



COMMUNITY/LOT #: LOT 71 HUDSON VILLAGE PLAN: CUMBERLAND B

OPTIONS: PREMIER FEATURES - COVERED PORCH

ADDRESS: 201 HUDSON VILLAGE DRIVE - LAGRANGE

BUYER NAME: JSJ SPEC DATE: 03/25/2025

**EXTERIOR OPTIONS**

LAP SIDING COLOR: LINEN SHAKE COLOR: N/A

BOARD AND BATTEN: OCEANSIDE CEMENT BOARD SIDING: N/A

CEMENT SHAKE: N/A CEMENT B&B: N/A

TRIM COLOR: WHITE WINDOW COLOR: WHITE

STONE: KENTUCKY LEDGE BRICK: N/A

DOOR COLOR: WEB GRAY SW7075 ROOF COLOR/TYPE: BLACK ONYX - 3 TAB

SHUTTERS: RAISED TUXEDO GRAY METAL ROOF COLOR: N/A

COLUMN COLOR: PURE WHITE SW7005

GARAGE DOOR: HILLCREST LONG PANEL - THAMES LP GLASS - BLUE RIDGE HARDWARE

GARAGE DOOR COLOR: WHITE

NOTES:

**WHITE GUTTERS**

**COFFER IN DR**

**5' TALL WAINSCOTTING IN DR**

INTERIOR PAINT: SHELL WHITE SW8917 ACCENT COLOR: RAINCLOUD SW9639

LOCATION: DR WALLS ONLY

MINWAX STAIN: TIDAL WOOD

FIREPLACE SURROUND: WESCOTT MANTLE - BLACK SLATE SURROUND - NO HEARTH

**KITCHEN:** GROVE - SHAKER WHITE - GBS

CABINETS: ~~QUINCY~~ ~~PROVIDED BY BROOK CABINETS~~ ~~IVORY~~

CABINET ADDERS: N/A

COUNTERTOP: LEVEL 1 GRANITE - ASHEN WHITE

EDGE: FLAT POLISH

SINK: 50/50

HARDWARE: LEVEL 1 8004SN AND 3910SN

BACKSPLASH: 3X6 WHITE - OFFSET

DECO: N/A

GROUT COLOR: BRIGHT WHITE

FAUCET FINISH: NICKEL -

BATHROOM FAUCET: D301122BN KITCHEN FAUCET: FOODIE D451288SS

**MASTER BATH:** GROVE - SHAKER WHITE - GBS

CABINETS: ~~QUINCY~~ ~~IVORY~~ ~~PROVIDED BY BROOK CABINETS~~

COUNTERTOP: 1.5CM QUARTZ - FROST WHITE

SINK: RECESSED RECTANGULAR - UNDERMOUNT

HARDWARE: LEVEL 1 8004SN AND 3910SN

FLOOR TILE: N/A

SHOWER TILE: N/A

TUB SURROUND TILE: N/A

DECO TILE: N/A

DECO LOCATION: N/A

GROUT: N/A

BENCH: N/A LOCATION: \_\_\_\_\_

TOILET: ELONGATED - COMFORT HEIGHT

**BATH 2:** GROVE - SHAKER WHITE - GBS

~~QUINCY - IVORY - PROVIDED BY BROOK CABINETS~~

CABINETS: \_\_\_\_\_

COUNTERTOP: 1.5CM QUARTZ - FROST WHITE

SINK: RECESSED RECTANGULAR - UNDERMOUNT

HARDWARE: LEVEL 1 8004SN AND 3910SN

FLOOR TILE: N/A

SHOWER TILE: N/A

TUB/SHOWER SURROUND TILE: N/A

GROUT: N/A

TOILET: ELONGATED

**BATH 3/4:**

CABINETS: N/A

COUNTERTOP: N/A

SINK: N/A

HARDWARE: N/A

FLOOR TILE: N/A

SHOWER TILE: N/A

TUB/SHOWER SURROUND TILE: N/A

GROUT: N/A

TOILET: N/A

**POWDER ROOM:**

CABINETS: N/A

COUNTERTOP: N/A

SINK: PEDESTAL

HARDWARE: N/A

FLOOR TILE: N/A

GROUT: N/A

TOILET: ELONGATED

**LAUNDRY ROOM:**

FLOORING TYPE: LVP - ARBOR TERRACE - HARTLEY  
GROUT (IF TILED): N/A

**FLOORING:**

WOOD/LAMINATE:  
NAME: LVP - ARBOR TERRACE COLOR: HARTLEY  
AREAS: (SEE RENDERING)

VINYL (V1):  
NAME: N/A COLOR: \_\_\_\_\_  
AREAS: (SEE RENDERING)

CARPET:  
NAME: MARVEL PLUS COLOR: CAMEO  
AREAS: (SEE RENDERING)

CARPET PAD: 6 LB PAD

**LIGHTING PACKAGE:**

INTERIOR: STD WINSLOW NICKLE PACKAGE - 2 STORY FOYER LIGHT  
EXTERIOR: STD BLACK  
CEILING FANS AND LOCATION: STD - MASTER AND LIVING ROOM  
PATIO FAN: N/A

