



South Orchard



South Orchard



	SPEC HOME
	AVAILABLE
	SOLD
	OTHER LOT

LOT PREMIUMS

- Lot 146: \$54,000
- Lot 147: \$54,000
- Lot 64: \$10,000



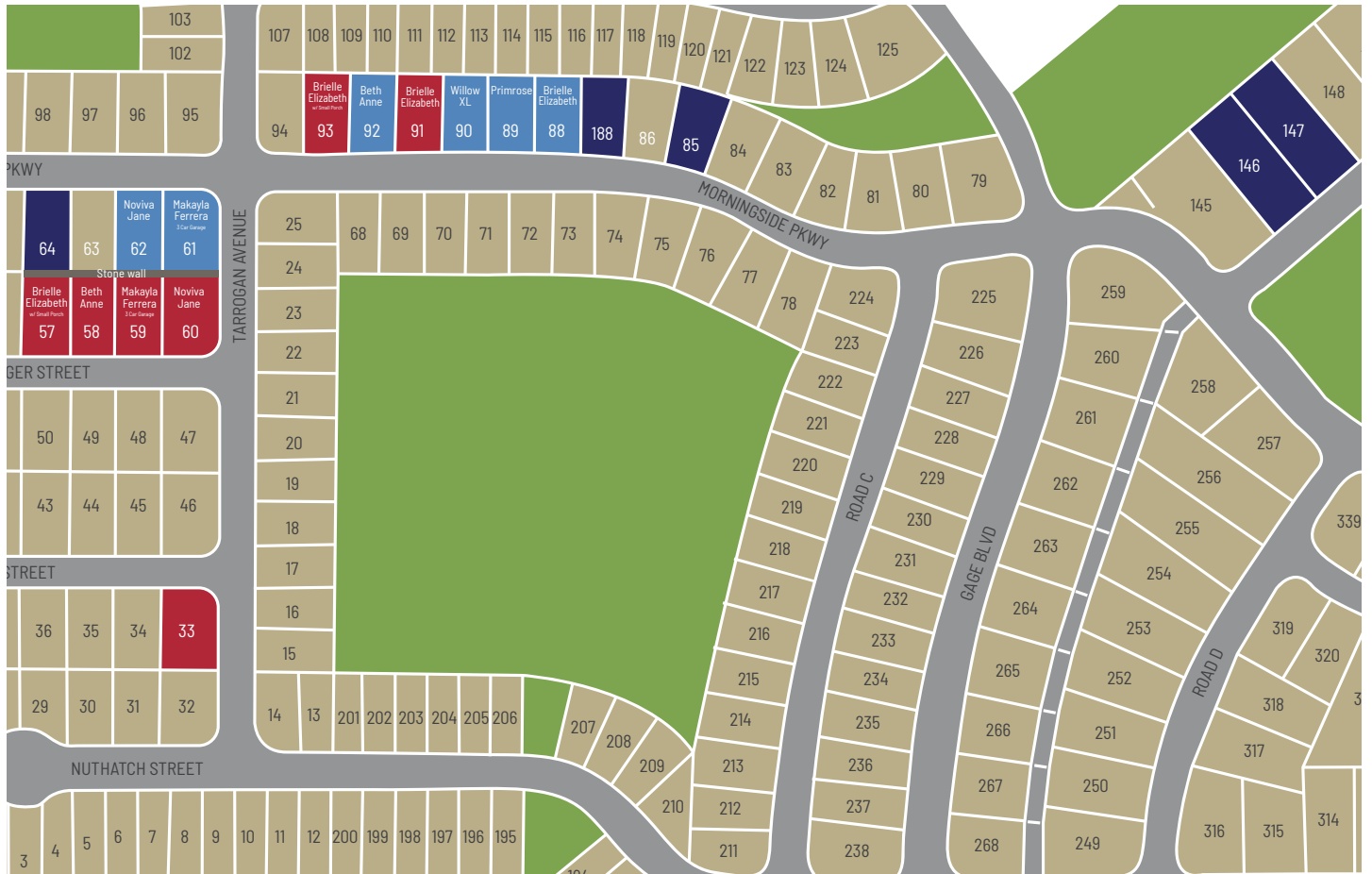
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CENTURY 21®
 Tri-Cities

Titan Homes reserves the right to modify floor plans, designs and prices. Dimensions and square footage are approximate. Photos may show upgrades provided at additional cost. Photos could be of previously built homes.



