


← 32' →
Min. Lot Width

 3 Bedrooms

 2½ Bathrooms

 Double Garage

THE ENCORE

2309 SQ.FT.

Elements Specification

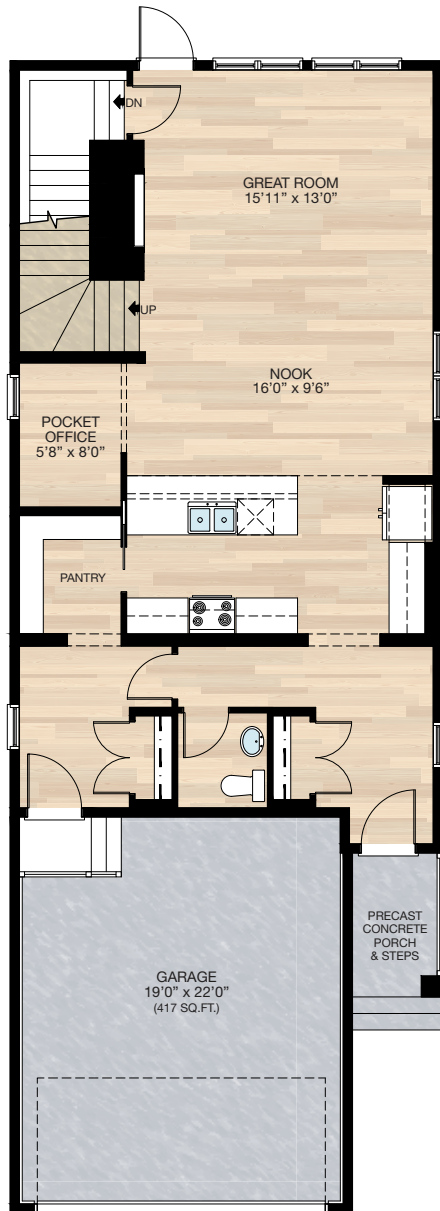
Elite Specification



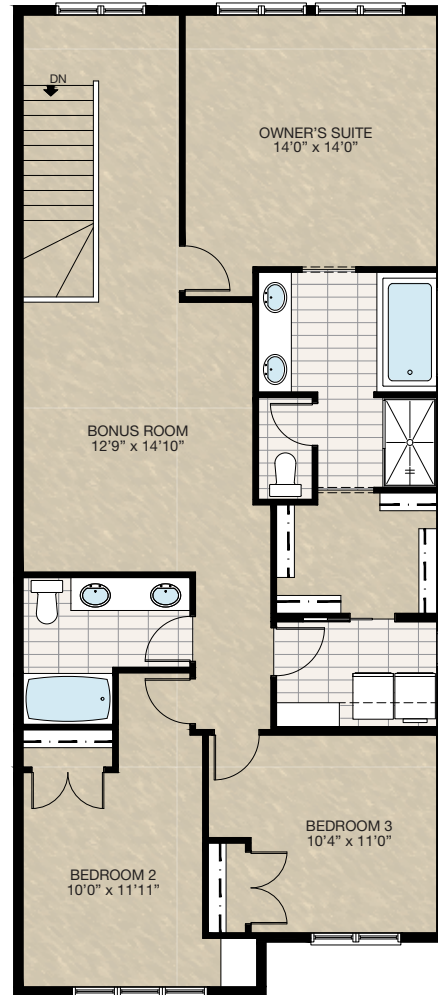
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STANDARD PLAN

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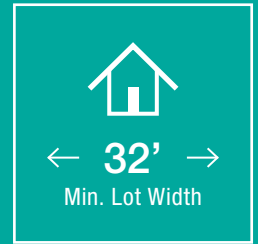
MAIN
1019 SQ.FT.



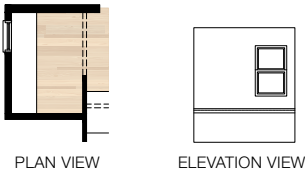
UPPER
1290 SQ.FT.



