

# VALUE IN THE DETAILS

—Enhanced Specification Standards at Oakhaven 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: \$12,000**

## ADDITIONAL WATER TEST AFTER SLAB

Tests for any obstructions or cracks in the lines  
after slab is poured.

**Est. Value: \$1,600**

## 6" OGEE GUTTERS WITH RAIN CHAINS

Improves ability to collect and  
disburse more water quickly  
without pourover.

**Est. Value: \$6,000**

## CONTINUOUS EVE VENTS

Improves ventilation of attic  
with less roof penetrations.

**Est. Value: \$3,500**



## 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: \$3,500**

## 5/8" DRYWALL

Improves the structural  
integrity, better sound  
insulation and provides  
straighter walls.

**Est. Value: \$3,500**

## SCHLUTER SYSTEM SHOWERS

Improves waterproofing  
in showers.

**Est. Value: \$1,500**

## 2 X 6 EXTERIOR WALLS

Additional rigidity to prevent bowing  
of interior and exterior walls, increased  
thickness for better insulation.

**Est. Value: \$7,500**

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

	INCLUDED ENHANCED FEATURE	ESTIMATED VALUE		INCLUDED ENHANCED FEATURE	ESTIMATED VALUE	
ELECTRICAL/LIGHTING	Feature lighting in great room, over kitchen island, and powder room	\$3,800	HARDWARE	Lever interior door hardware in black finish	\$600	
	Bathroom vanity lights over each sink	\$800		Cabinet hardware on all cabinetry	\$500	
	Overhead lighting in every bedroom	\$800	FINISHES	Fully textured and painted walls in garage	\$5,600	
	USB outlets in kitchen & primary bedroom	\$600		Imperfect smooth drywall finish	\$8,500	
	Outlet for future bidet in primary water closet	\$400		Kohler plumbing fixtures, sinks, baths, toilets and hardware	\$2,800	
	Nest thermostats	\$400		Bosch appliance package with 36" range, custom range hood, drawer microwave, and dishwasher	\$9,800	
	Solar battery backup	\$16,000		Full height kitchen backsplashes	\$4,800	
	Interior great room fireplace & mantel	\$4,000		Oversized primary showers with tile floor & e-stone surround	\$5,600	
	Smart light switch console	\$500		6" splashes at bathroom vanities	\$500	
				Solid surface surrounds to ceiling in all showers and baths	\$1,800	
		Shaker style cabinets		\$7,600		
		Built-in bench in laundry room or mudroom		\$1,200		
		LVP throughout entry, great room, kitchen, dining room, and hallways		\$5,500		
		Designer selected carpet		\$3,500		
TRIM	Full jamb & case around windows & upgraded door casing	\$6,000				
	9 inch designer baseboards	\$900				
	8 foot high solid core interior doors	\$8,000				
	Double shelf and pole in closets	\$1,000				
	7-1/2 inch contemporary coved crown in common areas	\$8,800				

**ESTIMATED TOTAL VALUE \$149,400**



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. 11.22.23