



12521 Westwood Pl.

Gulfport, MS 39503

2,746 Sqft Living Area

4 Bedrooms

3-1/2 Bathrooms

10 ft Ceilings/8ft Doors

Oversized Bedrooms

Luxurious Master Suite

Huge Master Closet with direct

access to Utility Room

Open Kitchen with Eat-In Bar

\$494,000

BLACKSTONE

Realty

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Construction Specifications

1. Dirt work and foundation
 - a. 3000 psi concrete (*site determines slab elevation*)
2. Framing and Roofing
 - a. 2x6 exterior walls
 - b. Engineered KDAT columns with all thread bolts per plan
 - c. OSB walls with House wrap
 - d. OSB roof decking
 - e. Synthetic Felt Underlayment-Peel and Stick in Valleys
 - f. 30 Year Timberline architectural shingle (*choice of color*)
3. Windows and Doors
 - a. Showcase Vinyl windows (*choice of color*)
4. Fiberglass doors with deadbolts (*choice of style: half lite, ¾ lite, or full lite*)
5. Plumbing and Plumbing Fixtures (*choice of color*) *gas is an upgrade: \$600 per drop: appliance package automatically upgrades with gas upgrade*
 - a. Comfort height toilets with elongated bowls
 - b. 50 gallon electric water heater (*If gas is chosen upgrade available to Rinnai tankless*)
 - c. ARC approved gas lantern on front porch
 - d. Natural gas cooktop
 - e. Widespread lavatory faucets in master and 4" centerset lavatory faucets throughout
 - f. Master tub 66x36: (*choice of Freestanding or Drop in*)
 - g. 60x36 Tub/Shower Inserts (*upgrade available to tub with tile surround*)
6. Electrical Fixtures
 - a. Standard Options included for Beds & Baths. Allowances for Foyer, Kitchen Pendants, & Dining to be selected at Supplier
 - b. LED can lights included with home package
7. HVAC
 - a. Rheem or Trane 14 seer Heat pump (*upgrade available*)
8. Exterior Veneer
 - a. Brick veneer (*choice of color*)
 - b. T&G porch ceilings (*choice of color*)
 - c. Hardie wrapped beams
 - d. Hardie soffit and fascia (*choice of color*)
 - e. Concrete porches with Brick border
9. Insulation
 - a. Fiberglass insulation-R19 in walls & R38 in ceiling (*foam insulation upgrade available*)

10. Interior Trim *(3 trim styles options)*
 - a. 8" base throughout
 - b. Windows all sheet rock with stools *(full trim included in living and kitchen: upgrades available per window)*
 - c. Closet shelving per plan *(upgrade available)*
 - d. 8' hollow core doors *(upgrade to solid core available)*
 - e. 8" Crown molding in Foyer, Living, & Dining *(upgrade available to add in other areas)*
11. Interior Paint
 - a. Ceilings: flat
 - b. Walls: eggshell
 - c. Trim: semi gloss
12. Cabinets and Countertops
 - a. Choice of color and door style *(Upgrades available per plan)*
 - b. Quartz countertops throughout *(overage paid to supplier directly.)*
13. Flooring and Tile *(overage paid directly to flooring company)*
 - a. Carpet in bedrooms, tile in wet areas, luxury vinyl plank in kitchen and main area *(upgrade available)*
 - b. Custom Tile Master Shower
 - c. Full Kitchen Backsplash
14. Appliances
 - a. Choice of 3 Packages included *(upgrade available: upgrade to supplier directly)*
15. Mailbox and garage doors
 - a. Cast aluminum mailbox or equivalent per ARC approval
 - b. Garage Doors per plan *(Wayne Dalton series)*
16. Landscaping
Basic sod and grading package