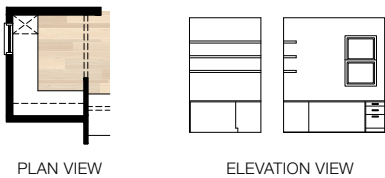
FEATURED OPTIONS



SELECT-1
POCKET OFFICE MDF BUILT-IN
DESK OPTION

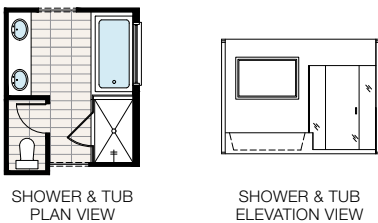


SELECT-2
POCKET OFFICE BUILT-IN DESK OPTION



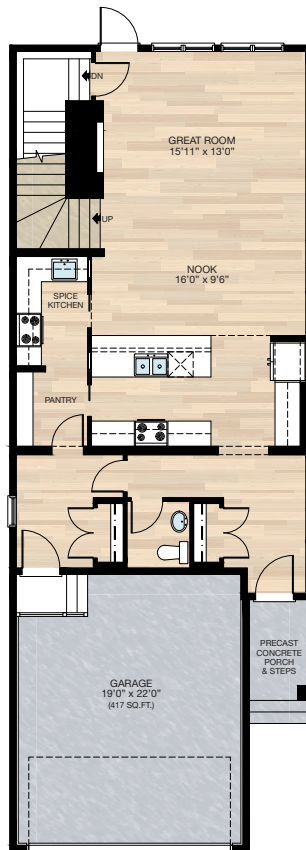
SELECT-3
ENSUITE OPTION

- *CANNOT be combined with **SELECT-13** or **14** option
- Delete standard 36" x 60" fiberglass shower
- Add 40" x 60" tiled shower with 10mm glass
- Extend tub tiled ledge by 3.5" next to shower
- Relocate towel bar to opposite side of tub



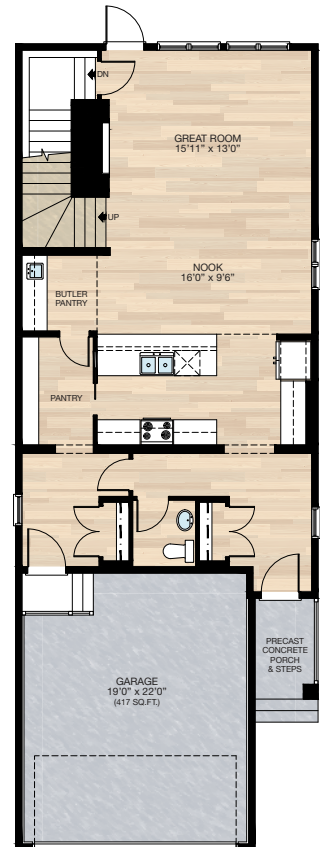
SELECT-4
SPICE KITCHEN OPTION

- *CANNOT be combined with other main floor options
- Delete pocket office
- Add 2'8" pocket door to spice kitchen
- Reduced pantry shelving
- Delete 30" x 36" VSL window

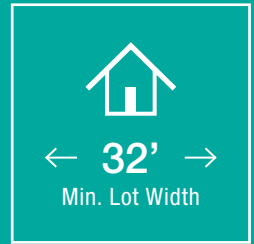


SELECT-5
BUTLER PANTRY OPTION

- *CANNOT be combined with other main floor options
- Delete pocket office
- Reduced pantry shelving
- Add 2'4" door to pantry
- Add 6'0" upper & lower cabinetry with bar sink
- Delete 30" x 36" VSL window