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COMMUNITY FLOOR PLAN FEATURES & PRICING

Story	Floor Plan	Garage	Square Footage	Pricing
1	Noviva Jane	3	1,496	\$461,400
1	Makayla Ferrera	3	1,741	\$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
2	Sydney Rae	3	2,405	\$524,900
1.5	Christine Patrice	3	2,690	\$544,900
2	Primrose	3	2,755	\$582,900

NOTES

- Square footage is approximate.
- Prices, promotions, specifications, and availability are subject to change.
- Certain lots are subject to lot premiums. See sales associate for more details.
- Lots 60 & 61 have a \$12,000 premium, Lots 63 & 64 have a \$10,000 premium
- Lots 146 & 147 have a \$54,000 premium
- Pricing is based off of a FLAT LOT
- No Retaining walls, steps in foundation, etc included.
- Each lot should be reviewed for topography challenges to see if additional costs are applicable

- Corner lot premium of \$5,000 for all corner lots
- No fencing included
- Lot fitment is preliminary, subject to final approved plat and final fitment FLOOR

FLOOR PLAN LOT FITMENT

WILLOW XL - Does not fit lot 8
SYDNEY RAE - Does not fit lot 7
CHRISTINE PATRICE - Does not fit lot 8
PRIMROSE - Does not fit lot 7

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

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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 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)

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COMFORT PACKAGE

Convenience & Comfort Simplified

Comfort Package

At South Orchard _____

\$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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THE NOVIVA Jane

