

VALUE IN THE DETAILS

— Enhanced Specification Standards at The Glen by Blue Mountain Communities —

3-COAT STUCCO SYSTEM WITH INTEGRAL ACRYLIC PAINT & SMOOTH FINISH

Less cracking, longer lasting paint finish
and custom look.
Est. Value: \$7,000

CONTINUOUS EVE VENTS

Improves ventilation of attic
with less roof penetrations.
Est. Value: \$2,500

6" OGEE GUTTERS WITH 3" ROUND DOWNSPOUTS

Improves ability to collect and
disburse more water quickly
without pourover.
Est. Value: \$2,500

ADDITIONAL WATER TEST AFTER SLAB

Tests for any obstructions or cracks in the lines
after slab is poured.
Est. Value: \$1,600

2 X 6 EXTERIOR WALLS

Additional rigidity to prevent
bowing of interior and exterior
walls, increased thickness for
better insulation.
Est. Value: \$6,000



FULL SHEAR WRAP OF THE EXTERIOR VS. SECTIONS OF SHEAR WALL

Improves the horizontal structural integrity
and provides a consistent surface
for stucco & siding.
Est. Value: \$2,000

5/8" DRYWALL

Improves the structural
integrity, better sound
insulation and provides
straighter walls.
Est. Value: \$2,500

20 MIL VAPOR BARRIER BENEATH FOUNDATION

Keeps moisture from
penetrating your slab, which
is important for your flooring.
Est. Value: \$1,900

5" CONCRETE DRIVEWAYS WITH THICKENED EDGES & #4 REBAR

Reduces cracking & improves overall
integrity of driveway.
Est. Value: \$3,000

SCHLUTER SYSTEM SHOWERS

Improves waterproofing in showers.
Est. Value: \$1,000



— Elevating Home Comfort: Enhanced Interior Features Add Value and Redefine Luxury —

| | INCLUDED ENHANCED FEATURE | ESTIMATED VALUE |
|---------------------|--|-----------------|
| ELECTRICAL/LIGHTING | Feature chandelier in great room | \$1,200 |
| | Bathroom vanity lights over each sink | \$800 |
| | Overhead lighting in every bedroom | \$800 |
| | USB outlets in kitchen & primary bedroom | \$600 |
| | Under cabinet electrical outlets in the kitchen for a clean backsplash | \$600 |
| | Outlet for future bidet in primary water closet | \$150 |
| | Nest thermostats | \$400 |
| HARDWARE | Lever interior door hardware in black finish | \$600 |
| | Cabinet pulls on all cabinetry | \$500 |
| | Garage door hardware (except modern elevation) | \$400 |
| TRIM | Full jamb & case around windows & upgraded door casing | \$6,000 |
| | 7-1/2" baseboards | \$800 |
| | 8ft high interior doors | \$1,200 |
| | Open paint grade railing at stairs & interior balconies | \$2,200 |
| | Double shelf and pole in closets | \$1,000 |

| | INCLUDED ENHANCED FEATURE | ESTIMATED VALUE |
|----------|---|-----------------|
| FINISHES | Fully textured and painted walls in garage | \$5,600 |
| | Imperfect smooth drywall finish | \$6,600 |
| | Kohler plumbing fixtures, sinks, baths, toilets and hardware | \$2,800 |
| | Bosch appliance package with 36" range, custom range hood, and drawer microwave | \$9,500 |
| | Full height kitchen backsplashes | \$4,800 |
| | Oversized primary showers with tile floor & e-stone surround | \$5,600 |
| | 6" splashes at bathroom vanities | \$500 |
| | Solid surface surrounds to ceiling in all showers and baths | \$1,800 |
| | Shaker style cabinets | \$7,600 |
| | Kitchen islands with functional rear cabinet doors | \$2,800 |
| | LVP throughout great room, kitchen, and hallways | \$4,500 |
| | Shaw patterned carpet | \$3,500 |

ESTIMATED TOTAL VALUE \$102,850



Values for these items are estimates and subject to market conditions. In a continuous effort to improve our product, Blue Mountain reserves the right to make changes or modifications to pricing, standard features, options & other building specifications & dimensions without prior notice. Please see sales professional for details. Square footage is approximate based upon design. 06.14.23