

# The Azalea Rose

*at Pearbree Farms*



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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  
Single Hung, Double Pane High Efficiency Low E Glass Vinyl Windows  
\$15,000 Landscaping Budget  
2 Car Garage  
8x8 Pressure treated smooth Columns  
1x6 Shutters with 1x4 Raised 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  
High Efficiency 50 Gallon Electric Water Heater  
Energy Efficient 14 SEER Electric Heat Pump

**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, Glass Top Electric 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  
Soaking Garden 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  
Electric Fireplace  
Two options for 5' tall brick surround Fireplace, including a 6x12 mantel with corbels or a Shaker Style mantel  
Judges Paneling will be installed in Dining Room  
Shiplap above fireplace to the ceiling

**Upgraded Finish Options:**

Farmhouse Sink	\$1,250
Under Cabinet Lighting	\$1,200
2" White Faux Wood Blinds throughout	\$69 per window
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)

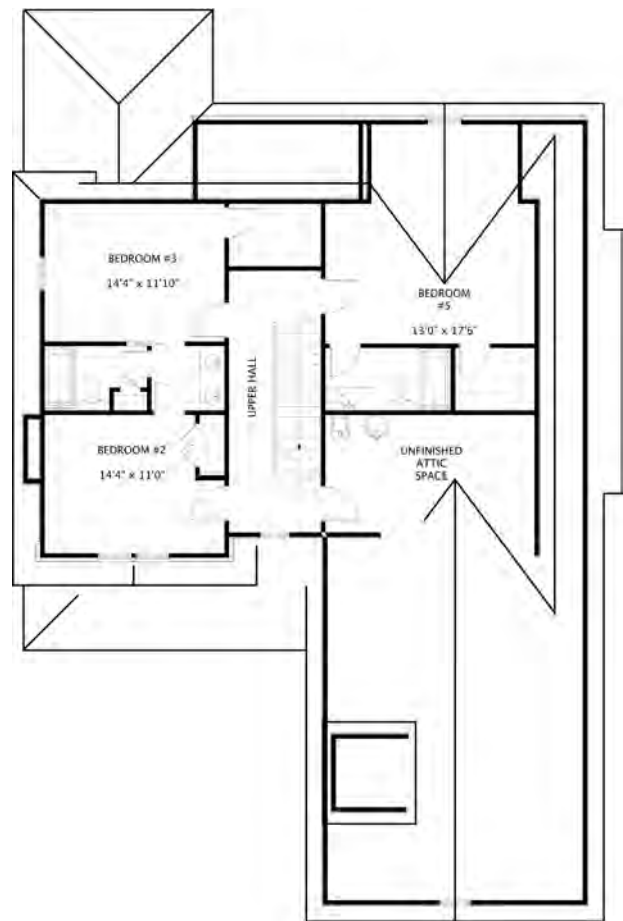
Music Package	\$1,000 per room
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(Includes 2 in ceiling speakers & 1 zone amp w/ wireless remote control via smart phone or tablet app, requires WiFi)

Marble Countertops	Price Available Upon Request
Heated Tile Floors	Price Available Upon Request
Brick Accent Wall	Price Available Upon Request



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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