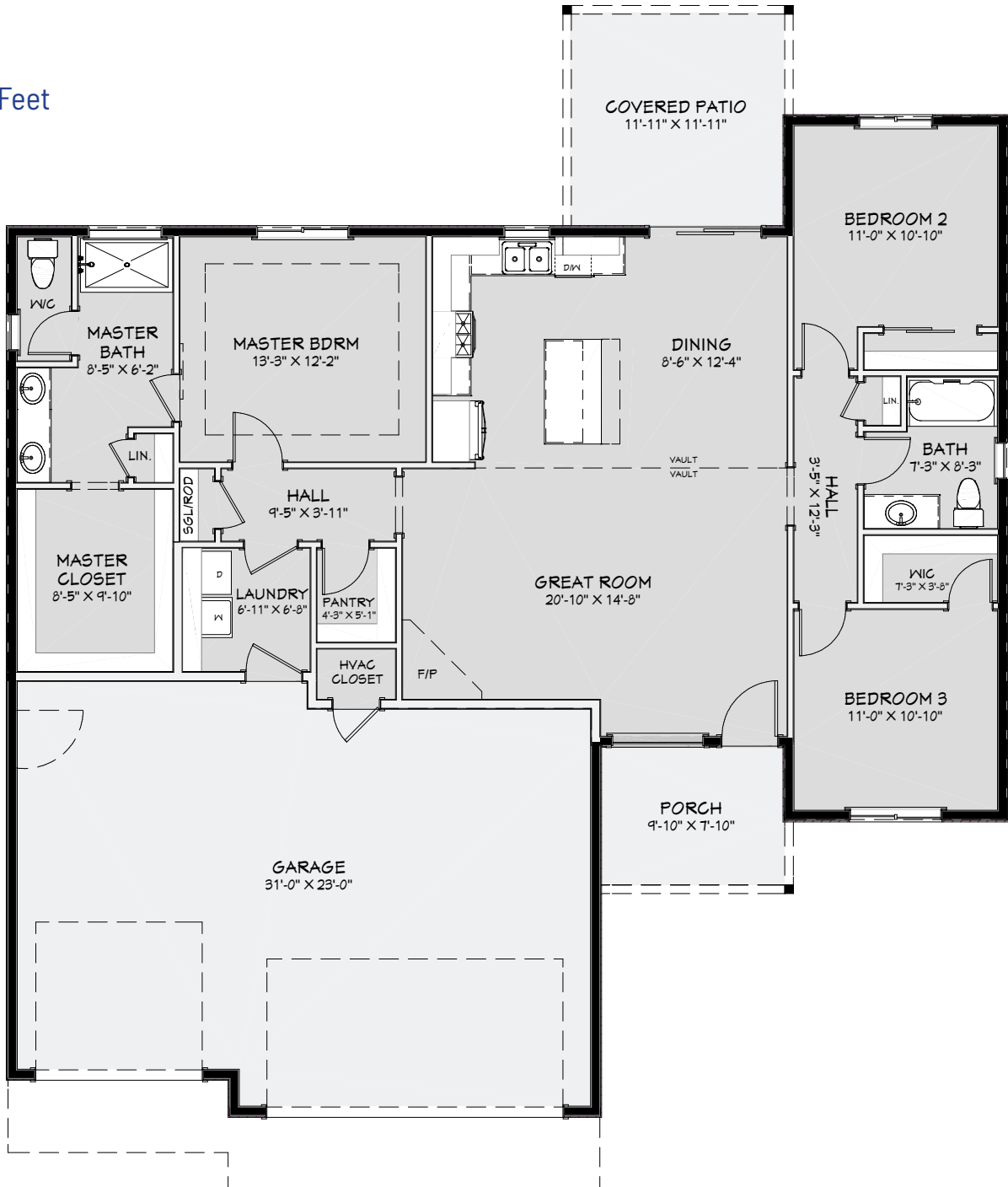






# LINCOLN

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

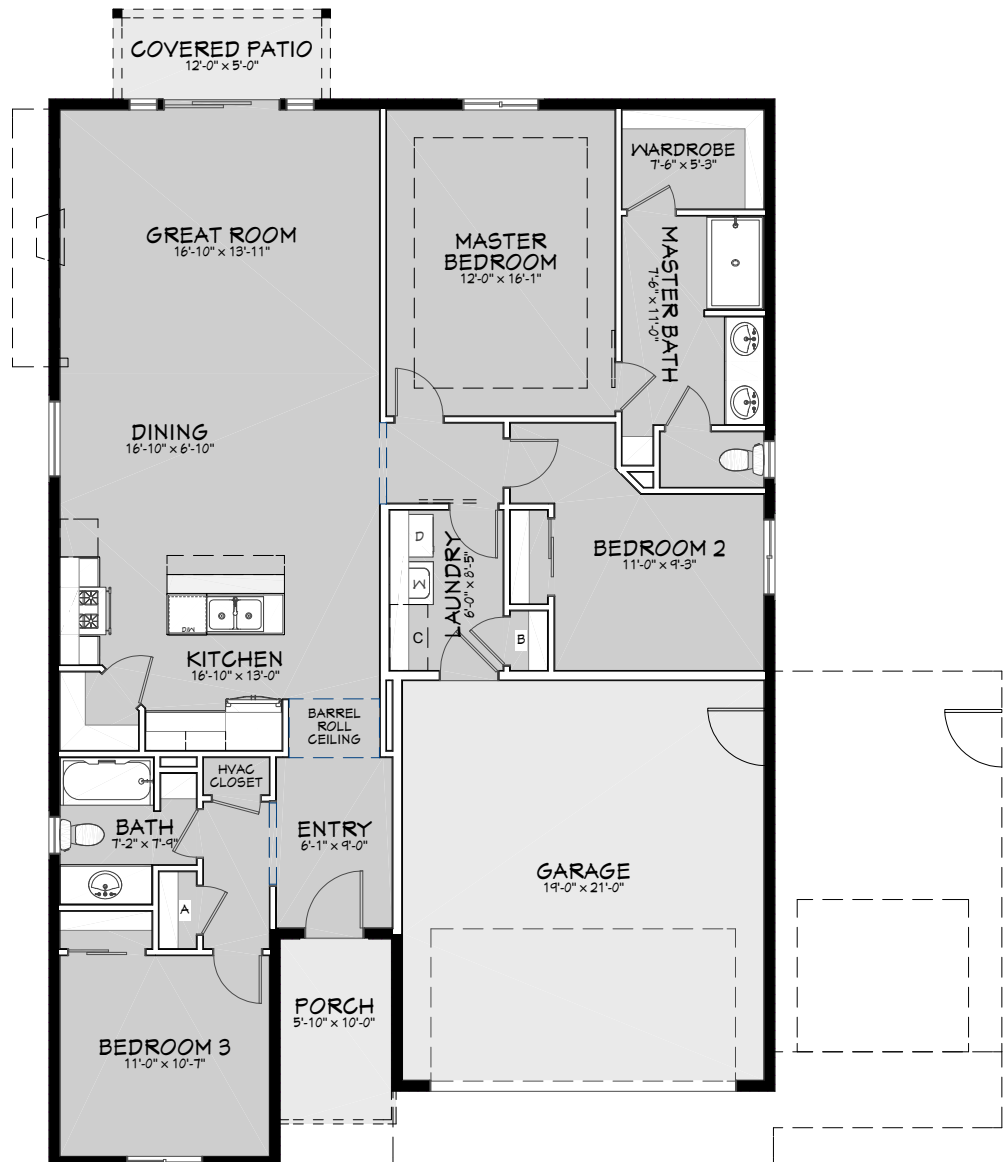




# STELLA ANNE

3 Bedrooms  
2 Bathrooms  
1,579 Square Feet

Available in:  
2 or 3 Car Garage