Prelude Series

3

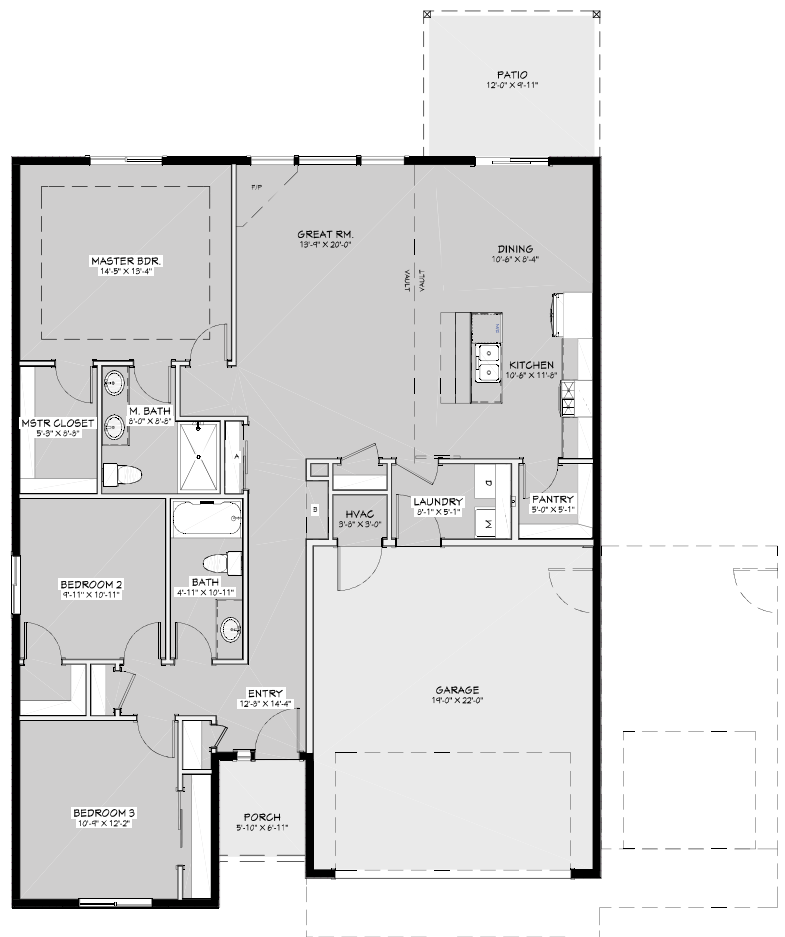
2

3

SQ FOOT:
1,460

NOVIVA Jane PER PLAN OPTIONS

- \$15,000 3-Car Garage
 - \$4,000 4ft Garage Extension 2-Car
 - \$6,400 4ft Garage Extension 3-Car
 - \$1,200 **A** - Built-In Coat/Shoe at Great Room Linen
 - \$1,200 **B** - Built-In Coat/Shoe at Hallway Niche
 - \$6,520 **B** - Coffee or Wine Bar at Hallway Niche
 - \$1,200 Oversized Kitchen Island
 - \$825 Barn Door at Laundry Room
 - \$2,800 36" Corner Fireplace w/12" Tile Surround
- * Adding fireplace deletes 1 Great Room window





