

# The Azalea Rose

*The Highlands*



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5 Bed - 4 Bath

2655 sqft

**Exterior:**

- High Quality Exterior
- Low Maintenance Hardie Lap, Board & Batten Hardie Siding & Masonry Brick
- 30-Year Dimensional Architectural Roof Shingles
- Covered Front & Back Porch with vented vinyl ceiling
- Wood, Clad, Double Hung, Double Pane High Efficiency Low E Glass and Argon filled Windows
- 3 Zones of Irrigation included in Landscape Allowance
- 2 Car Garage
- 6x6 Rough Sawn Columns with Large Corbels on Front Porch
- 6x6 Rough Sawn Columns on Back Porch
- 1x6 Rough Sawn Shutters with 1x4 Raised Rough Sawn 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
- Gas tankless water heater
- Energy efficient "dual fuel" 14 SEER electric heat pump with gas furnace
- Chorus base Smart Home Package

**Upgraded Finish Options:**

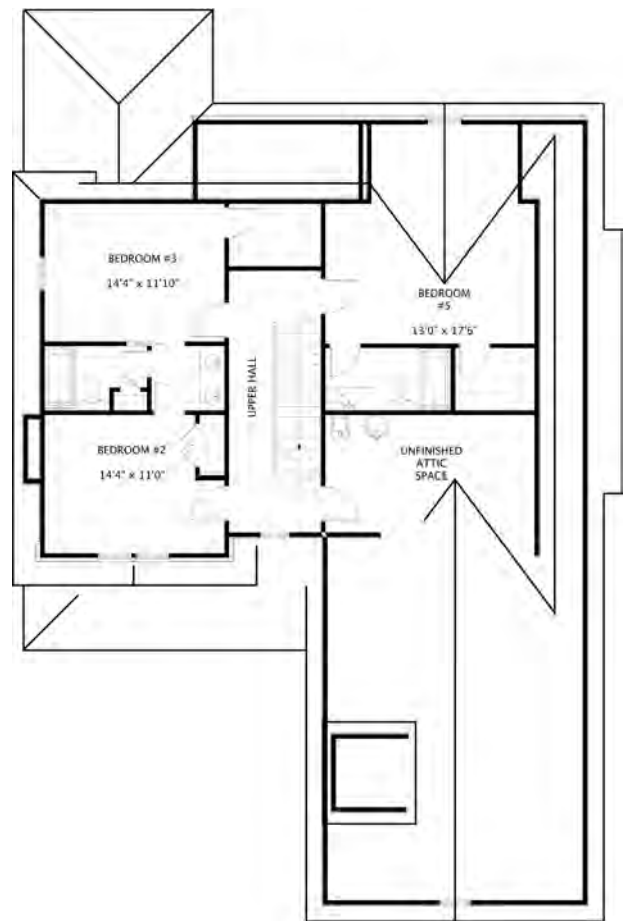
Farmhouse Sink	\$1,250
Under Cabinet Lighting	\$1,200
2" White Faux Wood Blinds throughout	\$69 per window/door
Window Screens (on all operable windows)	\$32 per window
Solid Core Doors throughout	\$1,700
Barn Door	\$500
Floor Outlet	\$500 per
USB Outlet	\$50 per
Surround Sound	\$3,250
(Includes 5 ceiling 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 & 1 zone amp w/ wireless remote control via smart phone or tablet app, requires WiFi)	
10' Wide Gravel Driveway	\$1.85 per sq. ft.
Concrete Driveway	\$3.25 per sq. ft.
Culvert	\$1,250
Septic Tank Allowance	\$6,500
Basic Site Prep, non-wooded lots	\$2,750
Marble Countertops	Price Available Upon Request
Heated Tile Floors	Price Available Upon Request
Brick Accent Wall	Price Available Upon Request
Clearing Lot, non-wooded lots	Price Available Upon Request

**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
- Granite countertops throughout
- Stainless Steel Appliances by Whirlpool®, including the Dishwasher, Gas 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
- Shower Bench will be installed in Master Shower
- Freestanding Tub in Master Bathroom
- Low Maintenance High Quality Fiberglass Tub/ Shower in all other Full Bathrooms
- 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 Log Fireplace
- Judges Paneling will be installed in Dining Room
- Double Barn Door will be installed as door to Bedroom 4/Office



Main Level



Upper Level

All Selections are to be made from the approved Legacy Collection options in the Holland Homes Showroom.

\*Sitework, Driveway, Sewer/Septic System, Lot Costs & Utilities are not included



"Building Reputations"

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THE HIGHLANDS  
*of Chelsea*

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