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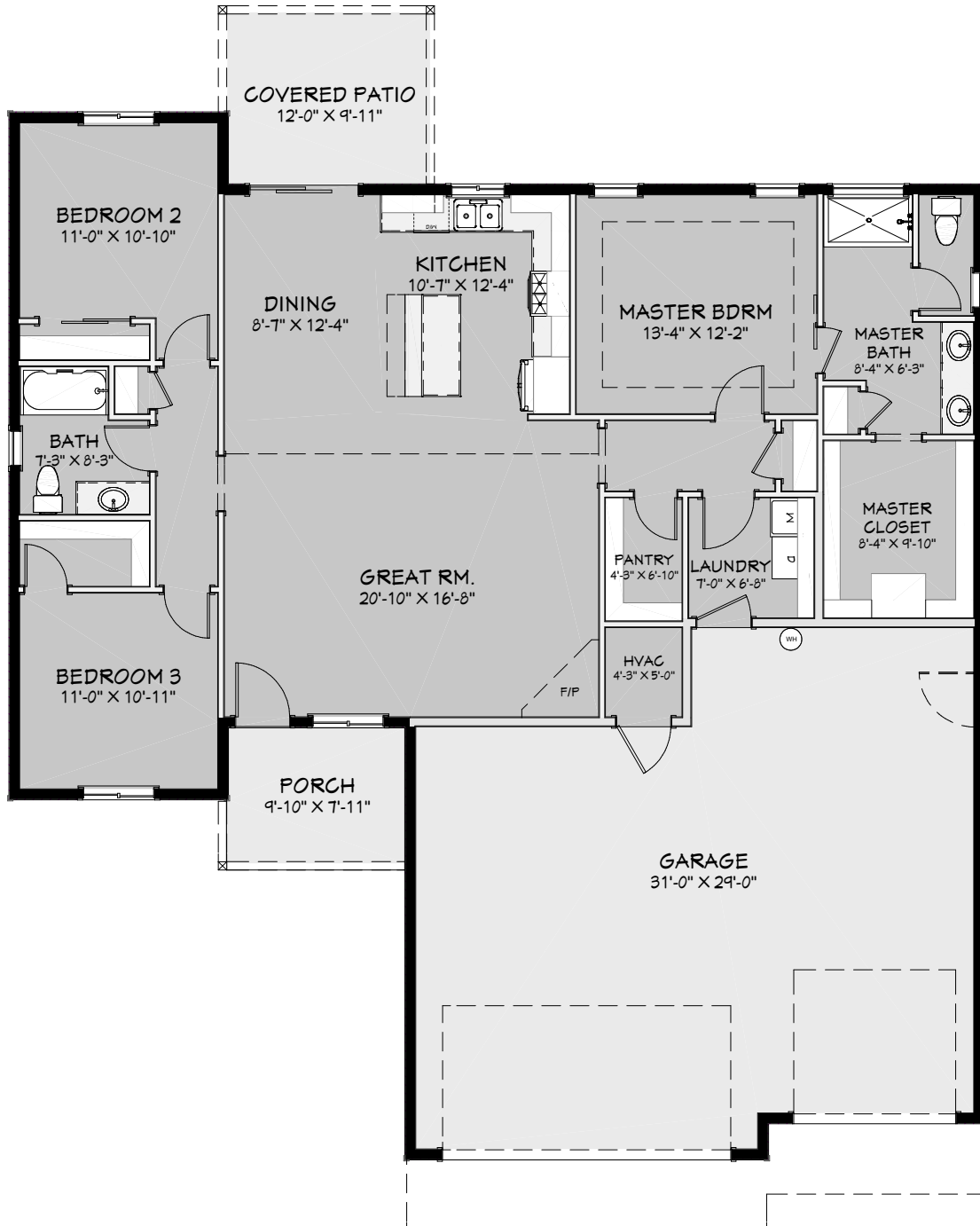




# MONROE



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



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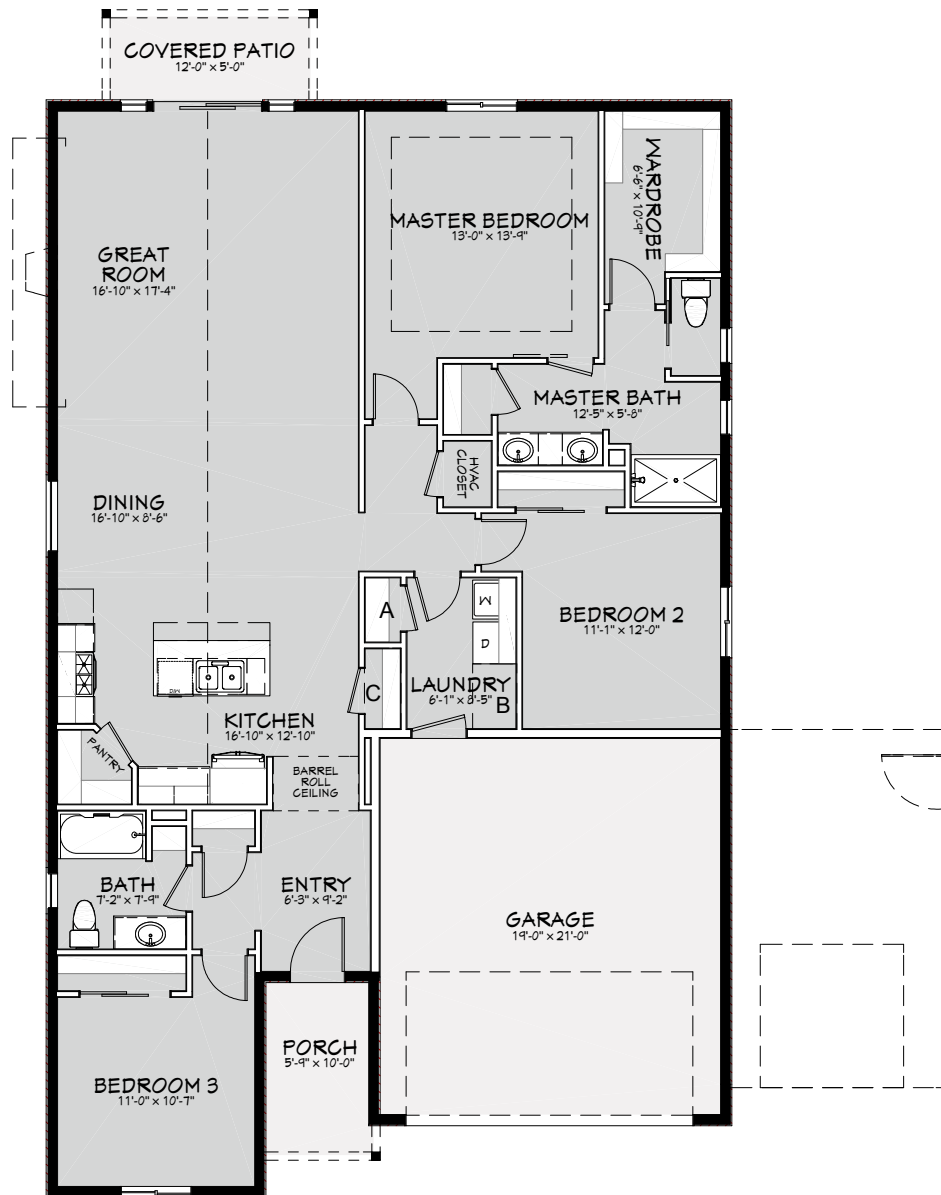