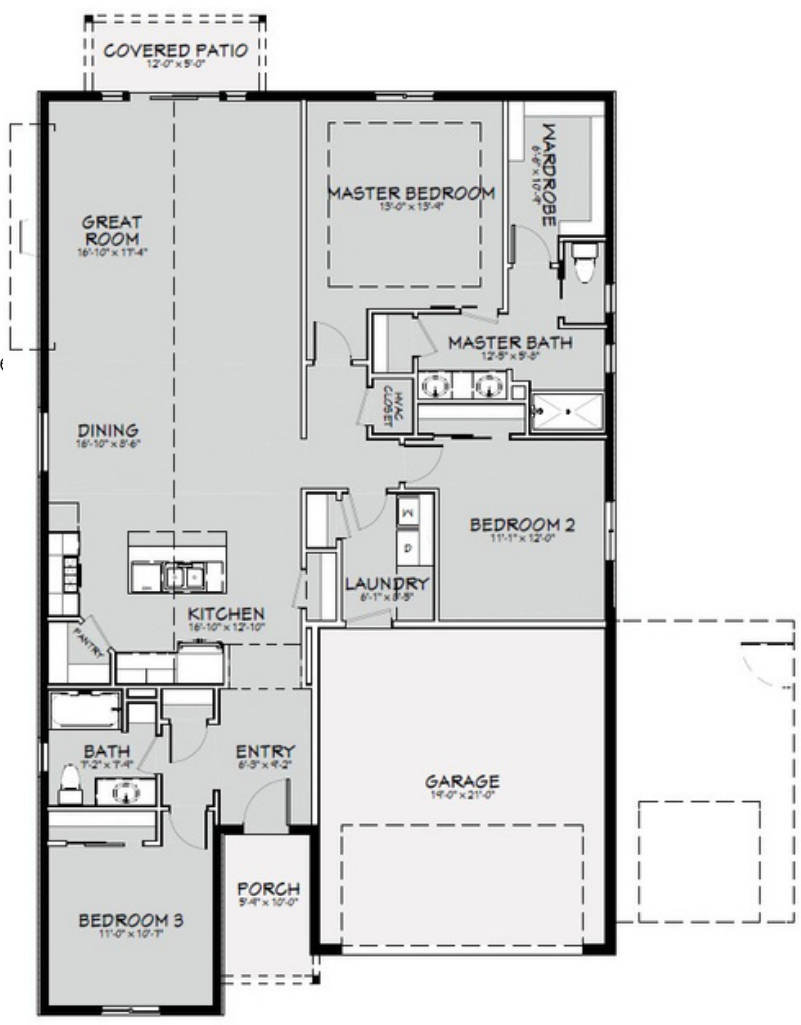
The Makayla Ferrera

Prelude Series

3 2 2
Icons: Bed, Bath, Car
 SQ FOOT: **1,741**

MAKAYLA FERRERA PER PLAN OPTIONS

- \$15,000 3-car Garage
- \$825 Barn Door at Master Bathroom
- \$1,200 A - Built-In Coat/Shoe at Laundry Room Closet
- \$1,200 B - Built-In Coat/Shoe at Laundry Room
- \$1,050 B - Folding Counter at Laundry Room
- \$6,520 C - Coffee or Wine Bar at Kitchen Closet
- \$1,050 Built-In Microwave at Upper Cabinet
- \$3,000 Built-In Microwave at Tall Pantry Cabinet
- \$1,200 Oversized Kitchen Island
- \$2,800 36" Gas Fireplace with No Built-Ins
* Bump in, 12" tile surround, TV Niche & no mantel
- \$5,800 36" Gas Fireplace w/Titan Custom Built-Ins
* Bump in, 12" tile surround, TV Niche & no mantel
- \$11,600 36" Gas Fireplace w/Titan Custom Built-Ins
* Bump out, 12" tile surround, TV Niche & no mantel





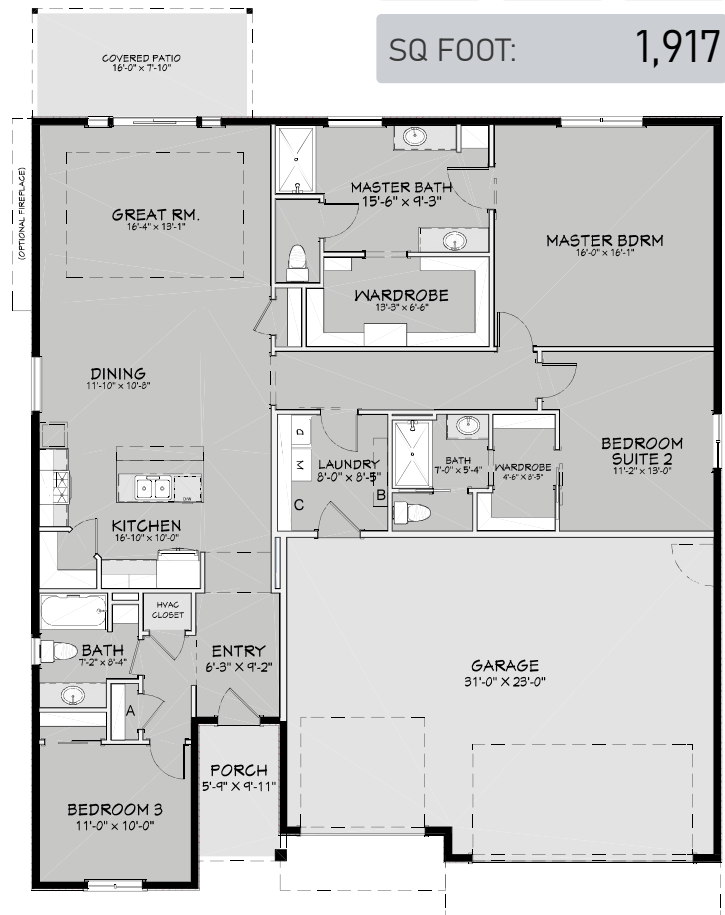
THE BETH ANNE

Prelude Series

BETH ANNE PER PLAN OPTIONS

- \$6,400 4ft Garage Extension 3-Car
- \$825 Barn Door at Master Bathroom
- \$825 Barn Door at Laundry Room
- \$825 Barn Door at Guest Suite Closet
- \$1,200 **A** - Built-In Coat/Shoe at Entry Closet
- \$1,200 **B** - Built-In 4' Coat/Shoe at Laundry Room
- \$2,100 **B** - Folding Counter at Laundry Room
- \$1,200 **C** - Built-In Coat/Shoe at Laundry Room
- \$1,050 **C** - Folding Counter at Laundry Room
- \$1,050 Built-In Microwave at Upper Cabinet
- \$3,000 Built-In Microwave at Tall Pantry Cabinet
- \$1,200 Oversized Kitchen Island
- \$6,520 Coffee or Wine Bar at Great Room Closet
- \$2,800 36" Gas Fireplace with No Built-Ins
* Bump in, 12" tile surround, TV Niche & no mantel
- \$5,800 36" Gas Fireplace w/Titan Custom Built-Ins
* Bump in, 12" tile surround, TV Niche & no mantel
- \$11,600 36" Gas Fireplace w/Titan Custom Built-Ins
* Bump out, 12" tile surround, TV Niche & no mantel

