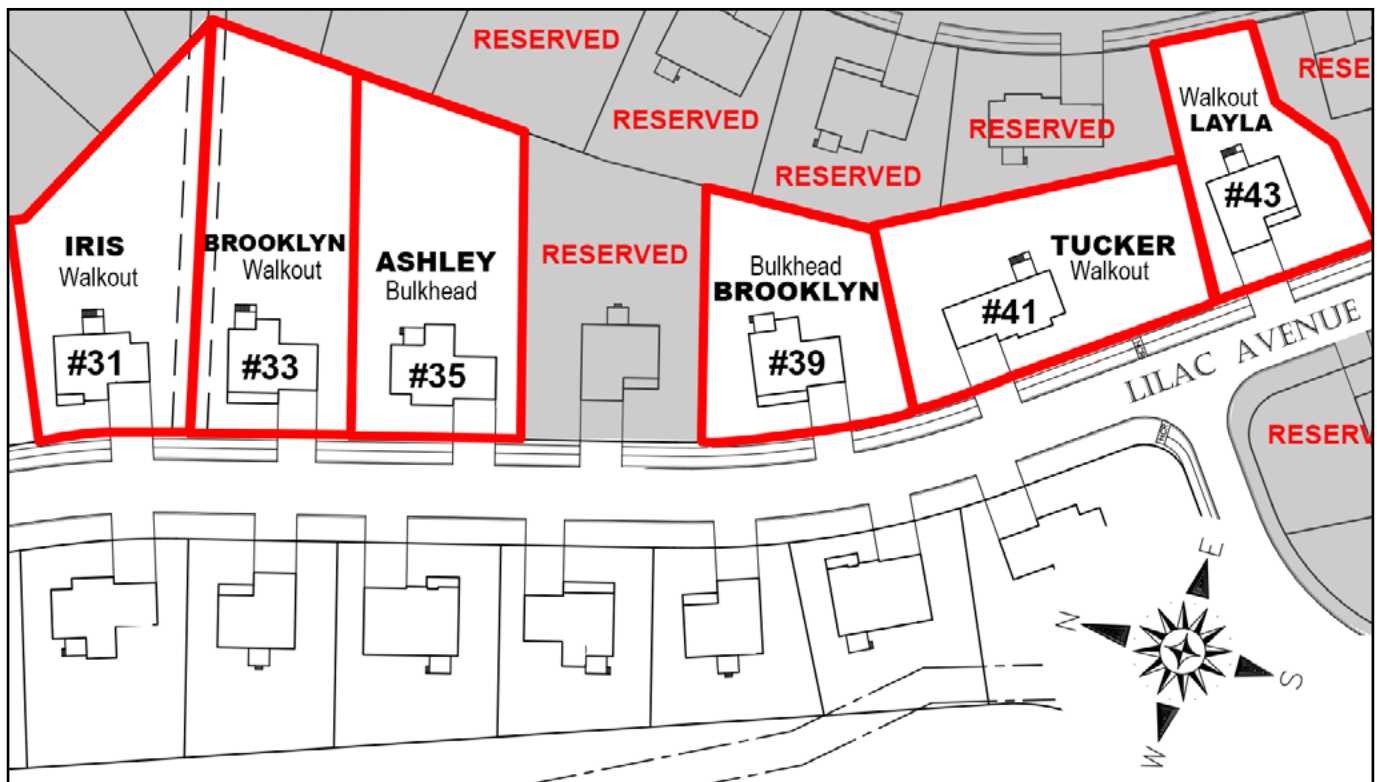


CURRENT AVAILABILITY & PRICING*



ADDRESS	PLAN	BASE PRICE	LOT PREMIUM	SELLING PRICE
43 Lilac Ave	LAYLA	\$789,900	\$15,000 (WO)	\$804,900
41 Lilac Ave	TUCKER	\$794,900	\$15,000 (WO)	\$809,900
39 Lilac Ave	BROOKLYN	\$814,900	\$0	\$814,900
35 Lilac Ave	ASHLEY	\$849,900	\$0	\$849,900
33 Lilac Ave	BROOKLYN	\$814,900	\$15,000 (WO)	\$829,900
31 Lilac Ave	IRIS	\$819,900	\$15,000 (WO)	\$834,900



*Prices subject to change with market conditions at Seller's discretion.