## MAKAYLA FERRERA

3 Bedrooms  
2 Bathrooms  
1,741 Square Feet

Available in:  
2 or 3 Car Garage



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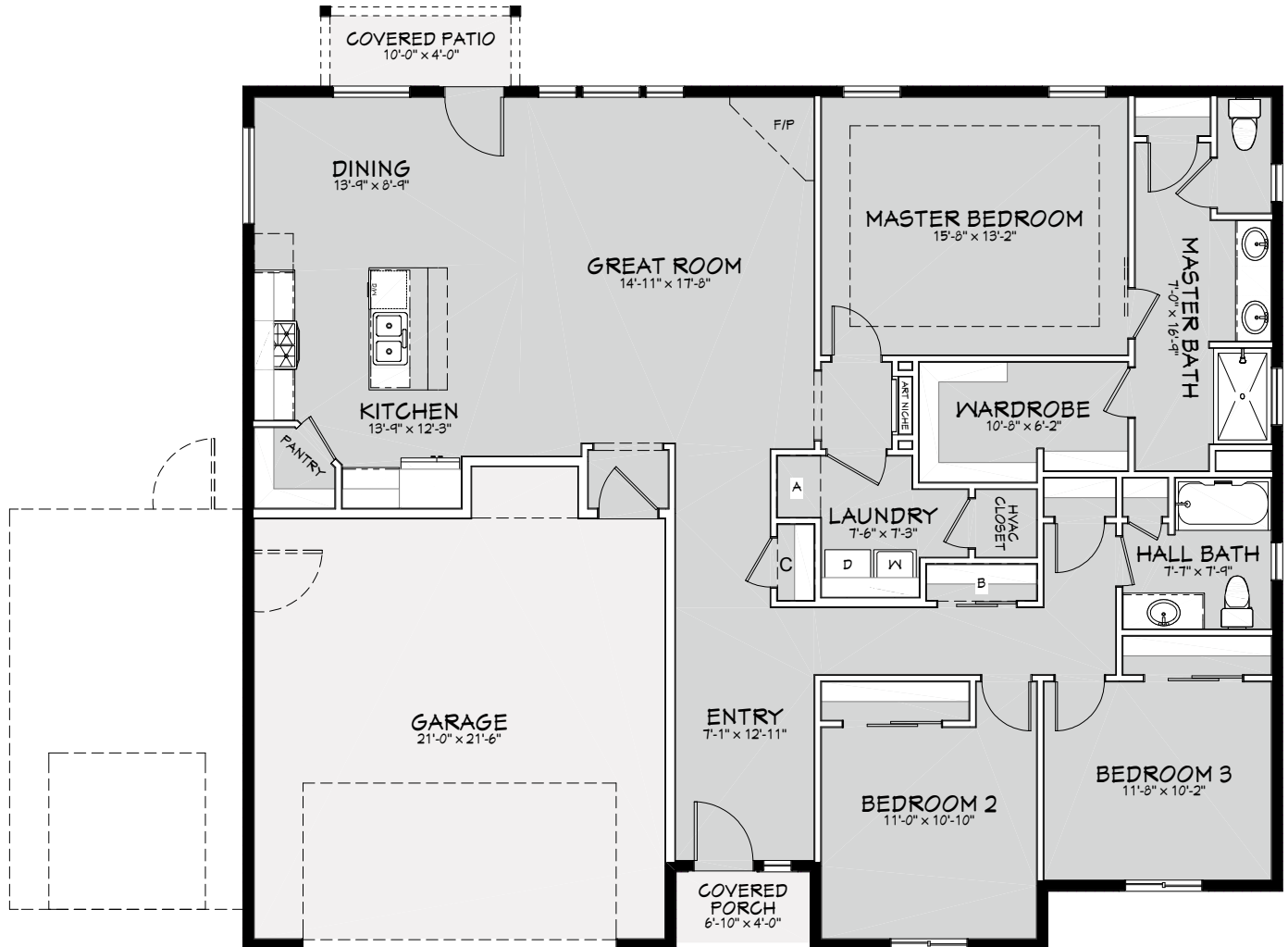




## MERIWHETHER

3 Bedrooms  
2 Bathrooms  
1,778 Square Feet

Available in:  
2 or 3 Car Garage



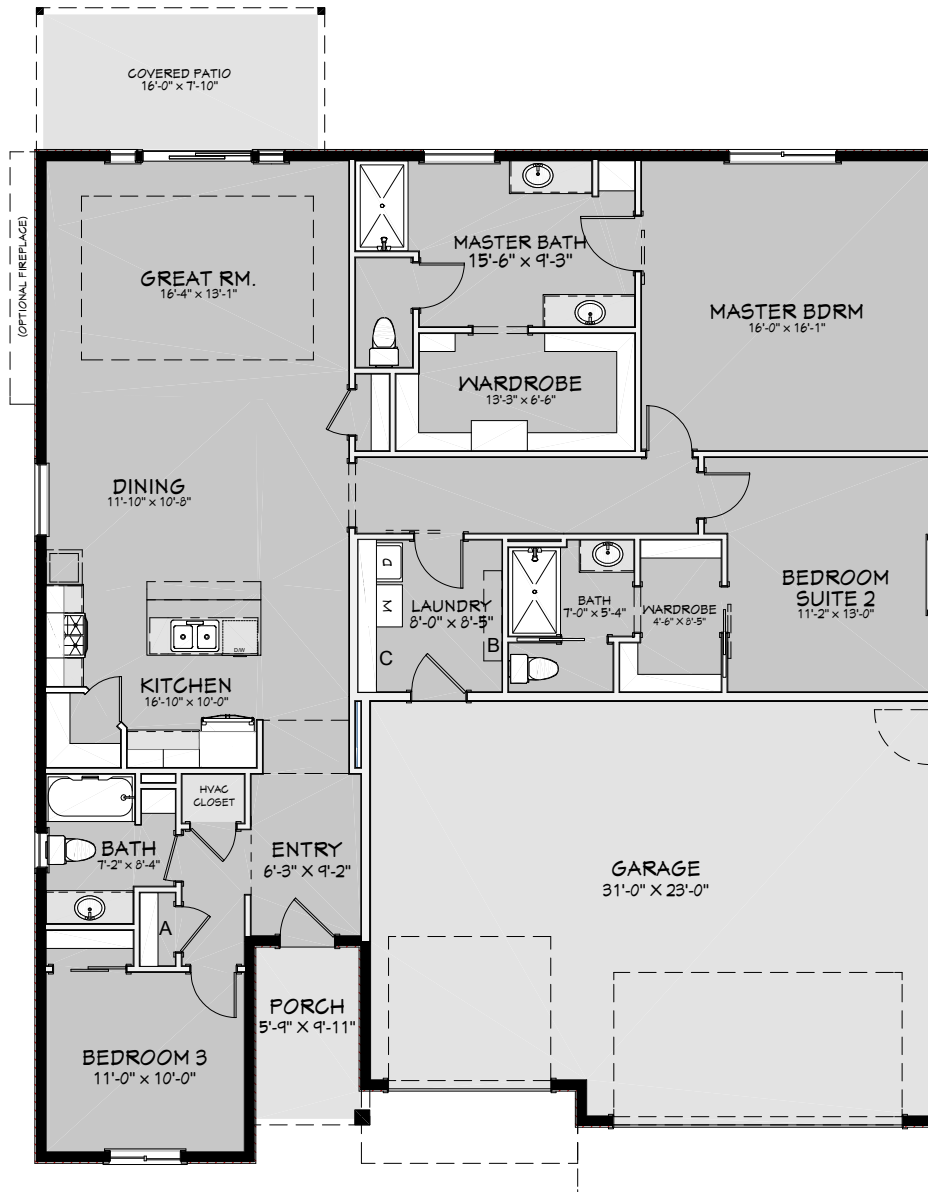
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## BETH ANNE