**LIGHTING ADDITIONAL OPTIONS:**

PENDANTS: 2 - MISSOULA  
FLOOD LIGHTS: 2 - REAR CORNERS  
UNDERCABINET LIGHTS: N/A  
RECESSED CANS: PER PLAN  
ADDITIONAL FANS: N/A

**PLUMBING ADDITIONAL OPTIONS:**

TANKLESS WATER HEATER: N/A

ADDITIONAL SHOWER HEAD (MASTER): N/A

UTILITY SINK: N/A LOCATION: \_\_\_\_\_

SOAP DISPENSOR: N/A

**ACCESSORIES:**

BATH ACCESSORIES: KINLA NICKEL

FRAMELESS SHOWER DOOR: N/A

BATHROOM MIRRORS: FRAMED IN MASTER - SHEET IN SECONDARY - OVAL IN HALF BATH

DOOR HARDWARE: NICKEL KNOBS

INTERIOR DOOR STYLE: 5 PANEL

CLOSET SHELVING: VENTILATED

**APPLIANCES:**

RANGE: PACKAGE 1 MODEL #: JB645RKSS

MICROWAVE: PACKAGE 1 MODEL #: JVM3162RJSS

DISHWASHER: PACKAGE 1 MODEL #: GDF510PSRSS

REFRIGERATOR: N/A MODEL #: \_\_\_\_\_

**DELUXE KITCHEN APPLIANCES:**

~~DOUBLE WALL OVEN: \_\_\_\_\_ MODEL #: \_\_\_\_\_~~

~~SINGLE WALL OVEN: \_\_\_\_\_ MODEL #: \_\_\_\_\_~~

~~DISHWASHER: \_\_\_\_\_ MODEL #: \_\_\_\_\_~~

~~MICROWAVE: \_\_\_\_\_ MODEL #: \_\_\_\_\_~~

~~COOKTOP: \_\_\_\_\_ MODEL #: \_\_\_\_\_~~

~~HOOD VENT: \_\_\_\_\_ MODEL #: \_\_\_\_\_~~

BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

JSJ REPRESENTATIVE Amy Kahler DATE 03/24/2025

### INTERIOR FEATURES

- Spaciously designed floor plans
- 9' smooth ceilings on first floor
- Fireplace with custom built mantle and black slate surround
- Designer interior doors
- Buyer's choice of selected paint colors for dining room walls ★
- Decorative lighting
- Chair rail in dining room ★
- Brushed nickel interior door hardware
- Cable outlets in all bedrooms and one (1) phone line with smart box
- LVP flooring in foyer, dining room, kitchen, family room, and breakfast nook ★
- Smoke & carbon monoxide detectors
- 4 ¼" baseboards throughout home
- Open railing with wooden spindles on stairs ★
- Drop zone cubbies ★

### KITCHEN FEATURES

- Designer kitchen cabinets with crown molding
- Granite countertops
- Ceramic tile backsplash
- Brushed nickel finish single lever faucet with sprayer
- 8" depth undermount stainless steel sink
- Stainless steel appliance package that includes smooth top range, microwave, and dishwasher

### BATHROOM FEATURES

- Designer adult height vanities in all bathrooms
- 1.6cm quartz countertops with undermount rectangular sinks
- Garden tub and separate shower in master bedroom suite ★
- Pedestal sink in half bath ★
- Designer nickel plumbing fixtures
- Dual vanity sinks with framed mirrors in master bathroom
- LVP flooring in wet areas ★

### EXTERIOR FEATURES

- Designer exteriors individually selected with varying colors and textures
- Low maintenance vinyl siding with stone/brick accents
- 25-year 3-tab shingles
- Designer garage door with decorative glass panels and decorative hardware
- Professional landscaping package that includes front yard sodded to front corners
- Covered porch, deck or patio ★
- Gutters and downspouts in front and rear of home

### WARRANTY COVERAGE

- JSJ Builders, Inc. one year limited warranty w/ online warranty claims submission
- Ten-year structural warranty provided by 2-10 Home Buyer Warranty
- New homeowner warranty welcome packet
- On-site walk through and warranty orientation with JSJ Builders, Inc. representative

### ENERGY EFFICIENT FEATURES

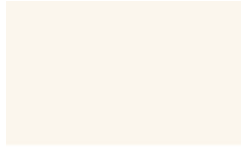
- 50 gallon energy efficient hot water heater
- Maintenance free, Low-e single hung vinyl windows with tilt out sashes with screens
- Energy efficient HVAC heat pump
- Programmable digital screen thermostat
- Certified duct testing
- Continuous roof ridge and soffit vent system to reduce cooling cost
- Ceiling fan in master bedroom, living room and prewired for fans in all bedrooms and bonus room

### BUYER SIGNATURE

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### AGENT SIGNATURE

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Linen



Oceanside

