

# The Azalea Glen

*The Highlands*



## The Azalea Glen

5 Bed - 4 Bath  
3111 sqft

with Optional Bonus Room

**Exterior:**

High Quality Exterior  
 Low Maintenance Hardie Lap & Masonry Brick  
 30-Year Dimensional Architectural Roof Shingles & Metal Roof  
 Covered Back Front & Back Porch with vented vinyl ceiling  
 Exposed Rafter Tails  
 Windows will be Wood Clad, Double Hung, Double Paned, with Low E glass and Argon filled  
 \$15,000 Landscaping Allowance  
 2 Car Garage  
 8x8 Smooth Southern Yellow Pine Columns with Large Corbel on Front Porch  
 8x8 Smooth Southern Yellow Pine Columns on Back Porch  
 1x6 Shutters with 1x4 Raised Accents

**Building Standards:**

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

**Interior Features:**

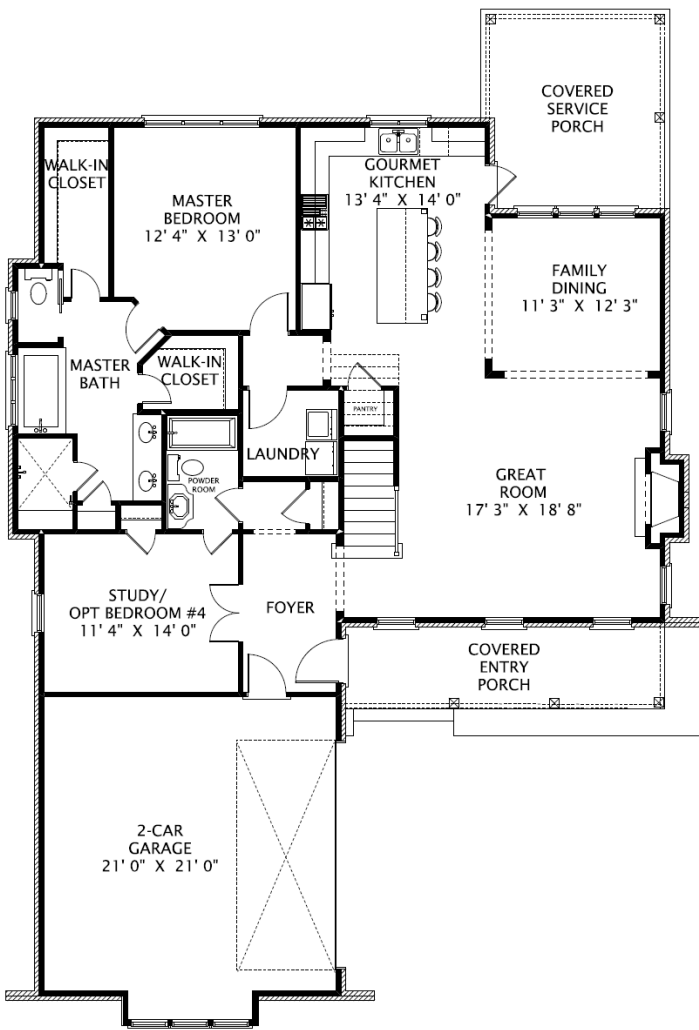
10' Ceilings throughout Main Floor & 9' Ceilings throughout Second Floor  
 Traditional R13 Batt/Fiberglass Insulation  
 Open Cell R20 Spray Foam Installed on Roof Deck  
 14 SEER electric heat pump and gas Furnace  
 HVAC system will be installed  
 50 Gallon Gas, Tankless Water Heater  
 Chorus Base Smart Home package