3 Bedrooms  
2 Bathrooms  
1,938 Square Feet  
3 Car Garage



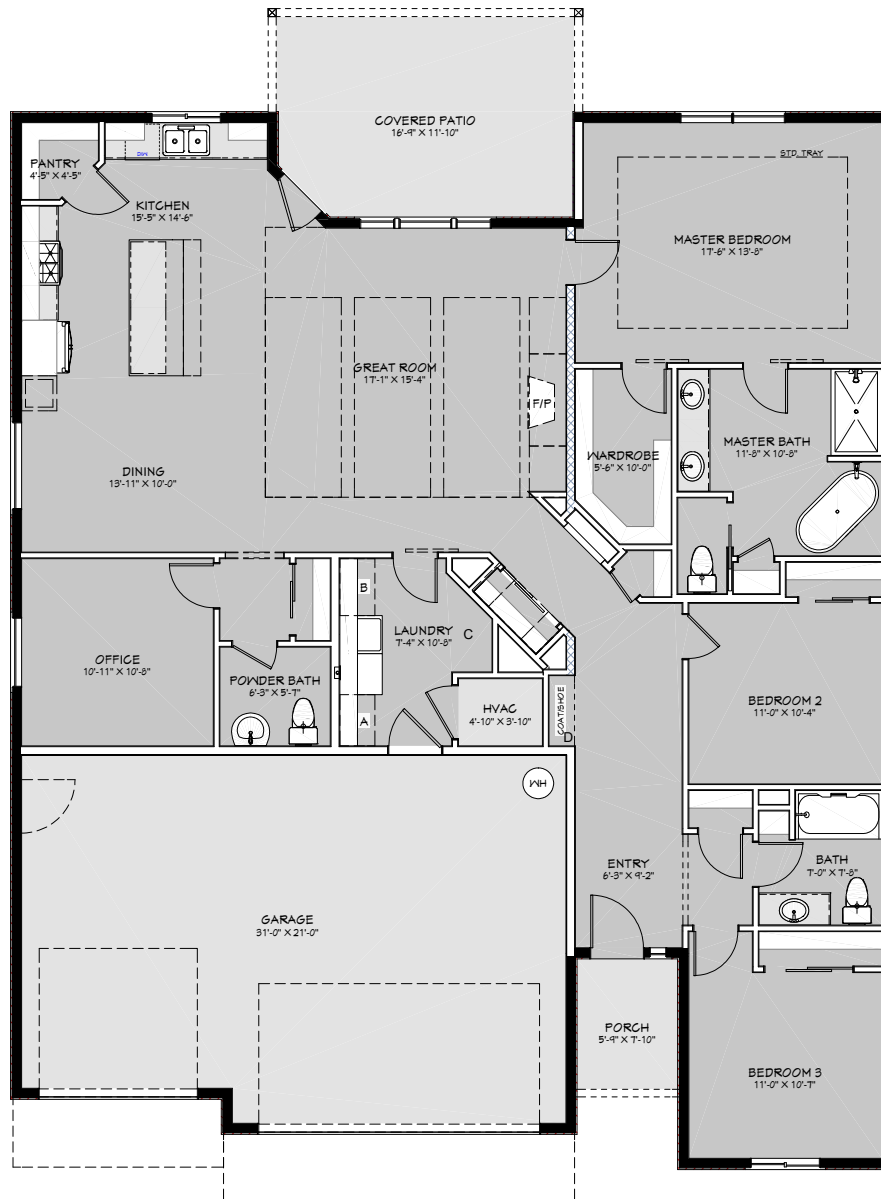
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## BRIELLE ELIZABETH

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



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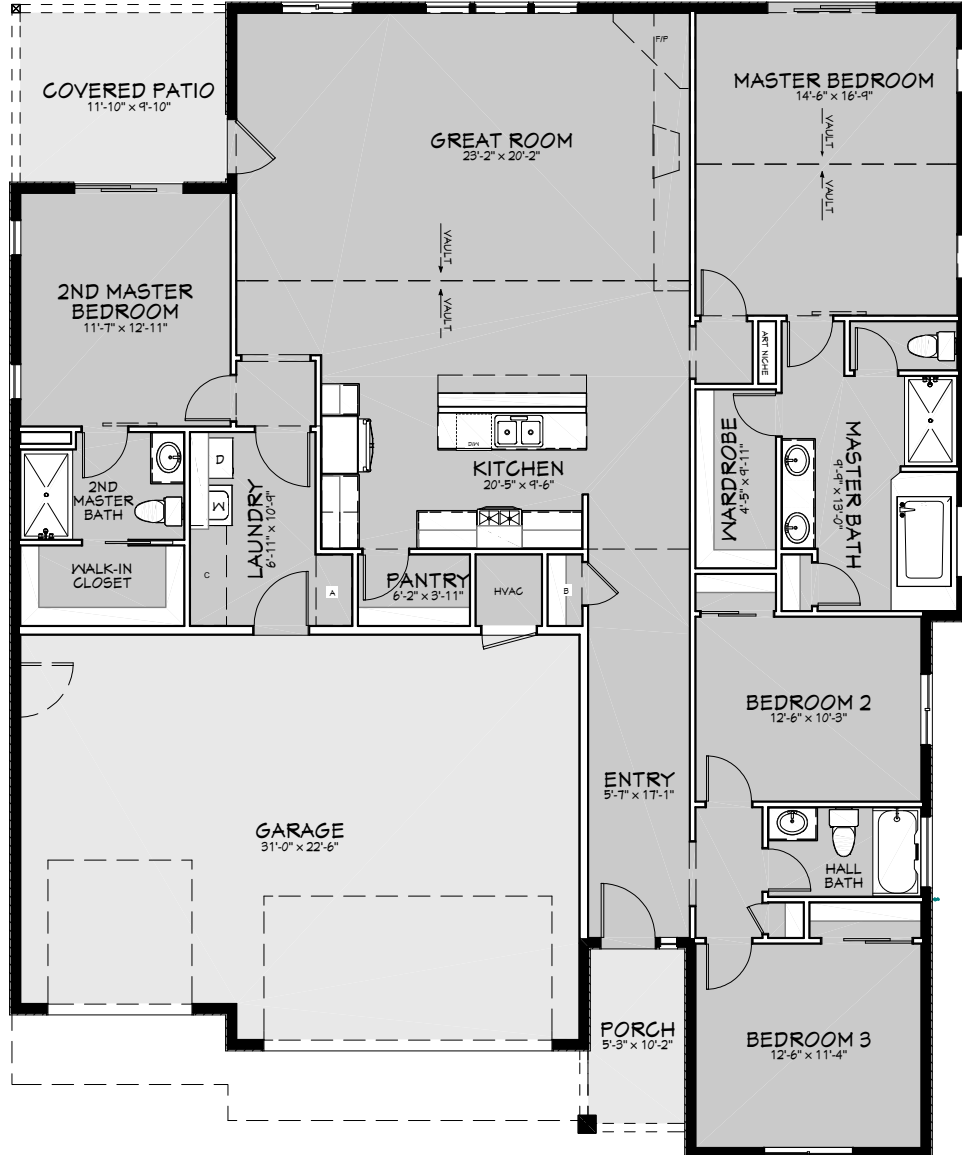