3 	3 	3
SQ FOOT:		1,917



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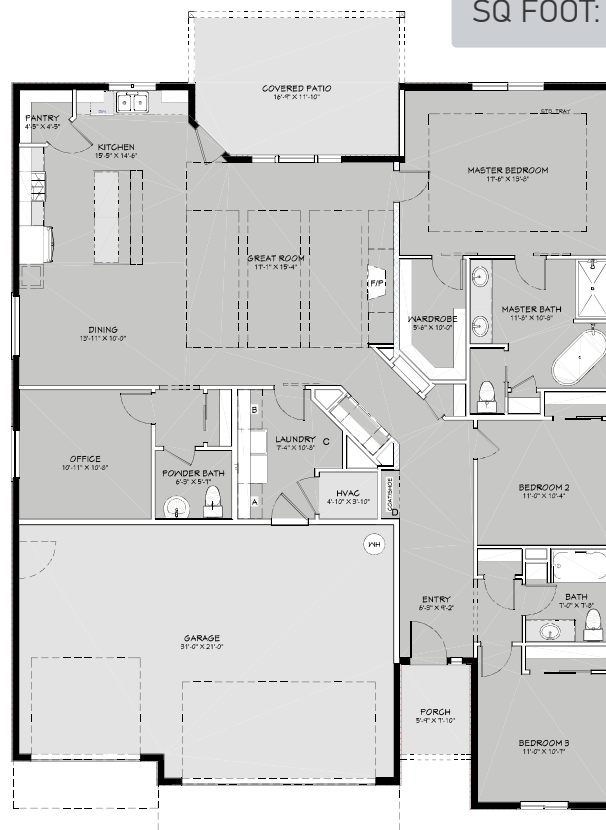
THE BRIELLE ELIZABETH

Prelude Series

3 	2.5 	3
SQ FOOT: 2,083		

BRIELLE ELIZABETH PER PLAN OPTIONS

- \$6,400 4ft Garage Extension 3-Car
- \$1,050 **A** - Folding Counter at Laundry Room
- \$1,050 **B** - Folding Counter at Laundry Room
- \$1,200 **B** - Built-In Coat/Shoe at Laundry Room
- \$2,100 **C** - Folding Counter at Laundry Room
- \$1,200 **D** - Built-In Coat/Shoe at Entry Hall Niche
- \$1,050 Built-In Microwave at Upper Cabinet
- \$3,000 Built-In Microwave at Tall Pantry Cabinet
- \$1,200 Oversized Kitchen Island
- \$6,520 Coffee or Wine Bar at Hallway Closet
- \$825 Barn Door at Master Bathroom
- \$825 Barn Door at Master Closet
- \$825 Barn Door at Laundry Room
- \$2,800 36" Gas Fireplace with No Built-Ins
* Bump in, 12" tile surround, TV Niche & no mantel
- \$4,000 36" Gas Fireplace w/Titan Custom Built-Ins
* Bump in, 12" tile surround, TV Niche & no mantel



