

The Sullivan

At Cloverleaf



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4 Bed - 3.5 Bath

3119 sqft

Exterior:

High Quality Exterior
Low Maintenance Hardie Lap & Masonry Brick
30-Year Dimensional Architectural Roof Shingles & Metal Roof
Covered Back Porch with vented vinyl ceiling
Exposed Rafter Tails
Single Hung, Double Pane High Efficiency Low E Glass Vinyl Windows
Sodded Lot using Bermuda Grass & 2 zone irrigation included
2 Car Garage
6x6 Rough Sawn Columns with Large Corbel
1x6 Shutters with 1x4 Raised Accents
8" tall Wooden Lintels on front of home

Building Standards:

Slab on Grade Concrete Foundation
Traditional Stick Framing Methods
Framed "Green Corners" for higher Energy Efficiency

Interior Features:

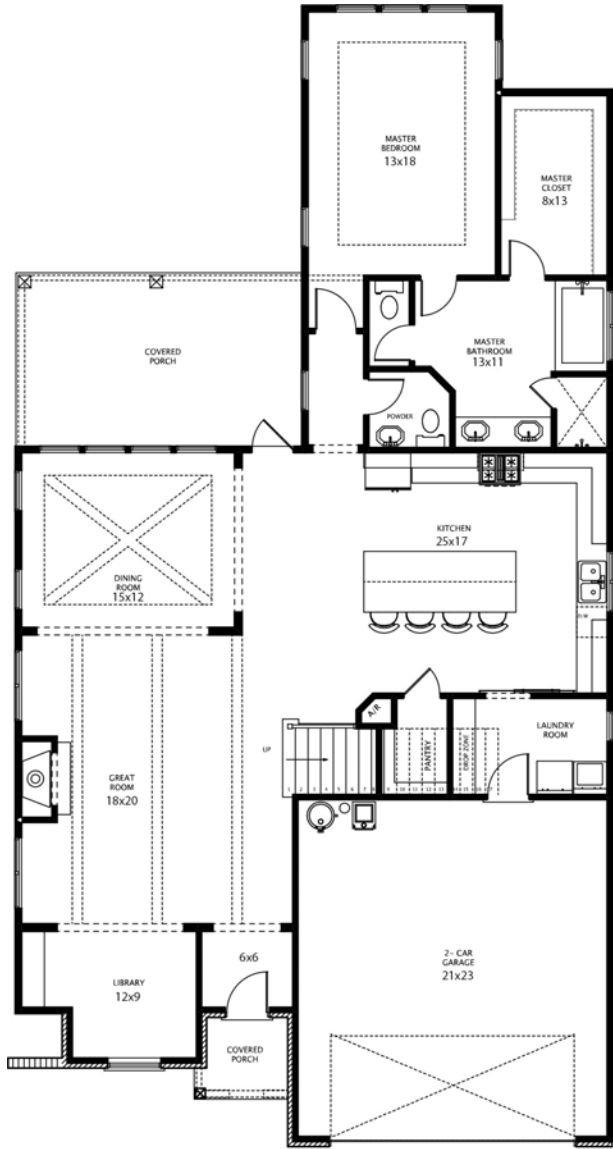
10' Ceilings throughout Main Floor & 9' Ceilings throughout Second Floor
Traditional R13 Batt/Fiberglass Insulation
Open Cell R20 Spray Foam Installed on Roof Deck
Gas Tankless Water Heater
14 SEER electric Heat Pump

Interior Finishes:

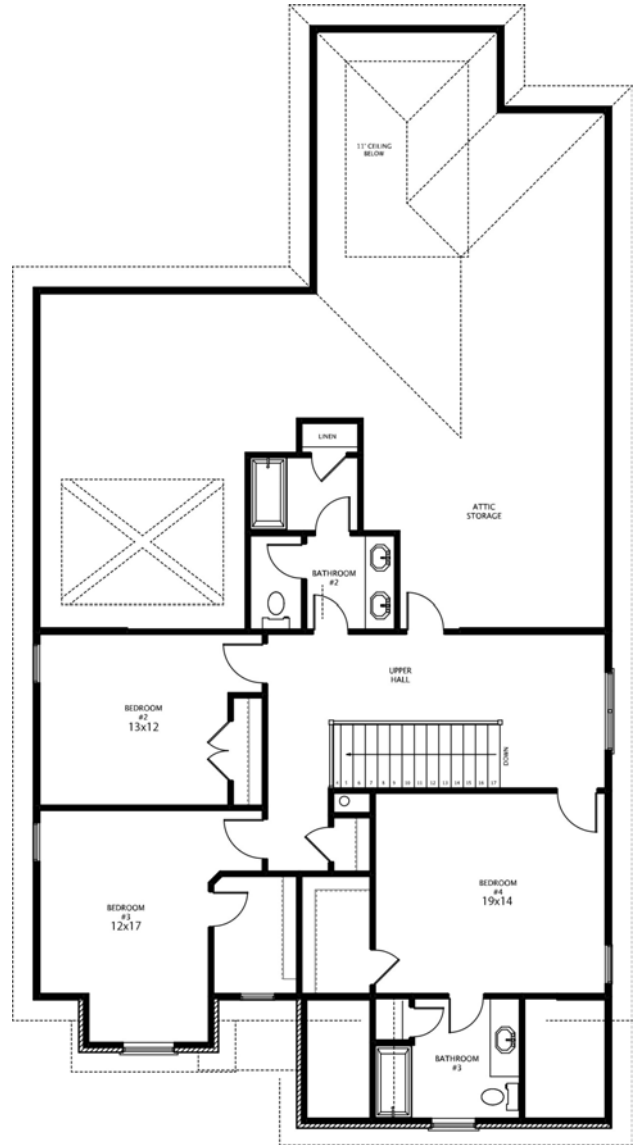
5" Hand Scraped Pre-Engineered Hardwood Flooring in the Common Areas on Main Floor
Carpet in all Bedrooms
Ceramic tile in all Full Bathrooms
Custom Designed Wooden Cabinets in Kitchen & Bathrooms
Quartz countertops throughout
Stainless Steel Gas Appliances by Whirlpool®, including the Dishwasher, Gas Range, Microwave, & Wood Vent Hood.
Fireclay, Apron Farm Sink in Kitchen
Delta® Kitchen and Bath Fixtures
Double Vanity in Master Bathroom with Under-mount sinks
Vanity Mirrors
Schluter Shower system with Delta fixtures & full tile surround with a frameless glass shower door in Master Bathroom
12x20 Niche in Master Shower
Free Standing Tub with Deck Mount Faucet in Master Bathroom
Steel Tub with Tile Shower Surround in Main Level Guest
Low Maintenance High Quality Fiberglass Tub/ Shower in Upstairs Bathroom
Recessed Lighting throughout Kitchen, Living Room, & Master Bedroom
Wire Shelving installed in all Closets, Pantry, & Laundry Areas
Interior walls primed & painted with Sherwin Williams® products. Includes two wall colors, one trim color, & one ceiling color
6" Baseboards throughout
Ventless Gas Fireplace
A 5' tall brick surround and hearth will be installed with a shaker style mantle. 1x6 Shiplap, painted to match trim color will extend to ceiling.
Judges Paneling in Family Dining & Foyer
Shiplap above mantle, great room side of stair wall, wall opposite of door in powder room, and walls around master tub

Upgraded Finish Options:

Under Cabinet Lighting	\$1,200
2" White Faux Wood Blinds throughout	Per Plans
Solid Core Doors throughout	\$1,700
Floor Outlet	\$450 per sq. ft.
USB Outlet	\$50 per sq. ft.
Surround Sound	\$3,250
(Includes 5 ceiling speakers, 1 sub woofer (floor standing), 5 channel audio-video receiver/amplifier & 1 Control4 entertainment controller with remote)	
Music Package	\$1,000 per room
(Includes 2 in ceiling speakers and one zone amp with wireless remote control via smart phone or tablet app, requires WiFi)	
Marble Countertops	Price Available Upon Request
Heated Tile Floors	Price Available Upon Request
Brick Accent Wall	Price Available Upon Request



Main Level



Upper Level



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