## WILLOW XL

4 Bedrooms  
3 Bathrooms  
2,228 Square Feet  
3 Car Garage



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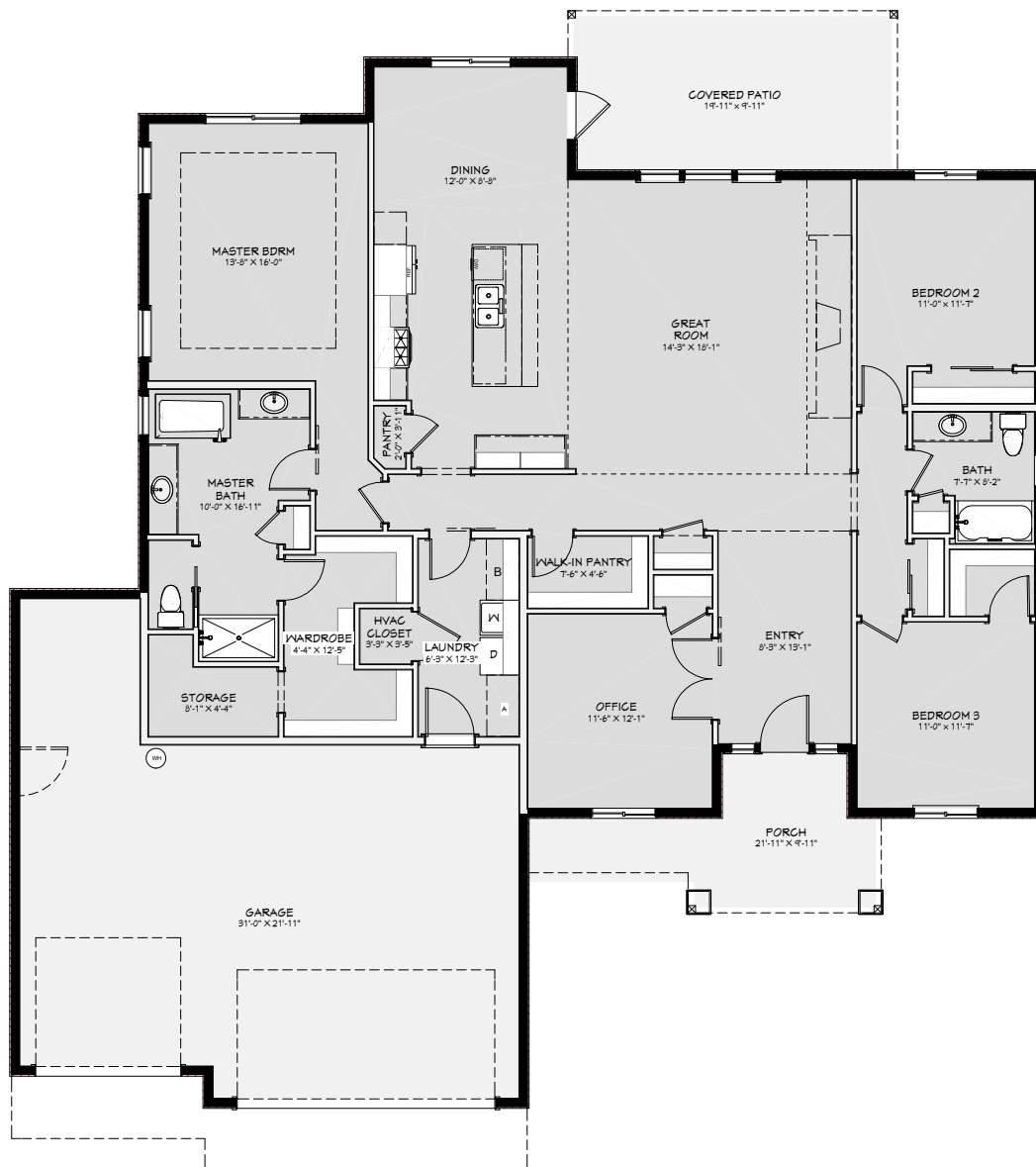






