



SUMMERFIELD
— R E S E R V E —

Exceptional Design
by
Spyre Homes



SUMMERFIELD RESERVE

Phase 1

Phase 2

Phase 3



Lot Premiums

Lot 5 - \$2,500
Lot 8 - \$2,500
Lot 9 - \$5,000
Lot 10 - \$2,500

Spyrehomes.com

R = Reserved



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SmithMarketingHomes.com

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SUMMERFIELD

RESERVE



Avondale

\$694,990



3,368 SQ FT



4 Bedrooms



4.5 Bathrooms



Chandler

\$664,990



3,378 SQ FT



4 Bedrooms



3.5 Bathrooms



Covington

\$594,990



2,795 SQ FT



4 Bedrooms



3.5 Bathrooms



Madison Single Story

\$504,990



1,759 SQ FT



3 Bedrooms



2.5 Bathrooms



Madison Two Story

\$574,990



2,381 SQ FT



4 Bedrooms



3.5 Bathrooms

[Spyrehomes.com](https://spyrehomes.com)

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Summerfield Reserve – Specifications & Included Features

Exterior Features

- Fiber Cement Siding
- Windows – Vinyl Single Hung Low E insulated
- Exterior Doors – stained solid wood
- Driveway – Broom finish concrete
- Lead walk – Broom finish concrete
- Gutters – Aluminum K Style and Downspouts
- Exterior hose connections – 2
- Exterior GFI outlets – 2
- Architectural Shingles 30 year warranty
- Engineered Roof Trusses
- Garage Door and opener
- Sod front yard to front corners of home and fine grade and seed side and rear yard
- Landscaping consists of (1) 1-1/2" caliper tree, (10-12) 2-gallon shrubs

Interior Features & Trim Details

- 9' Ceilings – 1st Floor
- 9' Ceilings – 2nd Floor
- Engineered Floor System
- Interior Doors – Smooth 2 panel 8'0" doors 1st floor and 6'8" doors on 2nd floor
- Crown 1x7 – Entire 1st Floor (excluding WIC & Laundry) and 2nd floor Primary bedroom and bath if applicable
- Baseboard – 1"x6" MDF square
- Door casing 1x4" MDF square
- Window-1x6" sill and 1x4" casing
- Solid shelving in pantry and owner's closet
- Choice of Designer Interior fixture packages
- Paint – 1 wall color (eggshell), 1 trim color (semi-gloss), flat white ceilings

Flooring

- Floor tile in all bathrooms
- LVP Flooring – Entire 1st floor except for bathrooms and 2nd floor except for bedrooms
- Carpet with 8lb pad in all 2nd floor bedrooms
- Hardwood on stairs and railing with metal balusters per plan

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Summerfield Reserve – Specifications & Included Features

Kitchen

- LVP–Luxury Vinyl Plank
- Custom designed cabinetry 42” upper cabinets and crown molding
- Quartz countertops 3 cm
- Tile backsplash
- Pantry to have solid shelving
- Appliances
 - Gas cooktop with hood
 - Wall oven
 - Wall microwave
 - Dishwasher

Primary Bathroom

- All tile shower to ceiling with shampoo niche with frameless, clear glass hinged shower door
- Quartz countertop 2 cm with under-mount sinks
- Elongated Comfort Height toilets

Secondary Bathrooms

- Tub with tile Walls to 7’ height
- Quartz countertop 2 cm with under-mount sinks
- Elongated Comfort Height toilets

Energy Saving Features

- Smoke detector in each bedroom and carbon monoxide detector on each floor
- Ceiling fans in Great room and owner’s suite
- Ceiling fan pre-wire in all secondary bedrooms
- Programmable Thermostat
- CAT 6 (2) located in Great room and Primary bedroom
- Gas furnace on 1st floor and heat pump on 2nd floor
- Gas tankless water heater

