

Southview Properties, LLC

Personal Choice Upgrade Program

The people at Southview understand that while one particular floorplan can address the needs of many customers, each customer has a unique lifestyle with unique desires, needs and budgets. That is why the people who bring you Southview developed the Personal Choice Upgrade Program. With the Personal Choice Upgrade Program, you can customize your home to include as many or as few of today's most popular options and enhancements as you desire. The list of features provided below is intended to provide you with a fair representation of the features offered by Southview. The availability and cost of certain features will vary from model to model.

Exterior & Garage Choices

Front Door Enhancements:

Half-round Glass Top Entry Door

Traditional Half Glass Entry Door

Rectangular Glass Insert

Oval Glass Insert

Caming Options for Half-round & Half Glass Entry Doors:

Bright Brass Caming

Brushed Nickel Caming

Craftsman Entry Door

Black Nickel Caming

Brushed Nickel Caming

Exterior Lighting:

Designers Fountain Exterior Lighting Package

Black

Bronze

Garage:

3rd Stall Garage: 12' wide w/ 9' Door & Back Yard Access Door

Finished Insulated Garage (Sidewall & ceiling insulation, drywall & paint, insulated garage door)

Garage Door: Top Panel Windows

Garage Door Opener (w/2 remotes)

Interior Finish Choices

Floorplan Modifications

9' Ceilings w/Transom Windows (Lower Floor Only)

Fireplace

Gas Fireplace (requires floorplan location)

Premium tile face & hearth

Granite / slate face & hearth

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Kitchen Enhancements

Premium Deep Basin Kitchen Sink w/ premium faucet

White Porcelain Bisque Porcelain

Black Porcelain Stainless Steel

Standard Kitchen & Vanity Door Style

Essex Heritage

Shaker Salem

Premium Kitchen & Vanity Wood Species w/ 2 1/4" Crown moulding

Hickory Maple

Cherry Alder

Premium Revere Raised Panel Cabinet Doors

Hickory, Maple or Alder

Cherry

Stained Cabinet Finish

Black Cherry Frost

Cinnamon Hazelnut

42" Cabinets - 9' Ceilings Only

Hickory/Maple/Alder

Cherry

Full Extension Base Cabinet Shelving

Full Extension Base Cabinet Drawers

Corner Base Cabinet: Lazy Susan

Specialty Countertops:

Please consult your customer service representative concerning the selection and cost of specialty countertops.

Utility Room Cabinets (31 1/4" tall; 5' - 4 door wall cabinet set)

Oak Maple

Hickory Alder

Cherry

Door Style

Essex Heritage

Shaker Salem

Revere Raised Panel Cabinet Doors

42" Cabinets (9' ceilings only)

Hickory / Maple / Alder

Cherry

Stained Cabinet Finish

Black Cherry Frost

Cinnamon Hazelnut

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Interior Trim Packages

Traditional Wood Trim Package : Oak flush doors, hemlock door, window and closet door casings, hemlock base trim all with a clear finish.

Contemporary White Trim Package : Paint grade six (6) panel doors with white satin finish; paint grade door, window and closet door casings and paint grade base trim with white satin finish.

Hooded Craftsman White Trim Package :

Interior doors - Paint grade three panel doors; 5.25" header paint grade casing with 2.25" paint grade crown mould; 3.25" paint grade jamb casing; white satin finish.

Window openings - 5.25" header paint grade casing with 2.25" paint grade crown mould; 3.25" paint grade jamb casing; 7.25" paint grade window sill; white satin finish;

Base trim - 5.25" paint grade base trim; white satin finish.

Deluxe Hooded Craftsman Color Choice Package :

Interior doors - Paint grade three panel doors; wall color match, satin finish; 5.25" header casing with 2.25" crown mould; 3.25" jamb casing; accent color; satin finish.

Window openings - 5.25" header casing with 2.25" crown mould; 3.25" jamb casing; 7.25" window sill; accent color; satin finish.

Base trim - 5.25" paint grade trim; accent color; satin finish.

Staircase Trim Packages

Traditional Wood Rail and Turned Baluster Staircase - clear natural finish

Contemporary Wood Rail and Turned Baluster Staircase - Rail, Turned Posts, Knee Wall Cap & Knee Wall Cap trim finished clear; Turned balusters finished satin white.

Craftsman Wood Rail and Baluster Staircase - Rail, Square Posts, Knee Wall Cap, Knee Wall Cap trim and Skirt boards are finished enamel white; Square balusters finished satin white.

Black Iron Balusters with Wood Rail Staircase -

Stair rail, Knee Wall Cap & Knee Wall Cap trim finished clear; Posts finished white enamel.

Traditional turned posts with black iron balusters with an alternating basket pattern.
Craftsman square posts with black iron balusters with an alternating knuckle pattern.

Interior Lighting Packages

Brushed Nickel Lighting / Brushed Nickel Door Hardware Package

Tannery Bronze Lighting / Bronze Door Hardware Package

Distressed Black Lighting / Black Door Hardware Package

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Designer Faucet Packages (Does not include kitchen sink faucet)

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|--------------------------------|-------------------------------|
| <i>Delta Victorian faucets</i> | <i>Delta Lockwood faucets</i> |
| Pearl Nickel | Chrome |
| Brushed Chrome | Stainless Steel |
| Venetian Bronze | Pewter |
| <i>Delta Leland faucets</i> | |
| Chrome | |
| Bronze | |
| Stainless Steel | |

Bathroom Enhancements

- Bathtub Enclosure*
 - Clear Glass
 - Rain Glass
- 2nd shower head and lever*
- Change 5' tub/shower to 5' shower with 2 seats*
- 5' Spa tub with jets (only available as 5' soaker tub replacement)*
- Matching Powder Room Pedestal Sink and Toilet*

Interior Paint

- 2 - color wall / ceiling combination*

Premium ClosetMaid Shelving Package

Flooring

- Flooring Package #1*
- Flooring Package #2*

Mechanical System Choices

- Air Conditioning*
- Air Conditioning Ready*
- Additional Electrical Wall Outlets (show location on plan)*
- Electrical Floor Outlets (show location on plan)*
- Ceiling Fan Outlet w/Switch (show location on plan)*
- 220v Garage Electrical Outlet (show location on plan)*
- 220v In-home Electrical Outlet (show location on plan)*
- 220v Deck/Patio Hot Tub Outlet (show location on plan)*
- Additional CATV Outlets (show location on plan)*
- Holiday Lights: 2 weather proof outlets; 1 switch in hall closet*
- Gas Line to Dryer*
- Gas Line to Range*
- Gas Line to Outdoor BBQ*

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Appliance Choices

Appliance Package # White Black Bisque

Gas Self-Cleaning Range (requires gas line upgrade)

Appliance Package #2 - *CleanSteel*

Gas CleanSteel Self-Cleaning Range (requires gas line upgrade)

Refrigerator: *25 cu. Ft.; Side by Side*

 White Black Bisque

 CleanSteel Exterior