**Interior Finishes:**

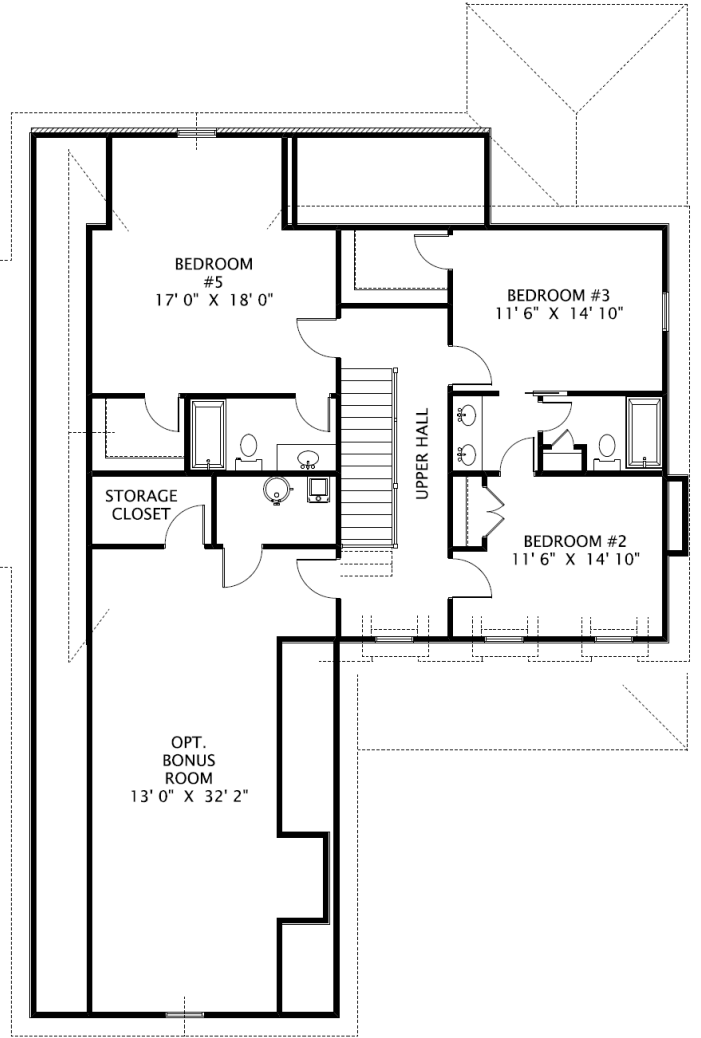
5" Hand Scraped Pre-Engineered Hardwood Flooring in the Common Areas on Main Floor, laundry room, and powder bath  
 Carpet in all Bedrooms  
 Ceramic tile in all Full Bathrooms  
 Custom Designed Wooden Cabinets in Kitchen & Bathrooms  
 Granite countertops throughout  
 Stainless Steel Appliances by Whirlpool®, including the Dishwasher, Gas Freestanding Range & over the range Microwave  
 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 semi-frameless glass shower door in Master Bathroom  
 Freestanding Tub in Master Bathroom  
 Low Maintenance High Quality Fiberglass Tub/ Shower in all other Full Bathrooms  
 Recessed Lighting throughout Kitchen, Living Room, Dining 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 Log Fireplace  
 Judges Paneling in the Foyer  
 Shiplap above the mantle extending to ceiling, and on back Family Dining room wall (wall with windows)  
 Two options for 5' tall brick surround Fireplace & Hearth, including a 6x12 mantle with corbels or a Shaker Style mantle.

**Upgraded Finish Options:**

Farmhouse Sink	\$1,250
Under Cabinet Lighting	\$1,200
2" White Faux Wood Blinds throughout	\$69 per window/door
Window Screens (on all operable windows)	\$32 per window
Solid Core Doors throughout	\$1,700
Barn Door	\$500
Floor Outlet	\$500 per
USB Outlet	\$50 per
Surround sound ceiling speakers, 1 sub woofer (floor standing), 5 channel audio-video receiver/amplifier & 1 Control4 entertainment controller with remote)	\$3,250
Music Package (Includes 2 in ceiling speakers & 1 zone amp w/ wireless remote control via smart phone or tablet app, requires WiFi)	\$1,000 per room
Marble Countertops	Price Available Upon Request
Heated Tile Floors	Price Available Upon Request
Brick Accent Wall	Price Available Upon Request



Main Level



Upper Level



# THE HIGHLANDS *of Chelsea*



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