FEATURED ENCORE OPTIONS



SELECT-9 MAIN FLOOR BEDROOM WITH FULL BATH & SPICE KITCHEN OPTION

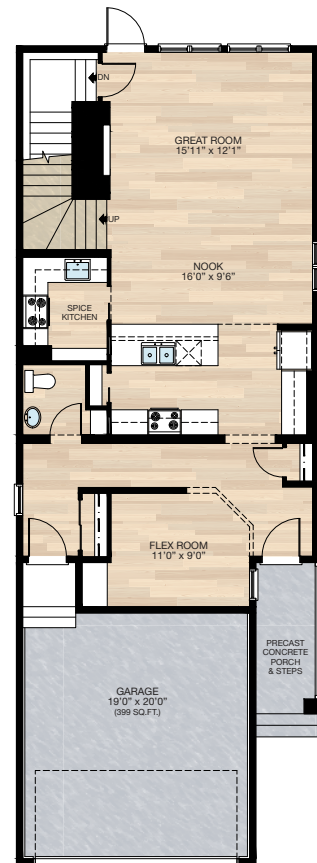
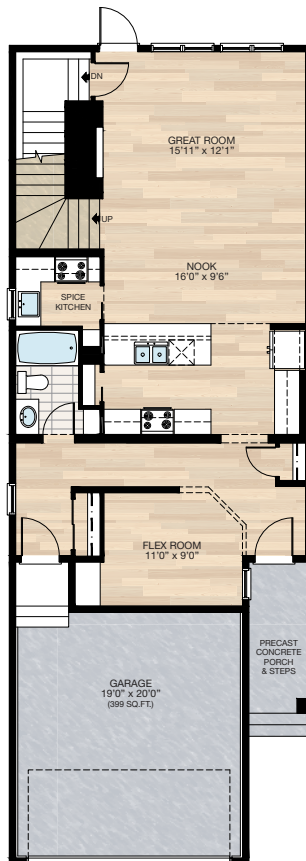
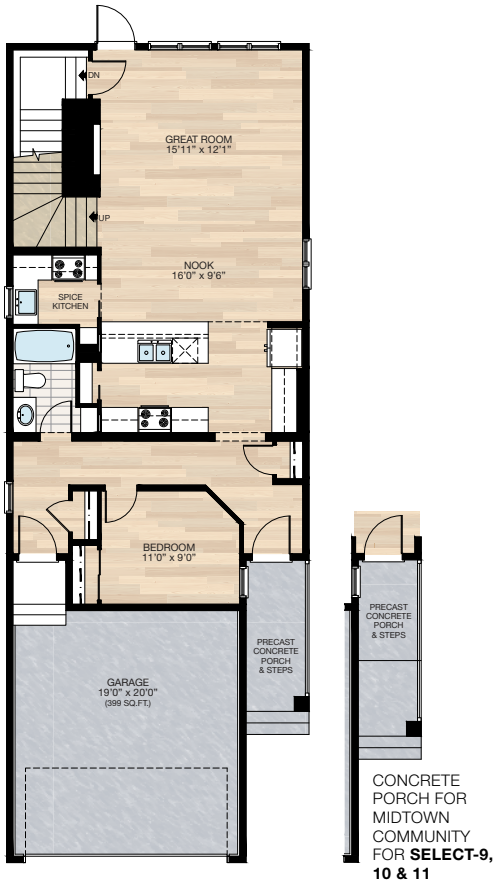
- *CANNOT be combined with other main floor options
- Additional 22 sq.ft. to main floor (*except midtown community additional 10 sq.ft.) total main floor area 1041 sq.ft.
- Extend main floor space into the garage
- Recessed front entrance 4'0" to allow for window to main floor bedroom
- Recessed mudroom entrance 1'0"
- 1'0" Extension to garage length
- Delete 5'0" x 8'0" concrete porch & steps
- Add 5'0" x 12'0" concrete landing with bolt on risers (for Midtown community, add 5'0" x 14'0" two piece concrete porch & step with seam due to area requirement distance between porch and garage to be max. 10'0")
- Kitchen island reduced 12"
- 12" Upper & lower cabinetry reduced next to stove
- Delete 30" x 72" P window at foyer
- Reduced side window from 30" x 48" VSL to 30" x 36" VSL

SELECT-10 MAIN FLEX ROOM WITH FULL BATH & SPICE KITCHEN OPTION

- *CANNOT be combined with other main floor options
- Additional 22 sq.ft. to main floor (*except midtown community additional 10 sq.ft.) total main floor area 1041 sq.ft.
- Extend main floor space into the garage
- Recessed front entrance 4'0" to allow for window to main floor bedroom
- Recessed mudroom entrance 1'0"
- 1'0" extension to garage length
- Delete 5'0" x 8'0" concrete porch & steps
- Add 5'0" x 12'0" concrete landing with bolt on risers (for Midtown community, add 5'0" x 14'0" two piece concrete porch & step with seam due to area requirement distance between porch and garage to be max. 10'0")
- Kitchen island reduced 12"
- 12" Upper & lower cabinetry reduced next to stove
- Add three 24" MDF shelves to flex room
- Delete 30" x 72" P window at foyer
- Reduced side window from 30" x 48" VSL to 30" x 36" VSL

