

**Meraki Builder**  
**Merakibuilder.com**  
**79 HOLLOW FOREST**  
**BUILDER SPECS & BONUS**  
**\$1000 AGENT BTSA**

Buyer can choose one of the following:

1. **SPRINKLER SYSTEM OR**
2. **WATER PURIFICATION SYSTEM OR**
3. **TWO YEARS OF POA MAINTENANCE FEES OR**
4. **\$5000 FOR CLOSING COSTS OR BUYDOWN INTEREST RATES**

**EXTRAS INCLUDED IN THIS HOME OVER THE STANDARD FEATURES:**

1. LUXURY VINYL PLANK SCRATCH RESISTANT & WATERPROOF FLOORING
2. WALK-IN PANTRY WITH STAINED GLASS DOOR & BUTCHER BLOCK COUNTERTOP
3. UPGRADED SOFT CLOSE CABINETS WITH SPICE RACK & BUILT-IN TRASH BIN
4. TANKLESS ON DEMAND WATER HEATER
5. OVERSIZED SHOWER
6. H2O SOFTENER/PURIFIER READY
7. HUGE COVERED BACK PORCH
8. UPGRADED MATCHING STAINLESS STEEL APPLIANCE PACKAGE
9. STAINLESS STEEL FARMHOUSE KITCHEN SINK
10. UPGRADED QUARTZ COUNTERTOPS
11. POT FILLER

**STANDARD FEATURES;**

Open floor plan, Treyed ceilings, HVAC duct tested, Energy Efficiency testing, LED lighting, vinyl low E windows, 30 year architectural grade shingles, metal roof accents, above builder grade finishes, upgraded trim package & built-ins, walk-in closet, vessel sinks, superb craftsmanship in every aspect of this home.