



**RYLEA
HOMES**

Addendum to Contract of Sale		
Option Schedule and Agreement of Sale Summary		
		12/9/21
Buyers:	Spec	
Sellers:	Rylea Homes, James P Ryan	
Community:	Black Ankle	
Address:	14536 Black Ankle Rd	
House Type:	Chestertown	
Financing:		
Elevation:	3	
Lot #:	2	
	Base Price Elevation #1 (Includes 4' Rear Extension)	
Exterior Featuring Traditional Style Designs:		
	Low Maintenance Vinyl Siding	Standard
	Stone/Brick Accents per Elevation	Standard
	Concrete Lead Walk and Asphalt Driveway	Standard
	30 Year Weatherwood Architectural Roof Shingle	Standard
	Artfully Designed Landscape Package	Standard
	Insulated Fiberglass Entry Doors	Standard
	2 Car Front Garage	Standard
	Front and Rear Hose Bibs	Standard
	Front and Rear GFI Outlets	Standard
	Seed and Straw Lawn	Standard
Interior Features:		
	9' Ceilings in First Floor and 8' Foundation Walls	Standard
	Crown Molding Living Room, Dining Room, Chair Rail Dining Room	Standard
	Wall to Wall Carpet With Standard Padding	Standard
	Low E Glass Vinyl Double-paned Windows With Tilt-In Feature	Standard
	6 Panel Interior Doors	Standard
	R-49 Attic Insulation R-21 Interior Walls	Standard
	Brushed Nickel Knobs and Light Fixtures	Standard
	Wood Trim Around Windows and Sills	Standard
	Ventilated Closet Shelving	Standard
	2 X 6 Construction Exterior Walls	Standard
	Egress Window in Basement per Code	Standard
	CAT 5 Wiring per Plan	Standard
	4 Pre-Wired Phone and Cable	Standard
	Open Oak Banisters per Plan Level 1	Standard
	Stained Oak Handrails Level 1	Standard
	Overhead Garage Door Light	Standard
	Pre-Wired only garage Door Opener	Standard
	Sump Pump	Standard
	Rough in Plumbing Basement	Standard
	Passive Radon Ventilation System	Standard
	Washer/Dryer Hook Up	Standard
	Vinyl Floor Second Floor hallway Bathroom	Standard
	Second Floor Hallway bathroom Shower/Tub	Standard
	Pedestal Sink Main Floor Powder Room	Standard
	Cultured Marble Vanity Tops With Inegrated Sink Bowls	Standard
	Merrilatt or Equal Quality Raised Height Vanity Master Bath	Standard
	Moen or Equal Quality Faucets and Progress Brushed Nickel Lighting	Standard
	Level 1 Granite Kitchen Counter Tops	Standard
	Level 1 Hardwood Floors Main Level	Standard
	Level 1 Kitchen Cabinets	Standard
Kitchen Details:		
	Merrilatt or Equal Quality Cabinets With Choice of Color	Standard
	Whirlpool Stainless Steel Appliances - Dishwasher, Microwave, Double Oven	Standard
	Stainless Steel Under Mount Double Sink With Moen or Equal Quality Faucet	Standard
	Badger "Quiet Drive" Garbage Disposal	Standard
Energy Efficient Features:		
	1-Zone Efficient Furnace and High Efficiency Electric Air Conditioner	Standard
	Programmable Thermostat(s)	Standard
	Tyvek Moisture Barrier Wrap - 4 Sides	Standard
	Quick Recovery 50 Gallon Water Heater	Standard
	Interior and exterior Basement Drain Tile	Standard