SELECT-11 MAIN FLOOR FLEX ROOM WITH SPICE KITCHEN OPTION

- *CANNOT be combined with other main floor options
- Additional 22 sq.ft. to main floor (*except midtown community additional 10 sq.ft.) total main floor area 1041 sq.ft.
- Extend main floor space into the garage
- Recessed front entrance 4'0" to allow for window to main floor bedroom
- Recessed mudroom entrance 1'0"
- 1'0" Extension to garage length
- Delete 5'0" x 8'0" concrete porch & steps
- Add 5'0" x 12'0" concrete landing with bolt on risers (for Midtown community, add 5'0" x 14'0" two piece concrete porch & step with seam due to area requirement distance between porch and garage to be max. 10'0")
- Kitchen island reduced 12"
- 12" Upper & lower cabinetry reduced next to stove
- Add three 24" MDF shelves to flex room
- Delete 30" x 72" P window at foyer
- Delete 30" x 36" VSL window



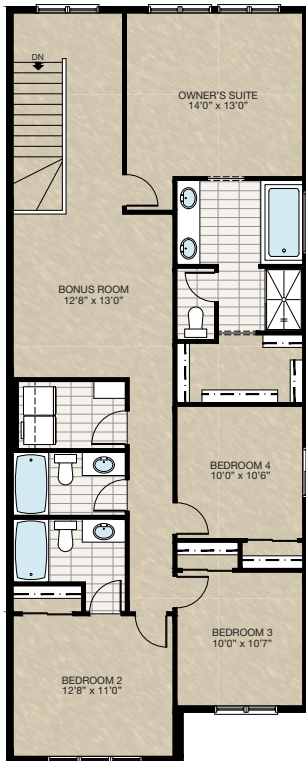
FEATURED ENCORE OPTIONS

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SELECT-12 UPPER FLOOR 4 BEDROOMS WITH 2 ENSUITES OPTION

- Extend upper floor to front
- Additional 110 sq.ft. to upper floor (*except midtown community additional 96 sq.ft. to upper floor) with total 1400 sq.ft. to upper floor
- Add 48" x 40" HSL window to bedroom 4
- Add 3-piece bath to bedroom 2
- Delete 2nd vanity at main bath
- Reduced owner's suite bedroom 1'0"
- Reduced owner's suite W.I.C.
- Relocate laundry room
- Reduced bonus room
- Extend front porch 4'0" to support upper floor extension (*except midtown community extend 2'0" to front porch)

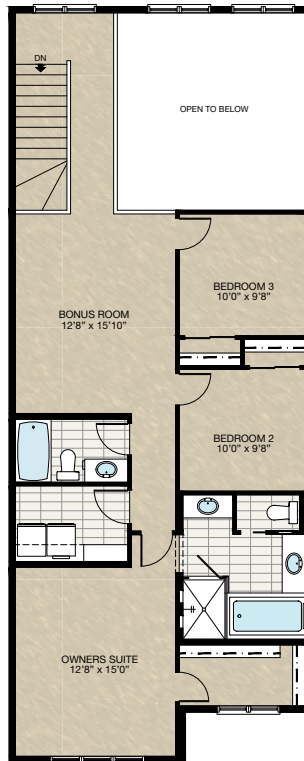
*If combined with **SELECT-9,10 & 11** main floor option, extend 3'0" to porch to all community, except midtown community, extend porch additional 1'0"



SELECT-13 OPEN TO BELOW OPTION

- Extend upper floor to front
- Total upper floor area 1166 sq.ft.
- Add 48" x 40" HSL window to bedroom 2 & 3
- Delete second vanity at main bath
- Relocate laundry room
- Relocate owner's suite to the front
- Delete 36" x 60" acrylic shower base with tiled walls & 5mm glass at ensuite
- Add 42" x 60" tiled shower with 10mm glass & tiled niches to ensuite
- Extend front porch 4'0" to support upper floor extension (*except Midtown community extend 2'0" to front porch)

