

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

2 X 6 EXTERIOR WALLS

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

Est. Value: \$7,500

SCHLUTER SYSTEM SHOWERS

Improves waterproofing
in showers.

Est. Value: \$1,500

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

	INCLUDED ENHANCED FEATURE	ESTIMATED VALUE
ELECTRICAL/LIGHTING	Feature lighting in great room, over kitchen island, and powder room	\$3,800
	Bathroom vanity lights over each sink	\$800
	Overhead lighting in every bedroom	\$800
	USB outlets in kitchen & primary bedroom	\$600
	Outlet for future bidet in primary water closet	\$400
	Nest thermostats	\$400
	Span™ – Smart Electrical Panel (lot specific)	\$3,000-\$6,000
	Interior great room fireplace & mantel	\$4,000
	Smart light switch console	\$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

	INCLUDED ENHANCED FEATURE	ESTIMATED VALUE
HARDWARE	Lever interior door hardware in black finish	\$600
	Cabinet hardware on all cabinetry	\$500
FINISHES	Fully textured and painted walls in garage	\$5,600
	Imperfect smooth drywall finish	\$8,500
	Kohler plumbing fixtures, sinks, baths, toilets and hardware	\$2,800
	Hestan / Bosch appliance package with 36" range, custom range hood, drawer microwave, and dishwasher	\$20,100
	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
	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

ESTIMATED TOTAL VALUE \$146,700 - \$149,700



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. 12.23.24