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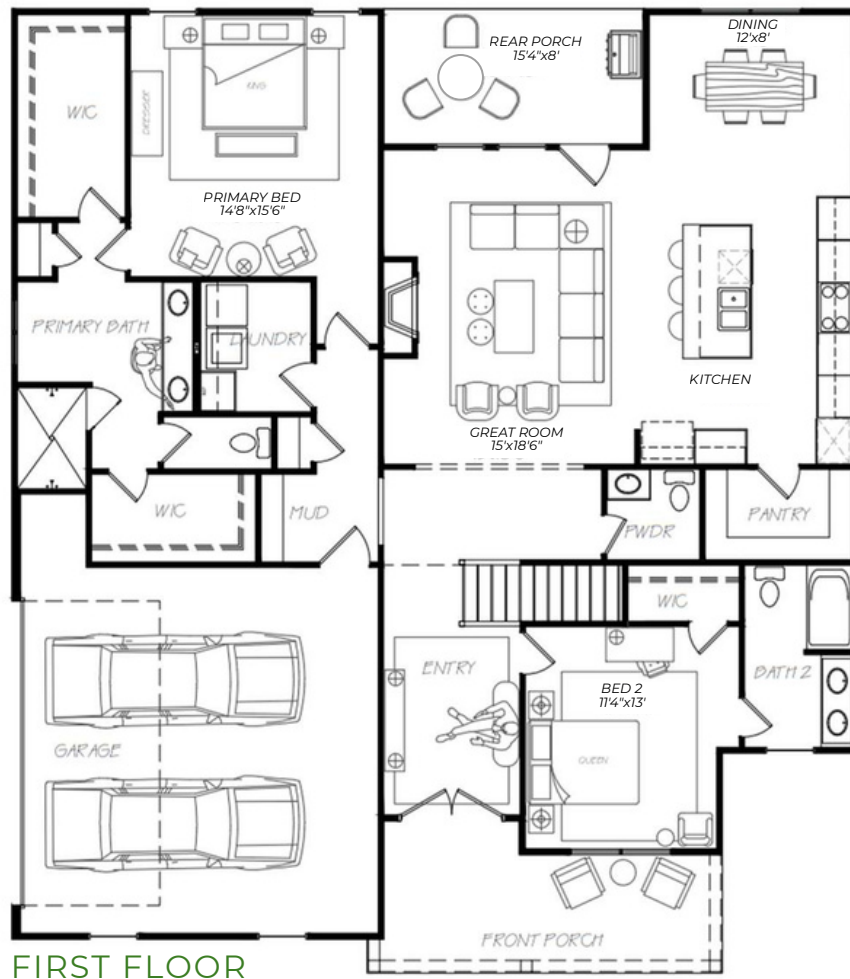
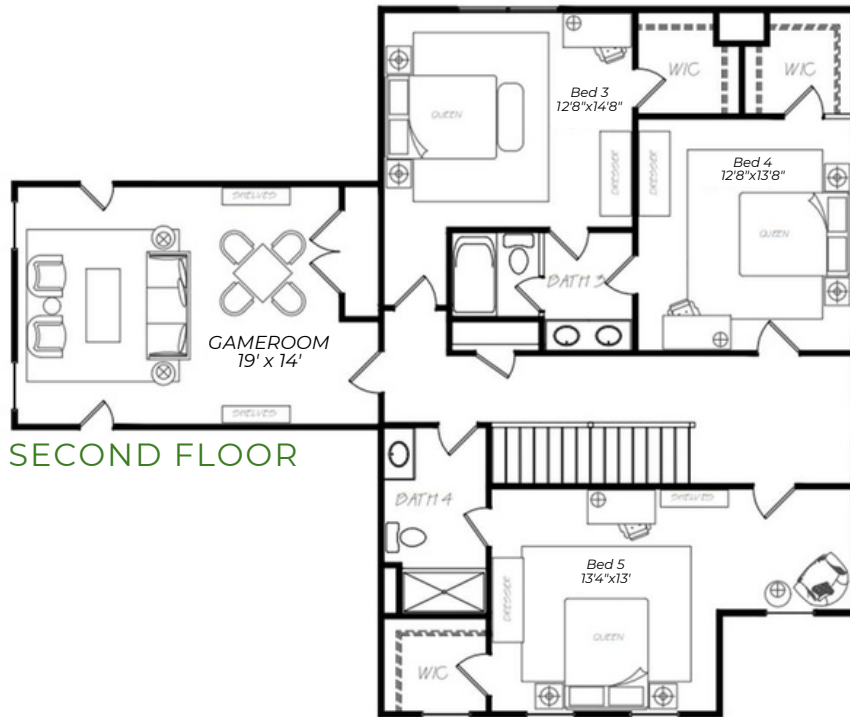
SUMMERFIELD