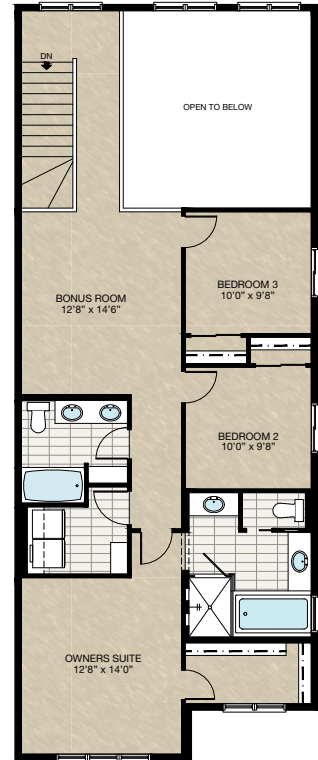
*If combined with **SELECT-9,10 & 11** main floor option, extend 3'0" to porch to all community, except Midtown community, extend porch additional 1'0"



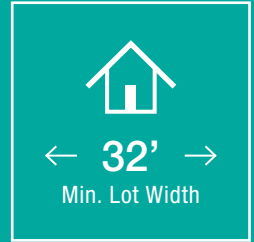
SELECT-14 OPEN TO BELOW WITH DUAL VANITY MAIN BATH OPTION

- Extend upper floor to front
- Total upper floor area 1166 sq.ft.
- Add 48" x 40" HSL window to bedroom 2 & 3
- Additional four 16" wire shelving to main bath
- Reduced 6" to bonus room
- Relocate laundry room
- Relocate owner's suite to the front
- Delete 36" x 60" acrylic shower base with tiled walls & 5mm glass at ensuite
- Add 42" x 60" tiled shower with 10mm glass & tiled niches to ensuite
- Delete 60" x 40" frosted window at ensuite & add 36" x 40" frosted window
- Extend front porch 4'0" to support upper floor extension (*except Midtown community extend 2'0" to front porch)

* If combined with **SELECT-9,10 & 11** main floor option, extend 3'0" to porch to all community, except Midtown community, extend porch additional 1'0"

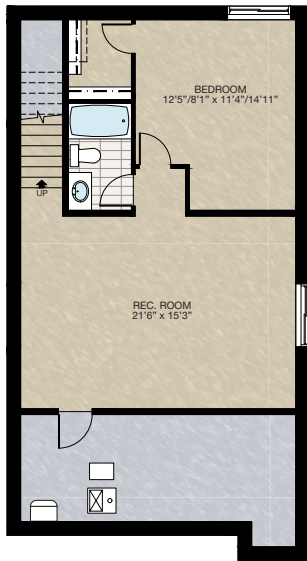


FEATURED ENCORE OPTIONS



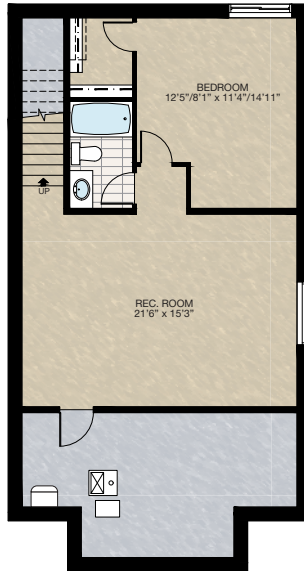
SELECT-15 BASEMENT DEVELOPMENT OPTION 1

- 666 Sq.Ft. developed area
- Add one riser to finished stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Upgrade basement window from 24" high to 36" high



SELECT-16 BASEMENT DEVELOPMENT OPTION 2 (FOR SELECT-9, 10 & 11 MAIN FLOOR OPTION)

