



## *The Montrose Model Features:*

### *Exterior*

- ❖ Pearl white Rockstone on front elevation
- ❖ Exterior Brick upgraded to Chestnut brown tumbled vintage brick
- ❖ Patina Waterton front door with 2 sidelites and transom
- ❖ Composite front porch
- ❖ Taupe windows
- ❖ Ranch style garage door
- ❖ Keyless garage door opener
- ❖ Front door keyless entry

### *Main Bath*

- ❖ Main bath mirror from vanity to ceiling
- ❖ Upgraded floor tile in main bath
- ❖ Elongated right height toilet
- ❖ All fixtures are brushed nickel
- ❖ Linen closet



### *Ensuite*

- ❖ Custom glass shower
- ❖ Ensuite mirror from vanity to ceiling
- ❖ Quartz countertop in ensuite vanity
- ❖ Upgraded shower mosaics in ensuite
- ❖ All fixtures are brushed nickel
- ❖ Elongated right height toilet
- ❖ Jacuzzi tub

### *Kitchen*

- ❖ Upgraded kitchen cabinets
- ❖ Kitchen skylight
- ❖ Franke Single Undermount SS sink
- ❖ SS Camerist faucet
- ❖ Franke Bottom Grid
- ❖ Central VAC foot sweep in kitchen

### *Flooring and Tile*

- ❖ Upgraded flooring and wall tile in ensuite
- ❖ Upgraded tile for ensuite shower
- ❖ Upgraded tile for ensuite soaker tub

### *Basement*

- ❖ Fully finished basement
- ❖ 9 ft. ceilings
- ❖ Double French door entry to basement
- ❖ Enlarged basement windows
- ❖ Cabinet layout and microwave
- ❖ Elongated right height toilet
- ❖ Two (2) piece bathroom
- ❖ Basement exit leading to backyard

### *Other Features*

- ❖ All maple stairs and railing
- ❖ Crown molding in master bedroom
- ❖ Built in shelving in master closet
- ❖ Mirrors in master bedroom
- ❖ Option #3 trim package
- ❖ All window coverings included
- ❖ Two skylights in laundry room
- ❖ Irrigation system rough in
- ❖ Fireplace (Basement vented) with cherry beam mantel and stone
- ❖ Backyard and side landscaping
- ❖ Interlocking back patio
- ❖ 14 ft. patio off of kitchen
- ❖ Upgraded fan and light fixtures