— RESERVE —



AVONDALE

AVONDALE PLAN





AVONDALE PLAN		BASE PRICE	\$694,990
ITEM		UPGRADED PRICE	
INTERIOR OPTIONS			
Tray Ceiling in Primary Bedroom		\$1,350.00	
Coffered Ceiling in Great Room		\$4,500.00	
4-Panel Sliding Door to Porch		\$5,400.00	
Double Window Dining on Left Wall		\$1,725.00	
Freestanding Tub in Primary Bedroom		\$4,800.00	
Shower in 2BD (vs Tub)		\$1,275.00	
Blinds		\$2,835.00	
Fireplace		\$5,250.00	
Built-ins on Side of Fireplace		\$2,550.00	
Laundry Sink		\$1,500.00	
Triple Window in Primary		\$2,550.00	
EXTERIOR OPTIONS			
Elevation A		\$0.00	
Elevation B		\$22,500.00	
Third Car Garage		\$25,500.00	
Third Car Garage with Side Entry		\$25,500.00	
Irrigation in Front Yard		\$3,750.00	
Screened Porch		\$4,875.00	

Pricing Subject to Change

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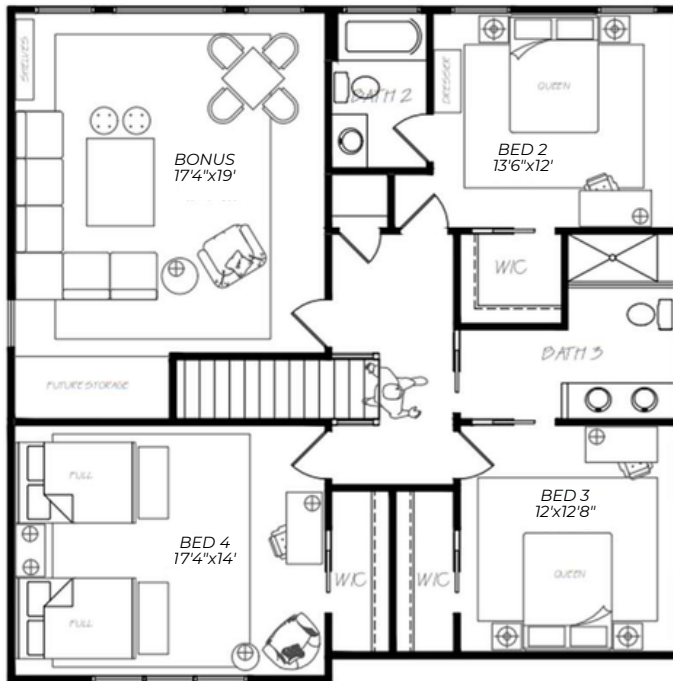
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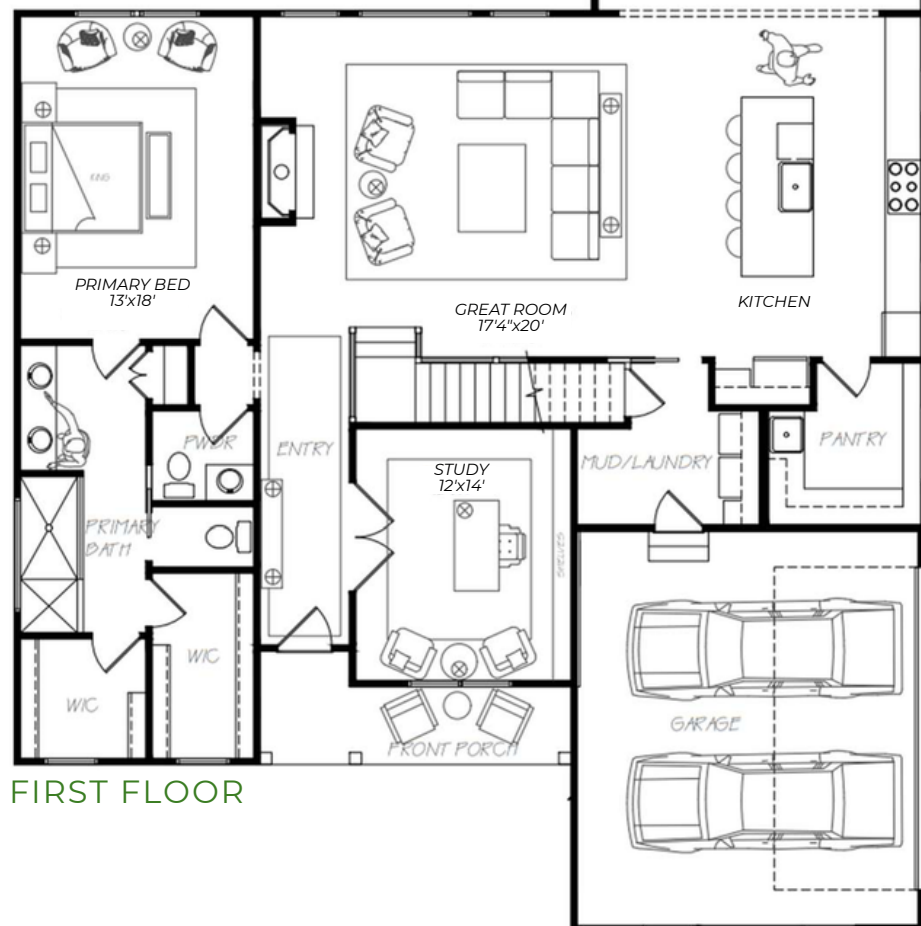