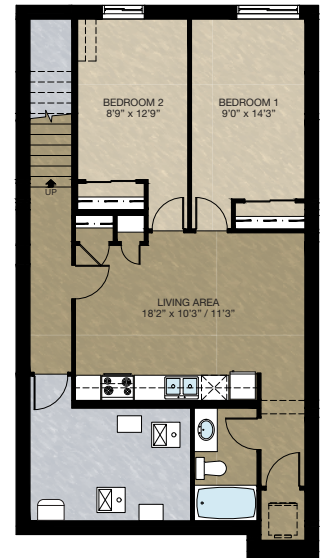
- *MUST be combined with **SELECT-9 or 10 or 11** main floor option
- 666 Sq.Ft. developed area
 - Add one riser to finished stairwell for 9'0" basement ceiling (8'9" headroom clearance)
 - Upgrade basement window from 24" high to 36" high



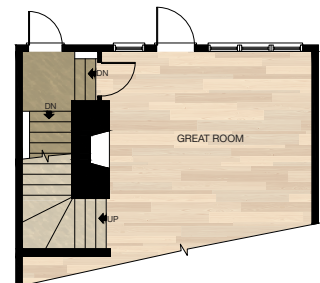
SECONDARY SUITE OPTION 1

*NOTE: This option needs to have concrete patio in lieu of wood deck

- 743 Sq.Ft. basement development (midtown community 755 sq.ft. developed area)
- Included finished basement stairwell
- Add 2'8" rear entrance door & exterior light at stairwell
- Upgraded stairwell switches to 4-way
- Add one riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Delete 60" x 36" HSL window to side
- Add 40" x 40" DHSL window to rear
- Includes washer & dryer rough-in only
- Relocate main floor main suite rear entrance to accommodate secondary suite window
- Delete both two 30" x 72" VSL & P/P windows at great room
- Add three 30" x 72" VSL & P/P & P/P window to great room
- Add 30" x 72" P/P to great room



MAIN FLOOR CHANGES FOR SECONDARY SUITE OPTION 1 & 2



FEATURED ENCORE OPTIONS

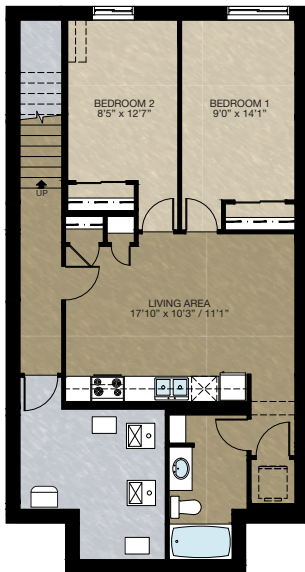
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□ SECONDARY SUITE OPTION 2 (FOR SELECT-9, 10 & 11 MAIN FLOOR OPTION)

*NOTE: This option needs to have concrete patio in lieu of wood deck

MUST be combined with **SELECT-9 or 10 or 11 main floor option

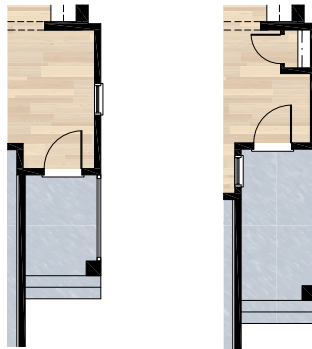
- 761 Sq.Ft. basement development
- Included finished basement stairwell
- Add 2'8" rear entrance door & exterior light at stairwell
- Upgraded stairwell switches to 4-way
- Add one riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Delete 60" x 36" HSL window to side
- Add 40" x 40" DHSL window to rear
- Includes washer & dryer rough-in only
- Relocate main floor main suite rear entrance to accommodate secondary suite window
- Delete both two 30" x 72" VSL & P/P windows at great room
- Add three 30" x 72" VSL & P/P & P/P window to great room
- Add 30" x 72" P/P to great room



□ SELECT-17 6' WIDE FRONT ENTRY & PORCH OPTION

*NOTE: This option is designed for lot width of 31' or wider

- Additional 12 sq.ft. to main floor (extend front entry 1' x 12' and foundation below)
- Except for **SELECT 9,10, & 11** main floor option - additional 10 sq.ft. (extend front entry 1' x 10')
- Extend front porch width by 1'