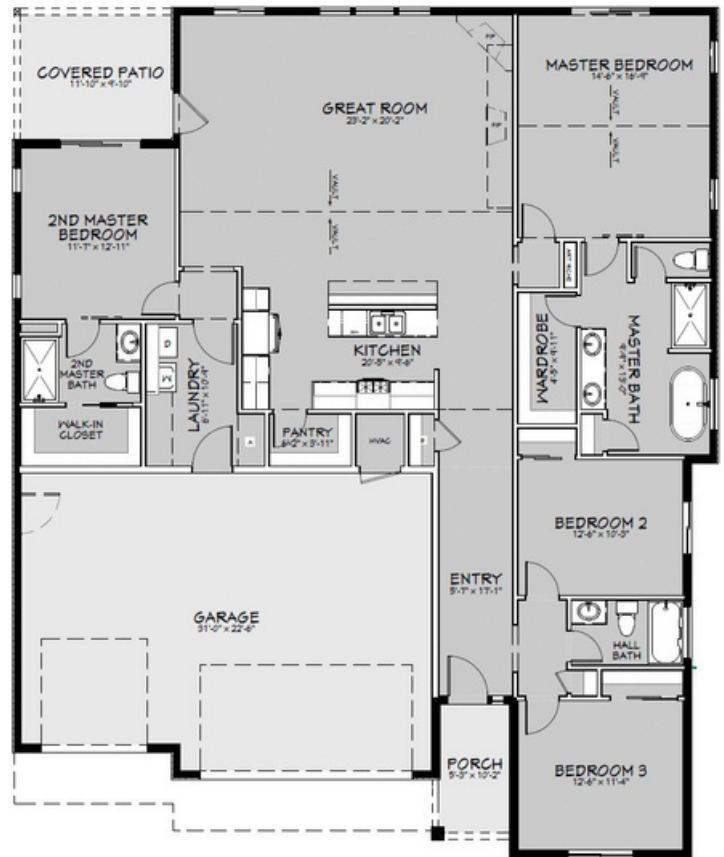


The Willow XL

Prelude Series

WILLOW XL PER PLAN OPTIONS

- \$6,400 4ft Garage Extension 3-Car
- \$1,200 Oversized Kitchen Island
- \$825 Barn Door at Master Bathroom
- \$825 Barn Door at Suite Bathroom
- \$1,050 A - Folding Counter at Laundry Room Niche
- \$1,200 A - Built-In Coat/Shoe at Laundry Room Niche
- \$1,200 B - Built-In Coat/Shoe at Hall Closet
- \$2,100 C - Folding Counter at Laundry Room
- \$2,400 C - Built-In Coat/Shoe at Laundry Room
- \$1,050 Built-In Microwave at Upper Cabinet
- \$3,000 Built-In Microwave at Tall Pantry Cabinet
- \$2,800 36" Corner Fireplace
* Bump in, 12" tile surround & no mantel
- \$2,800 36" Gas Fireplace with No Built-Ins
* Bump in, 12" tile surround, TV Niche & no mantel
- \$5,800 36" Gas Fireplace with Titan Custom Built-Ins
* Bump in, 12" tile surround, TV Niche & no mantel



3 🛋️	3 🚿	3 🚗
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SQ FOOT: 2,228





The Sydney Rae

Prelude Series

SYDNEY RAE PER PLAN OPTION

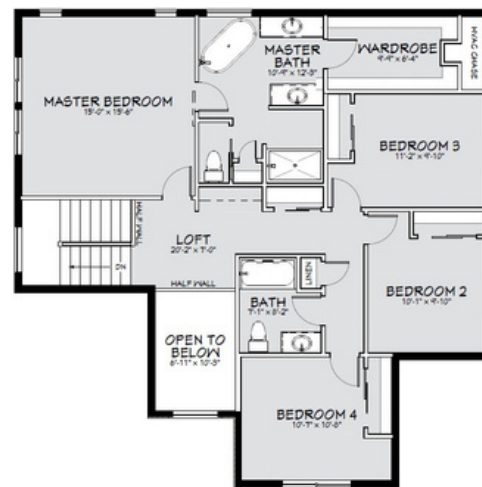
- \$20,000 5-Car Garage
- \$4,000 4ft Garage Extension 3-Car
- \$6,400 4ft Garage Extension 5-Car
- \$825 Barn Door at Master Bathroom
- \$825 Barn Door at Laundry Room
- \$1,650 Double Barn Doors at Office
- \$1,200 **A** - Built-In Coat/Shoe at Loft
- \$1,200 **B** - Built-In 4' Coat/Shoe at Art Niche
- \$6,520 **B** - Coffee or Wine Bar at Art Niche
- \$2,100 **C** - Folding Counter at Laundry Room
- \$1,200 Oversized Kitchen Island
- \$1,050 Built-In Microwave at Upper Cabinet
- \$2,800 36" Corner Fireplace
* Bump in, 12" tile surround & no mantel
- \$2,800 36" Gas Fireplace with No Built-Ins
* Bump in, 12" tile surround, TV Niche & no mantel
- \$5,800 36" Gas Fireplace w/Titan Custom Built-Ins
* Bump in, 12" tile surround, TV Niche & no mantel
- \$11,600 36" Gas Fireplace w/Titan Custom Built-Ins
* Bump out, 12" tile surround, TV Niche & no mantel

