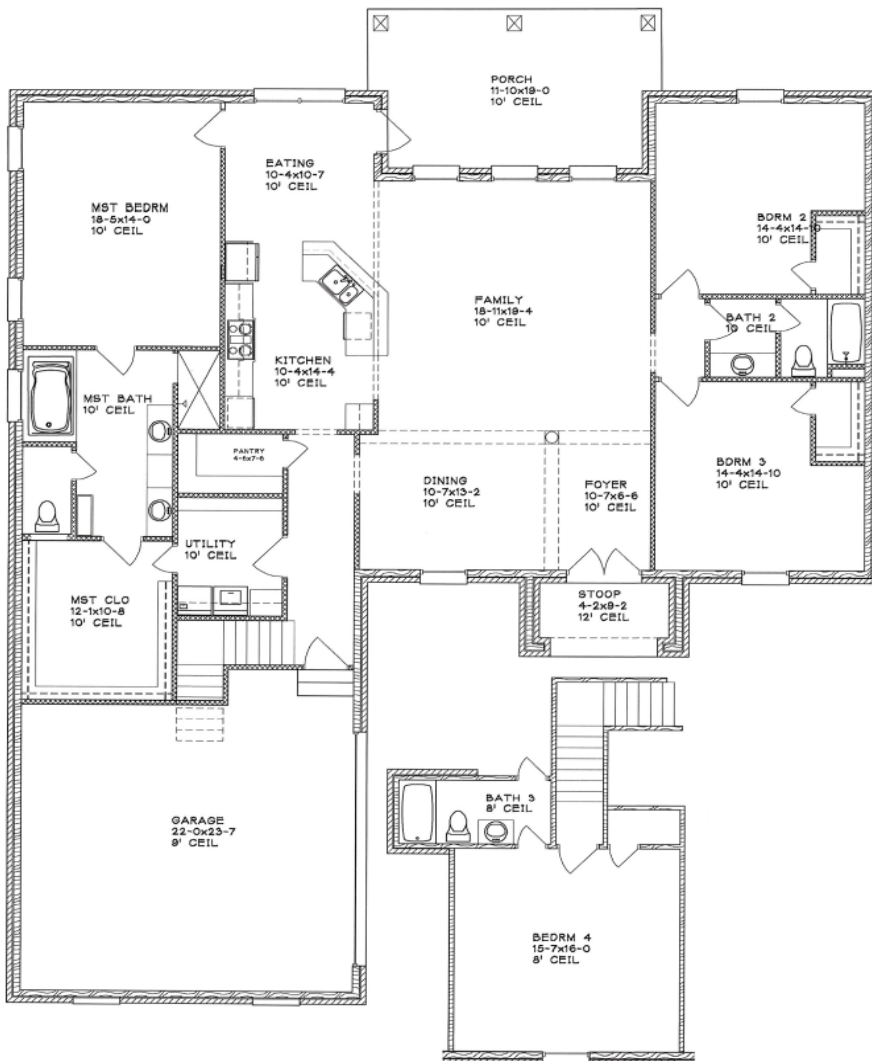


BWARTISAN  
HOMES



**12531 Westwood Pl.**

**Gulfport, MS 39503**

2,683 Sqft Living Area

4 Bedrooms

3 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

**\$482,000**

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*