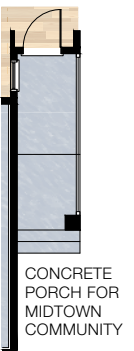


FOR SELECT 9,10, & 11
OPTIONS ONLY

□ SELECT-18 MAIN FLOOR BEDROOM WITH FULL BATH

*NOTE: Cannot be combined with other main floor options

- Additional 22 sq.Ft. to main floor (*except Midtown community additional 10 sq. Ft.)
- Recessed front entrance 4'0" to allow for window to main floor bedroom
- Add 30" x 72" vsl to main floor bedroom
- Recessed mudroom entrance 1'0"
- 1' Extension to garage length
- Delete 5'0" x 8'0" concrete porch & steps
- Add 5'0" x 12'0" concrete landing with bolt on risers (max. 5 risers)
- Delete 30" x 72" P window at foyer
- See foundation plan on page A-J



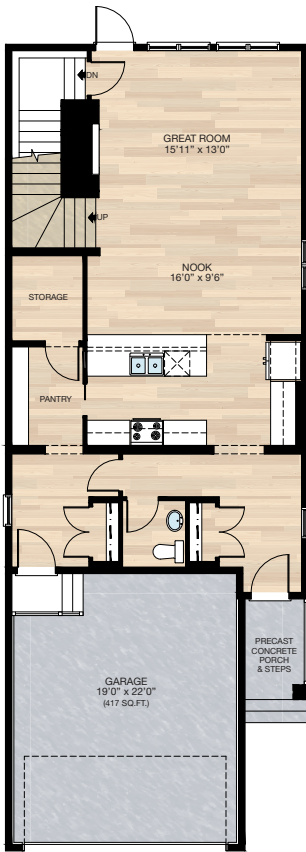
FEATURED OPTIONS

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SELECT-6 STORAGE ROOM OPTION

*CANNOT be combined with other main floor options

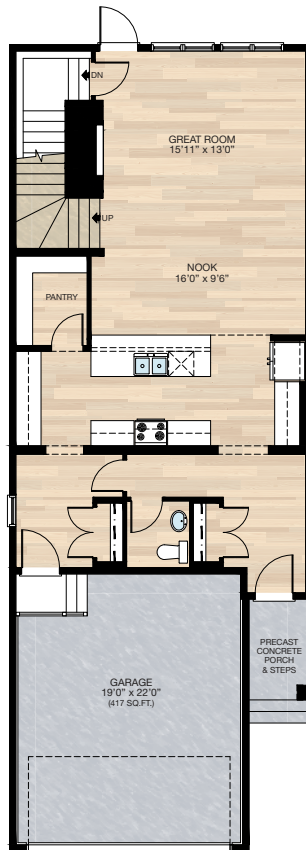
- Delete pocket office
- Reduced pantry shelving
- Add 2'8" door to storage room
- Delete 30" x 36" VSL window



SELECT-7 EXTENDED KITCHEN OPTION

*CANNOT be combined with other main floor options

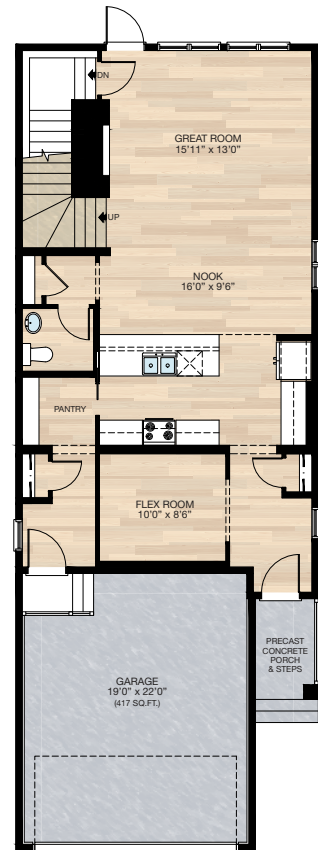
- Delete pocket office
- Reduced pantry shelving
- Changed 2'6" pocket door to swing door
- Additional 7'6" upper & lower cabinetry
- Delete 30" x 36" VSL window



SELECT-8 MAIN FLOOR FLEX ROOM OPTION

*CANNOT be combined with other main floor options

- Delete pocket office
- Reduced pantry shelving
- Relocate half bath
- Add linen closet
- Reduced mudroom & front entrance closet
- Delete 30" x 36" VSL window



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Plan updated as of October 04, 2024.



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