## KIMBERLY ANN

3 Bedrooms  
2 Bathrooms  
2,243 Square Feet  
3 Car Garage



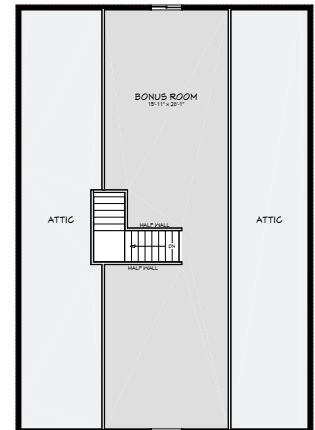
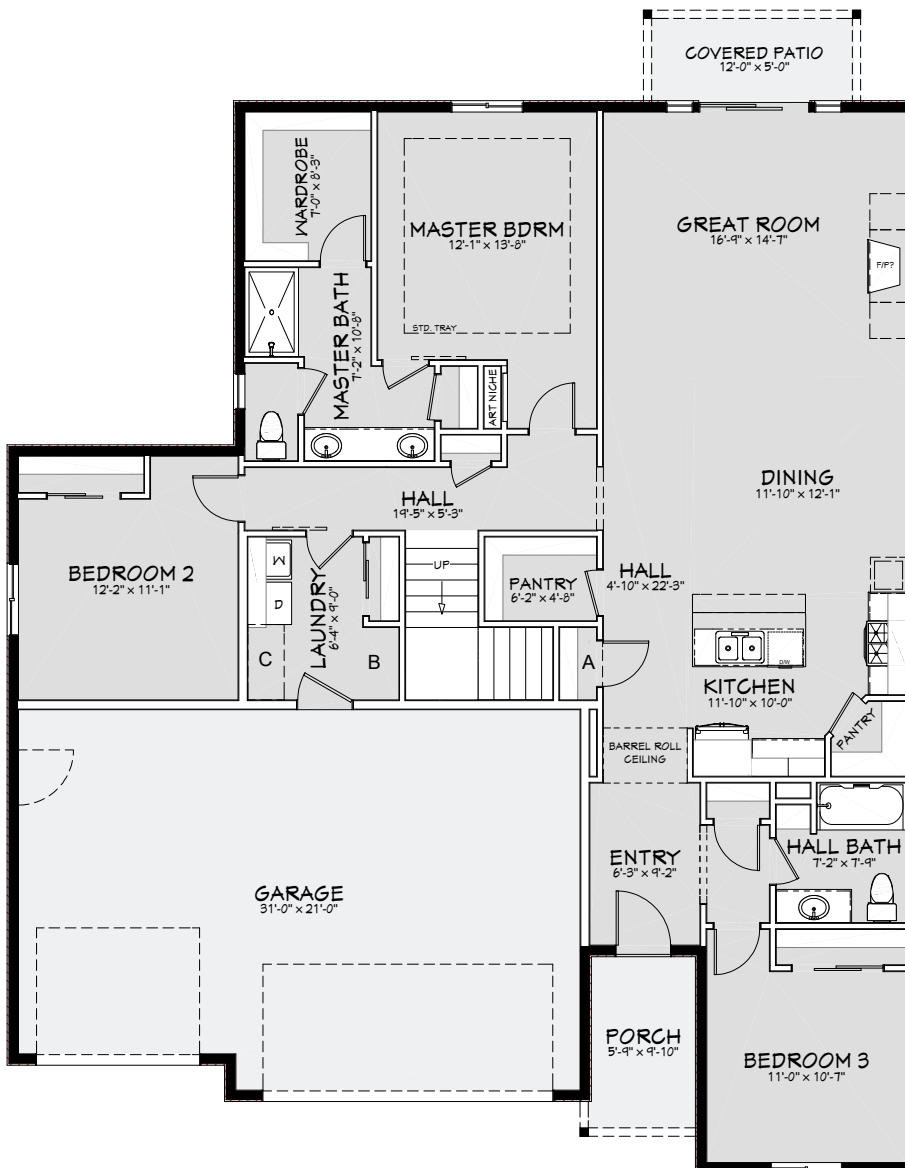
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## CHRISTINE PATRICE

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



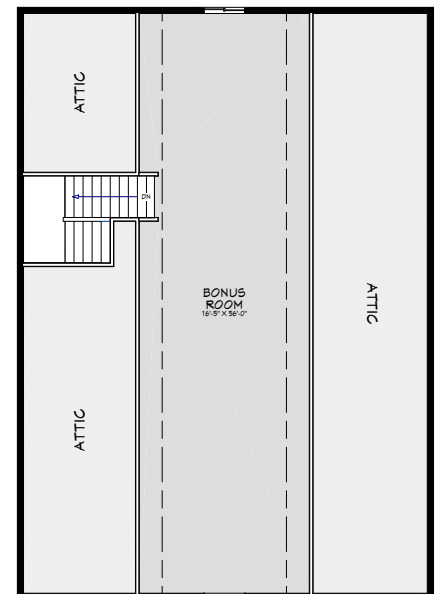
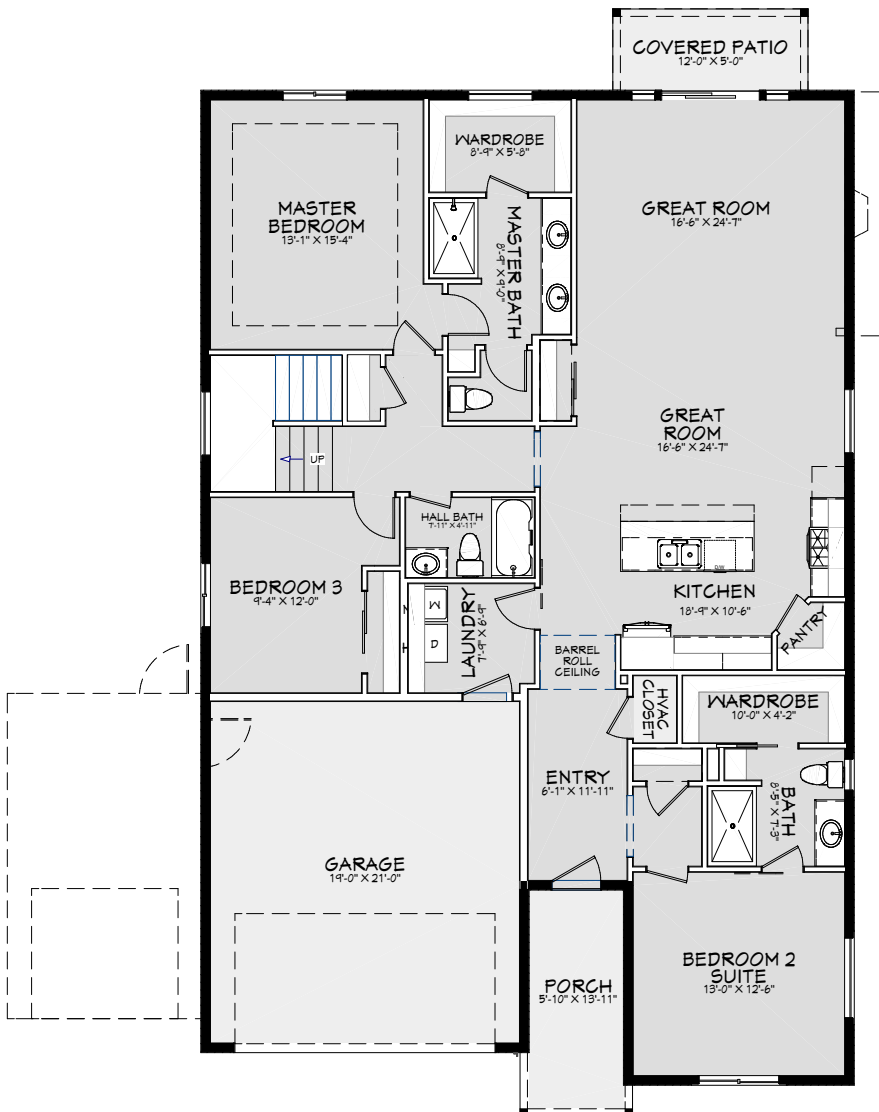
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## IVY MAE