CHANDLER

CHANDLER PLAN



SECOND FLOOR



FIRST FLOOR



CHANDLER PLAN	BASE PRICE	\$664,990
ITEM	UPGRADED PRICE	
INTERIOR OPTIONS		
Fireplace		\$5,250.00
Tray Ceiling in Primary Bedroom		\$1,350.00
Coffered Ceiling in Great Room		\$4,500.00
Blinds		\$3,675.00
EXTERIOR OPTIONS		
Side Entry Garage		\$7,500.00
Third Car Garage		\$25,500.00
Third Car Garage with Side Entry		\$25,500.00
Irrigation in Front Yard		\$3,750.00

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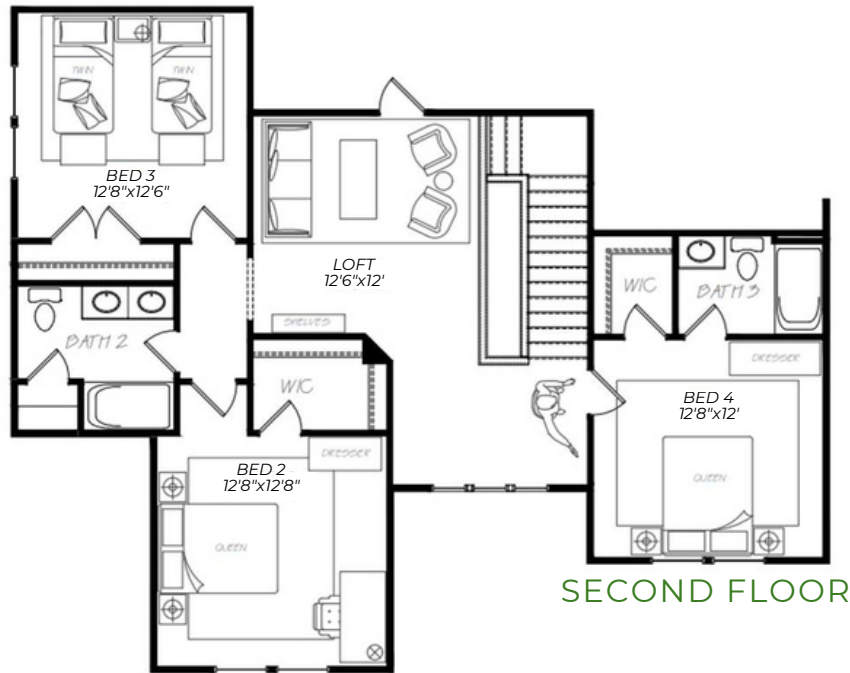
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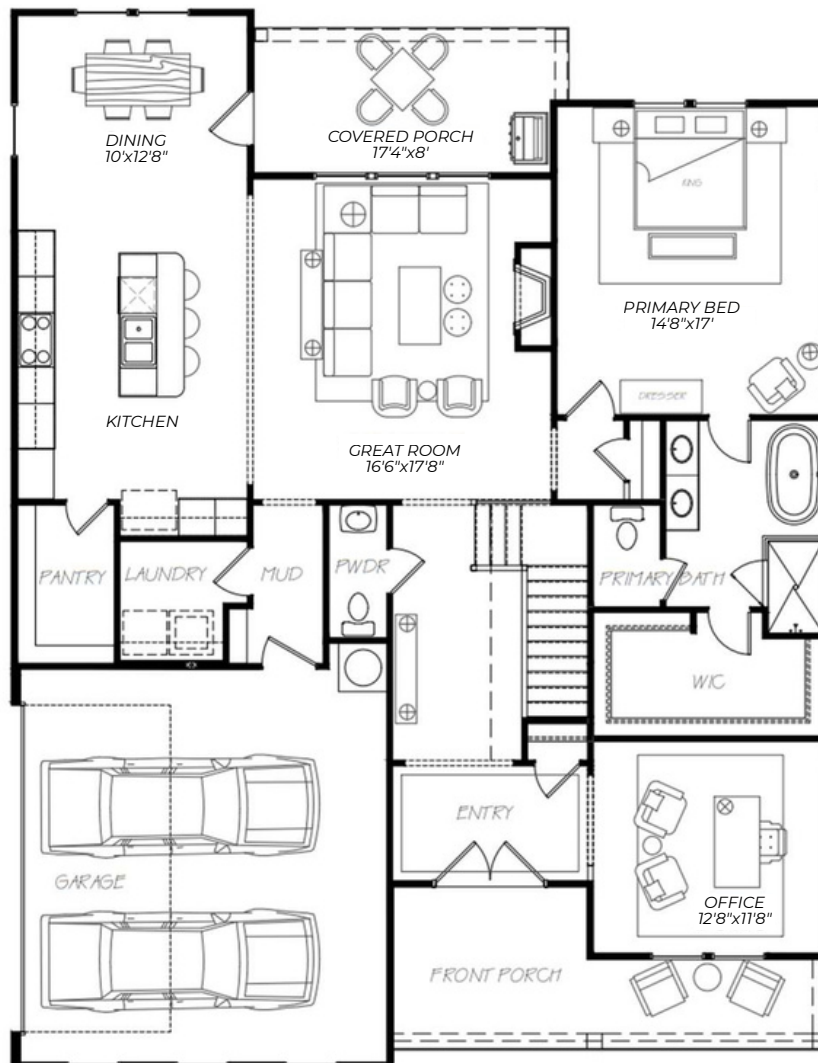


