

Northern Lights Model Home Upgrades

Foundation

Daylight basement – requires additional frost wall
9ft poured concrete walls vs 8ft

Shell

Top line wood metal clad windows and doors
Solid wood front entry door
Screen porch added
Upgraded cedar deck with two way stair and landing & expanded size
Upgraded prefinished wood siding and soffits & fascia
Authentic Timber Frame trusses, posts and beams
Wood plank ceiling liner
Upgraded to BIBS insulation system & 2 lb spray foam rim joists
Sound insulation in all bathroom walls
Natural stone veneer on exterior, chimney and fireplace

Interior Finishes

Propane gas fireplace upgraded to top line Town & Country fireplace
Custom trim – casing, backband and baseboard
Wide plank reclaimed Southern Yellow Pine floors
13/4" Solid wood doors extra height
Upgraded Emtek door hardware
Upgraded tiles in all bathrooms
Tile wainscotting in ensuite
Upgraded light fixtures
Upgraded plumbing fixtures
Water treatment equipment
Top line custom kitchen millwork, laundry/pantry and bathroom vanities
Appliance package
Basement framing completed
Model furnished
Stairs & railing constructed of matching reclaimed southern yellow pine
Security
Control 4 audio system

Landscaping

Mulch and gardens constructed/planted
Paved driveway