3 Bedrooms  
2 Bathrooms  
2,870 Square Feet  
3 Car Garage



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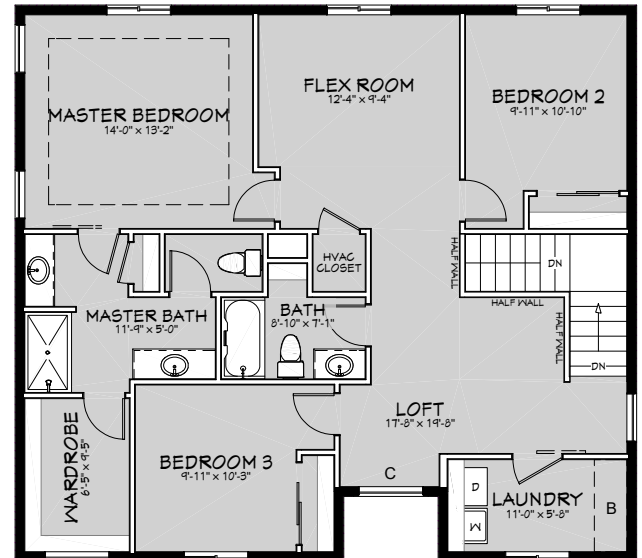
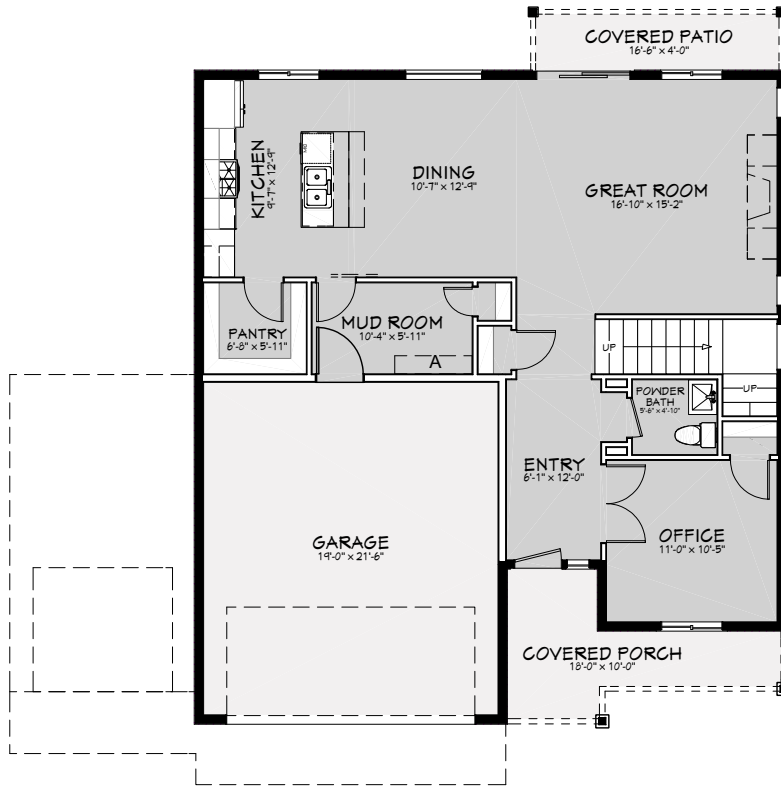




# WHITWORTH

3 Bedrooms  
2.5 Bathrooms  
2,244 Square Feet

Available in:  
2 or 3 Car Garage

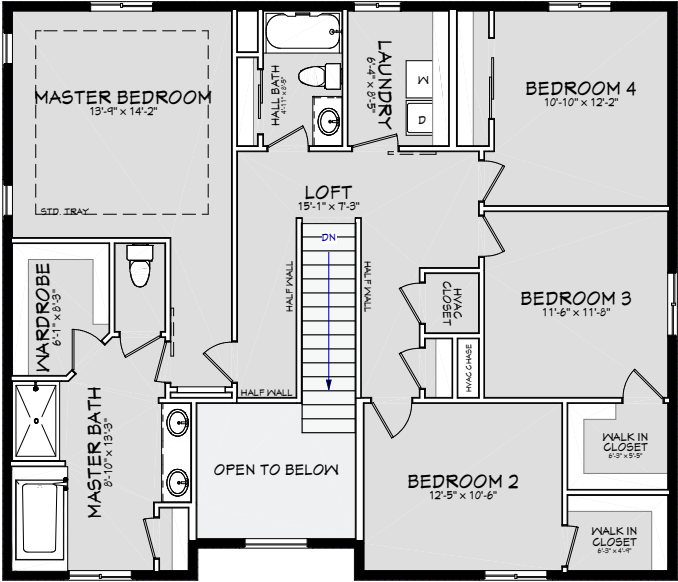
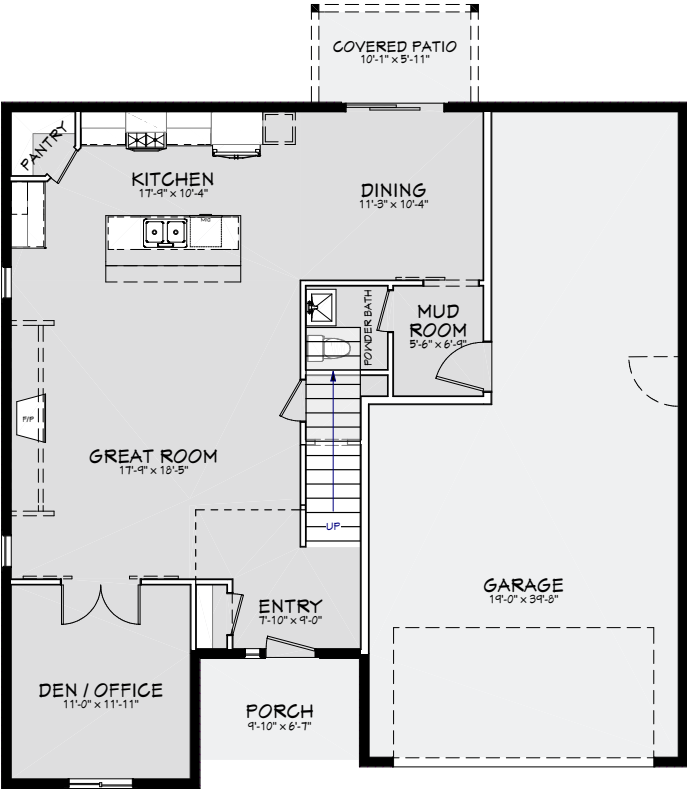