COVINGTON

COVINGTON



SECOND FLOOR



FIRST FLOOR



COVINGTON PLAN	BASE PRICE	\$594,990
ITEM	UPGRADED PRICE	
INTERIOR OPTIONS		
Sliding Door to Porch (this would eliminate door from dining)		\$7,050.00
Additional Window in Dining (left wall)		\$1,125.00
Eliminate Tub/Opt for Larger Shower		\$1,275.00
Swap Sink / Stove Top (if chosen, window above sink)		\$1,800.00
Screened Porch		\$4,875.00
French Doors to Media / Wall Off to Downstairs		\$3,000.00
Fireplace		\$5,250.00
Built-ins on Side of Fireplace		\$2,550.00
Blinds		\$3,150.00
Coffered Ceiling in Great Room		\$4,500.00
Primary Bedroom Tray Ceiling		\$1,350.00
EXTERIOR OPTIONS		
Elevation A		\$0.00
Elevation B		\$18,750.00
Screened Porch		\$4,875.00
Larger Porch		\$6,750.00
Third Car Garage		\$25,500.00
Third Car Garage with Side Entry		\$25,500.00
Irrigation in Front Yard		\$3,750.00

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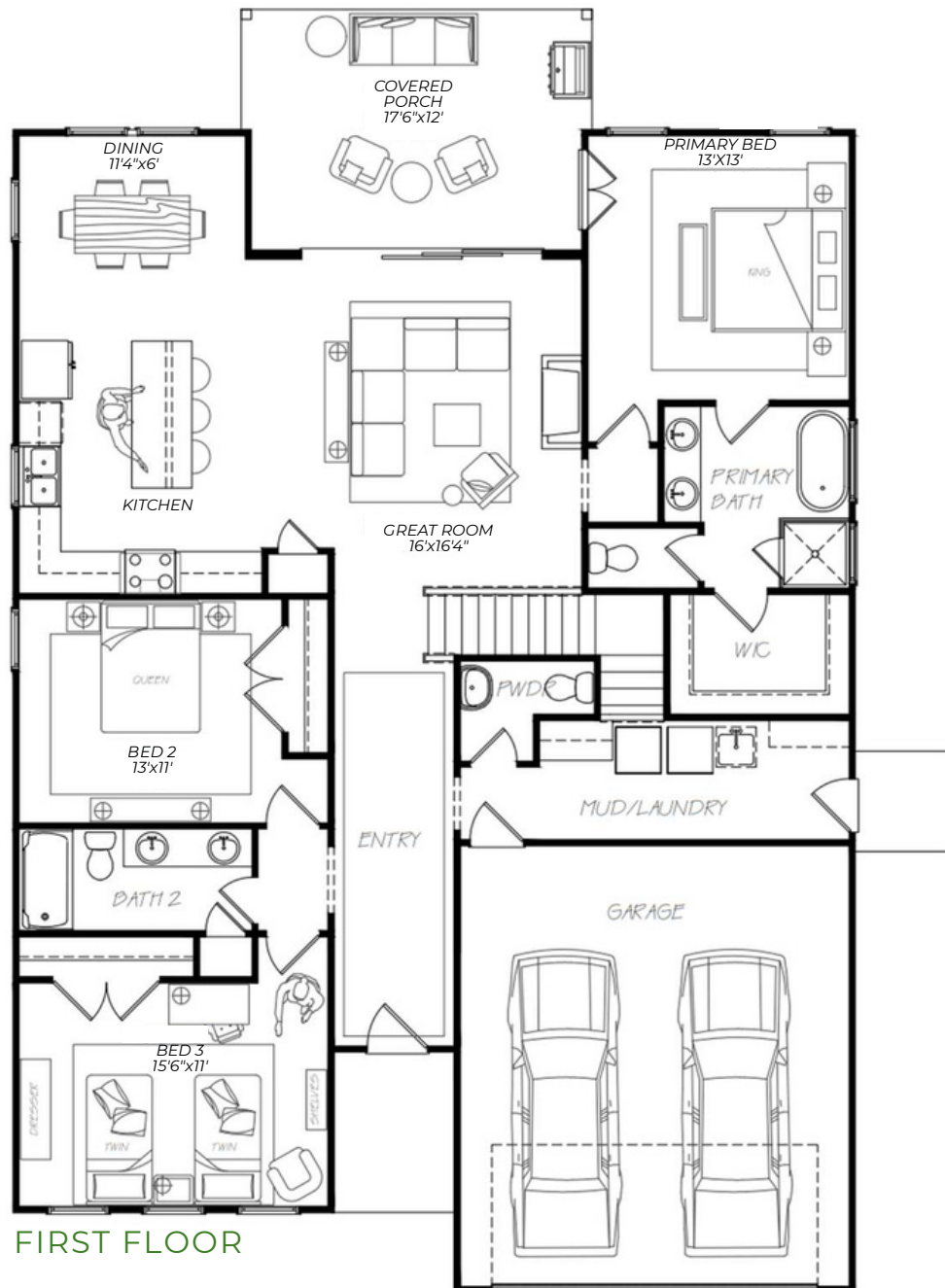
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— R E S E R V E —