As of 1/8/2024

CALL TODAY TO RESERVE YOUR LOT

508-514-8132

Marketed Exclusively by Lead Listing Agent:

Kim Backlund, REALTOR

kbacklund@eastlandpartners.com



WHAT'S INCLUDED (Specs*)



FOUNDATION

- Concrete Foundation – Walkout Basement (Lot Specific)
- Waterproofing Below Grade
- Perimeter Drain
- Under-Slab Piping for Radon – Vented Through Roof (No Mitigation Included)

FRAME, SIDING AND ROOF

- 2x6 Framing
- 3/4" OSB Sub Floor
- 30-year Architectural Asphalt Roof Shingles
- Low Maintenance Board & Batten and Clapboard Vinyl Siding
- Tyvek or Equivalent House Wrap

EXTERIOR DOORS AND WINDOWS

- Craftsman, Fiberglass, Painted Front Door w/ Clear Glass
- Double Hung Insulated Low E-Vinyl Windows. Tilt Out w/ Integral Grills, Screens Provided
- Insulated Low E-Vinyl Slider with Screen Provided
- Carriage Style Insulated Garage Door(s) w/ Decorative Trim, Includes Door Opener(s)
- Aluminum Gutters and Downspouts

PLUMBING & HEATING

- Kohler® / Sterling® Fixtures
- Fiberglass Tubs and Showers
- Single Stainless Under-Mount Kitchen Sink
- Round Toilets
- Forced Hot Air Heat; 1 or 2 Zone – Plan Specific
- Central Air Conditioning; 1 or 2 Zone – Plan Specific
- Energy-Efficient Electric Hot Water Heater

ELECTRICAL & LIGHTING

- Electrical Service – 200 Amp
- Switches, Receptacles and Lighting per Electrical Code
- Exterior Lighting at Garage, Patio, or Deck
- Exterior Recess Lighting at Front Entrance
- 3 Standard Cable/Data Outlets (Locations Pre-Determined per Plan)

INSULATION

- High performance, Energy Efficient Insulation Package, per Energy Code

INTERIOR FINISH

- Walls – Blue Board with Smooth Skim Coat Plaster
- Ceilings / Closets – White Plaster Textured Finish
- Window Door Trim – 3.5" Colonial Casing
- Baseboard – 5.25" Speed Base Molding
- Closet Shelving – White Vinyl Coated Wire Shelving
- Doors – 2 Panel Masonite® or equal
- Interior Door Hardware – Brushed Nickel
- Garage – 5/8" Blue Board w/ White Plaster Textured Finish, Electric Opener(s) w/ 2 Remotes & 1 Keypad

PAINTING

- Interior Walls – Sherman Williams® – 2 Coats – Choice of 1 of 3 Builder Colors
- Interior Trim – Semi Gloss White

CABINETRY

- Soft Close Drawers and Doors
- Integrated Double Waste Basket Cabinet
- Granite Countertop in Kitchen
- Dual Vanity in Master Bath – Granite Countertop
- Single Vanity in Guest Bath – Granite Countertop

FLOORING

- Hardwood Floors in Kitchen, Foyer, Dining*, Powder Room* (*Plan Specific)
- Tile Laundry Room, Guest & Master Bathroom
- Carpet w/ 6lb Pad – Balance of Home

APPLIANCES

- Samsung® Stainless Steel Electric Range, Refrigerator, Microwave & Dishwasher
- Washer/Dryer Hookup – Electric

EXTERIOR

- Asphalt Driveway
- Concrete Walkway to Entrance
- Pressure-Treated Decks w/ Stairs or Concrete Patio (Lot Specific)
- Landscape Package: Includes Builder Selected Shrubs and Bushes

UTILITIES

- Underground Utilities (Electric, Phone, Internet, TV)
- Town Sewer
- Town Water
- Comcast or Comparable High-Speed Internet

*Materials/products are subject to availability. Seller reserves the right to substitute products equal to or greater than those listed at its sole discretion.

For more information visit us at www.HarmonyBellingham.com or call us @ 508-514-8132