4

2.5

3

SQ FOOT: **2,405**





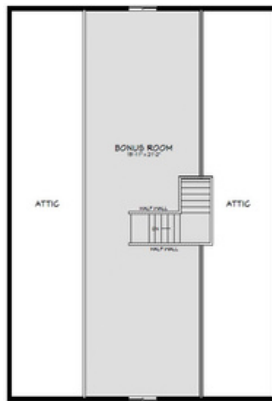
The Christine Patrice

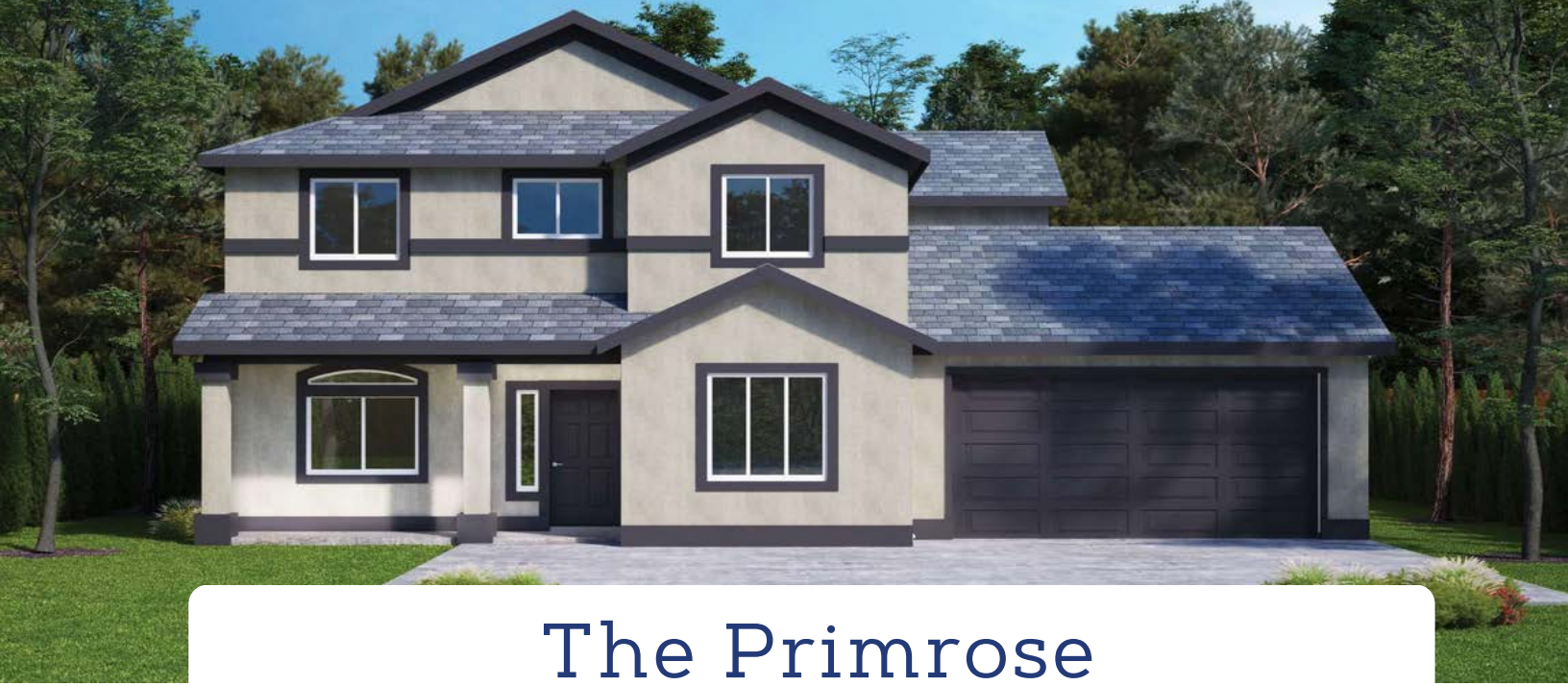
Prelude Series

3 🛏️	2 🛁	3 🚗
SQ FOOT:		2,690

CHRISTINE PATRICE PER PLAN OPTIONS

- \$825 Barn Door at Master Bathroom
- \$825 Barn Door at Laundry Room
- \$1,050 Built-In Microwave at Upper Cabinet
- \$3,000 Built-In Microwave at Tall Pantry Cabinet
- \$1,200 Oversized Kitchen Island
- \$6,520 A - Coffee or Wine Bar at Kitchen Closet
- \$1,050 B - Folding Counter at Laundry Room Niche
- \$1,200 B - Built-In Coat/Shoe at Laundry Room Niche
- \$1,050 C - Folding Counter at Laundry Room
- \$1,200 C - Built-In Coat/Shoe at Laundry Room
- \$2,800 36" Gas Fireplace with No Built-Ins
* Bump in, 12" tile surround, TV Niche & no mantel
- \$5,800 36" Gas Fireplace w/Titan Custom Built-Ins
* Bump in, 12" tile surround, TV Niche & no mantel
- \$11,600 36" Gas Fireplace w/Titan Custom Built-Ins
* Bump out, 12" tile surround, TV Niche & no mantel



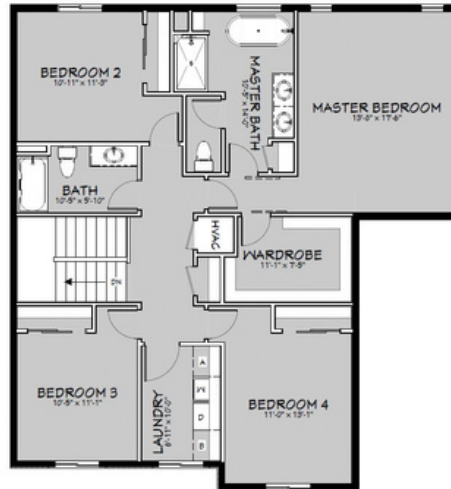


The Primrose

Prelude Series

PRIMROSE PER PLAN OPTIONS

- \$15,000 3-Car Garage
- \$4,000 4ft Garage Extension 2-Car
* Deletes exterior suite door
- \$825 Barn Door at Mudroom
- \$825 Barn Door at Master Closet
- \$825 Barn Door at Master Bathroom
- \$1,650 Double Barn Doors at Office
- \$1,200 Built-In Coat/Show at Mudroom
- \$6,520 Coffee or Wine Bar at Art Niche
- \$1,200 Oversized Kitchen Island
- \$1,050 Built-In Microwave at Upper Cabinet
- \$3,000 Built-In Microwave at Tall Pantry Cabinet
- \$1,050 A - Folding Counter at Laundry Room
- \$1,050 B - Folding Counter at Laundry Room
- \$2,800 36" Gas Fireplace with No Built-Ins
 - Bump in, 12: tile surround, TV Niche & no mantle
- \$5,800 36" Gas Fireplace with Titan Custom Built-Ins
 - Bump in, 12: tile surround, TV Niche & no mantle
- \$11,600 36" Gas Fireplace with Titan Custom Built-Ins
 - Bump out, 12: tile surround, TV Niche & no mantle



5 BEDS	3.5 BATHS	2 CARS
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SQ FOOT: 2,755