# CHARDONNAY

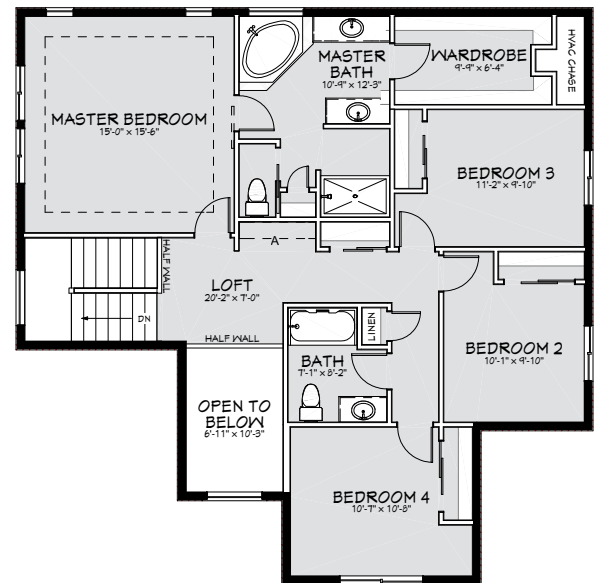
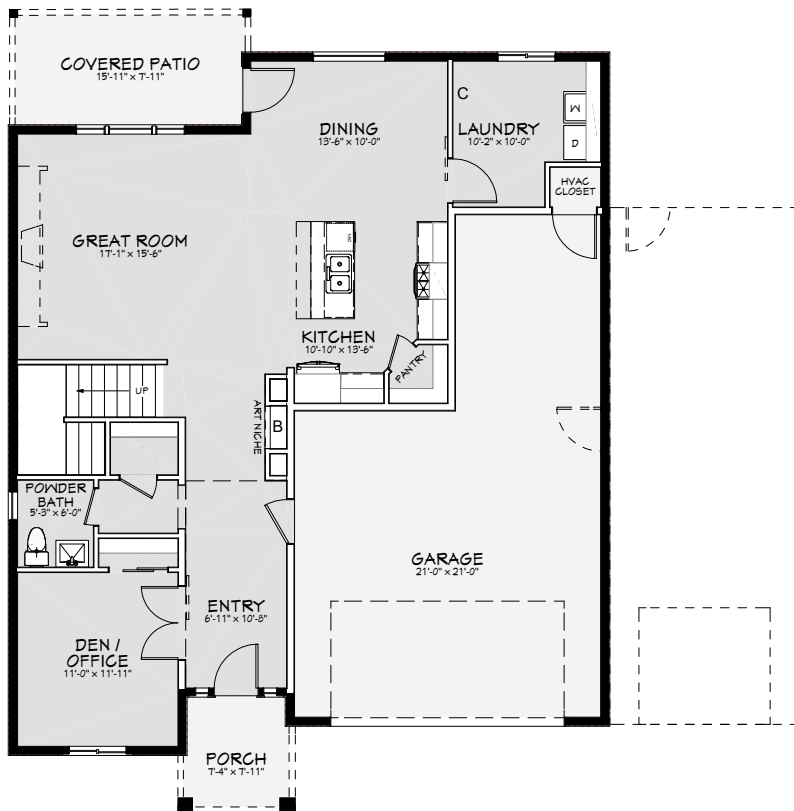
4 Bedrooms  
 2.5 Bathrooms  
 3 Car Garage  
 2,369 Square Feet





## SYDNEY RAE

4 Bedrooms  
2.5 Bathrooms  
2,405 Square Feet  
3 Car Garage



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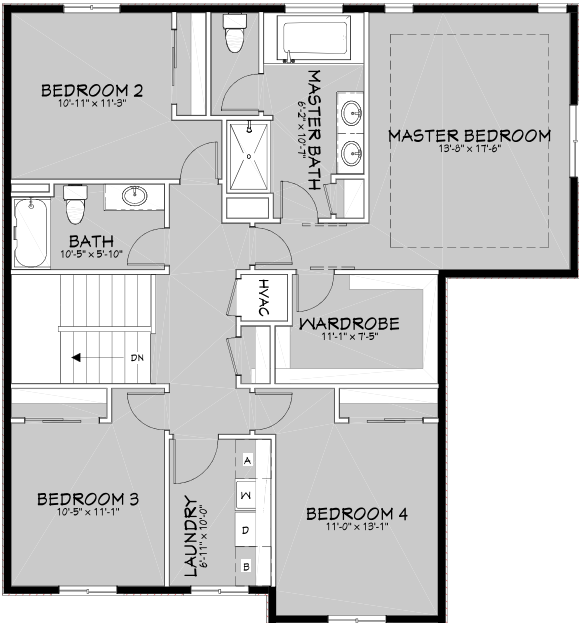




# PRIMROSE

5 Bedrooms  
3.5 Bathrooms  
2,755 Square Feet

Available in:  
2 or 3 Car Garage



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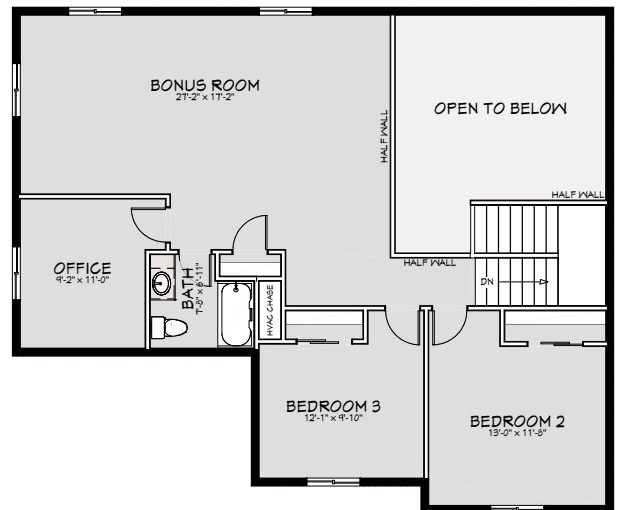
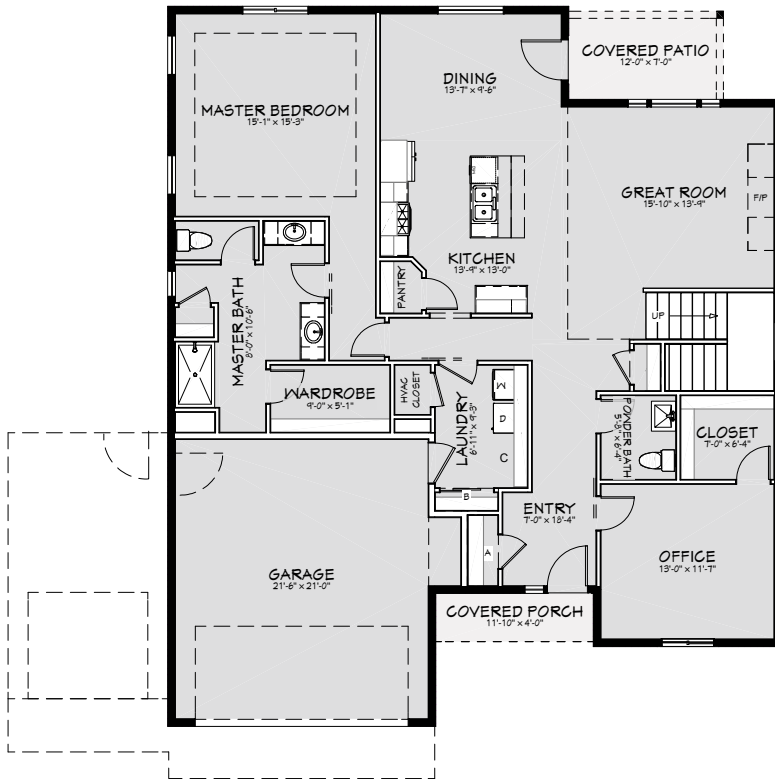




## ROSE ANN

4 Bedrooms  
2.5 Bathrooms  
2,807 Square Feet

Available in:  
2 or 3 Car Garage



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