MADISON - SINGLE STORY

MADISON PLAN



FIRST FLOOR



MADISON SINGLE STORY PLAN	BASE PRICE	\$504,990
ITEM	UPGRADED PRICE	
INTERIOR OPTIONS		
Laundry Sink		\$1,500.00
Mudroom Bench		\$2,550.00
Coffered Ceiling in Great Room		\$4,500.00
Fireplace		\$5,250.00
Tray Ceiling in Primary Bedroom		\$1,350.00
Large Shower w/Seat / No Tub		\$1,800.00
French Doors from Primary to Patio		\$3,150.00
Blinds		\$1,260.00
EXTERIOR OPTIONS		
Craftsman Elevation		\$0.00
Farmhouse Elevation		\$7,500.00
Screened Porch		\$4,875.00
Third Car Garage		\$25,500.00
Irrigation in Front Yard		\$3,750.00

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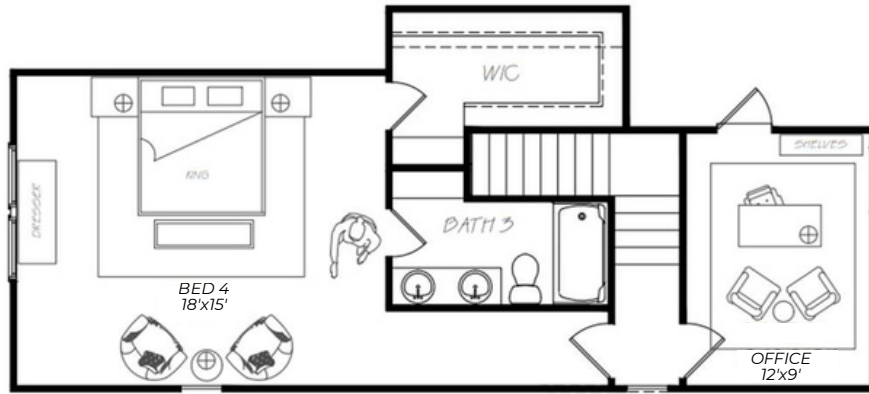
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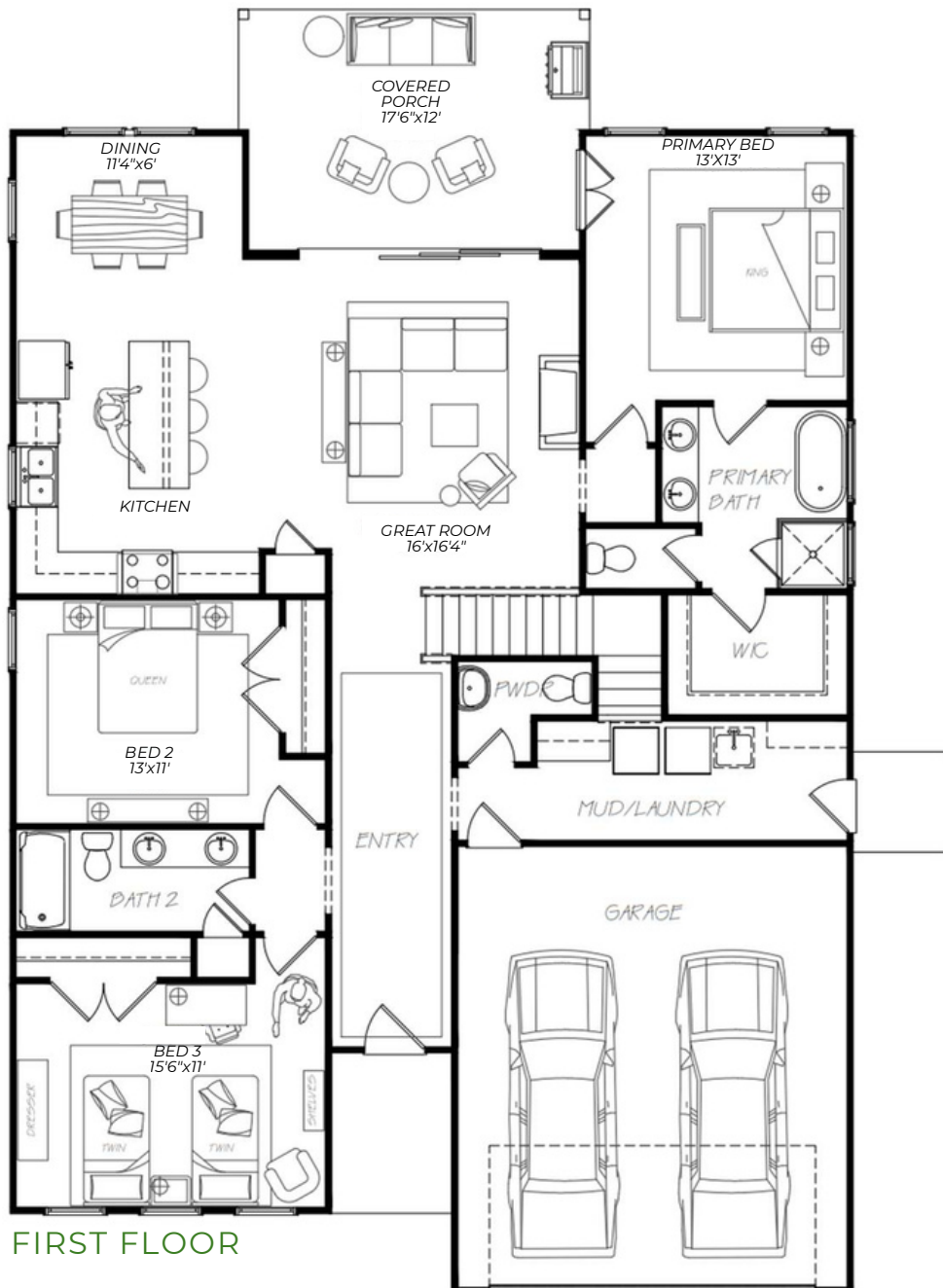


MADISON - TWO STORY

MADISON PLAN



SECOND FLOOR



FIRST FLOOR



MADISON TWO STORY PLAN		BASE PRICE	\$574,990
ITEM		UPGRADED PRICE	
INTERIOR OPTIONS			
Laundry Sink		\$1,500.00	
Mudroom Bench		\$2,550.00	
Coffered Ceiling in Great Room		\$4,500.00	
Fireplace		\$5,250.00	
Tray Ceiling in Primary Bedroom		\$1,350.00	
Large Shower w/Seat / No Tub		\$1,800.00	
French Doors from Primary to Patio		\$3,150.00	
Blinds		\$1,260.00	
Blinds (with optional 2 nd floor)		\$1,680.00	
Second Floor Bonus Room		\$26,250.00	
EXTERIOR OPTIONS			
Craftsman Elevation		\$0.00	
Farmhouse Elevation		\$7,500.00	
Screened Porch		\$4,875.00	
Third Car Garage		\$25,500.00	
Irrigation in Front Yard		\$3,750.00	

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SUMMERFIELD — R E S E R V E —

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CONTACT US:

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