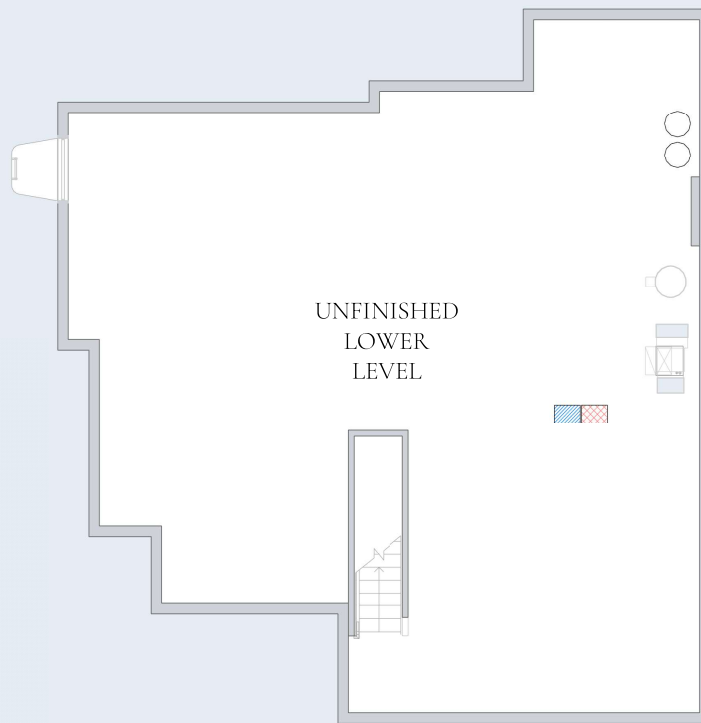


Lower Level

LOWER LEVEL
40' 8" X 44' 8"



Ceiling Height 9' 0"



Every Charter home is unique and as a result your home may have minor variations in dimensions. In addition, renderings include furniture, landscaping, appliances, options, selections, and finishes that may be available for an additional cost or not at all. Please ask your Sales Manager should you have any specific questions.
The square footage of the home may vary based on which measuring standard is applied

Copyright ©2025 Charter Homes & Neighborhoods. Any use or reproduction in whole or part without the expressed consent of Charter is prohibited.

CORBY - Lower Level



Lower Level

GAMEROOM
25' 2" X 25' 8"

LOWER LEVEL GALLERY
7' 3" X 23' 6"

STORAGE
12' 0" X 5' 2"

STORAGE
8' 8" X 5' 3"

STORAGE
14' 6" X 44' 8"



Lower Level Gameroom
Ceiling Height 9' 0"
+806 SQFT

Lower Level

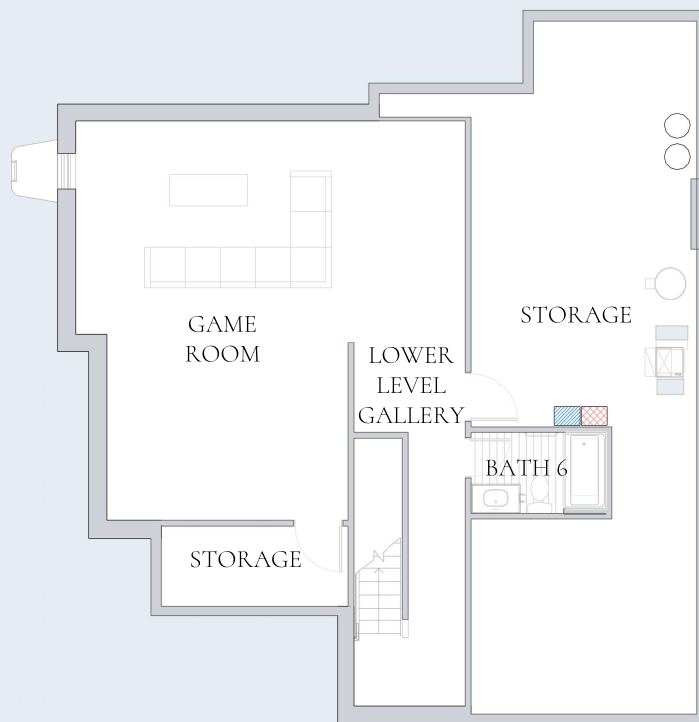
GAMEROOM
25' 2" X 25' 8"

LOWER LEVEL GALLERY
7' 3" X 23' 6"

STORAGE
12' 0" X 5' 2"

BATH 6
8' 8" X 5' 3"

STORAGE
14' 6" X 44' 8"



Lower Level Gameroom w/ Bath
Ceiling Height 9' 0"
+806 SQFT

Lower Level

GAMEROOM
25' 2" X 13' 8"

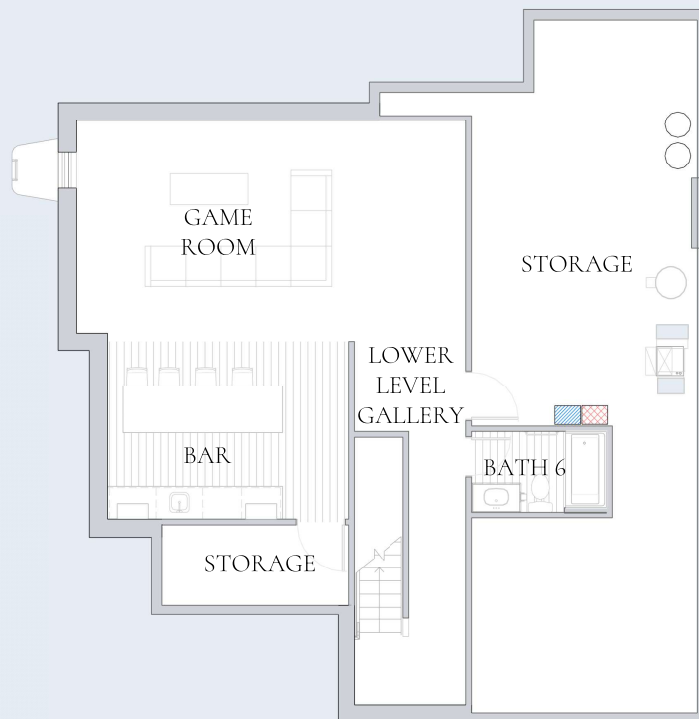
BAR
15' 6" X 12' 0"

LOWER LEVEL GALLERY
7' 3" X 23' 6"

STORAGE
12' 0" X 5' 2"

BATH 6
8' 8" X 5' 3"

STORAGE
14' 6" X 44' 8"



Lower Level Gameroom, Bar w/ Bath
Ceiling Height 9' 0"
+806 SQFT

Lower Level

GAMEROOM
25' 2" X 25' 8"

LOWER LEVEL GALLERY
7' 3" X 23' 6"

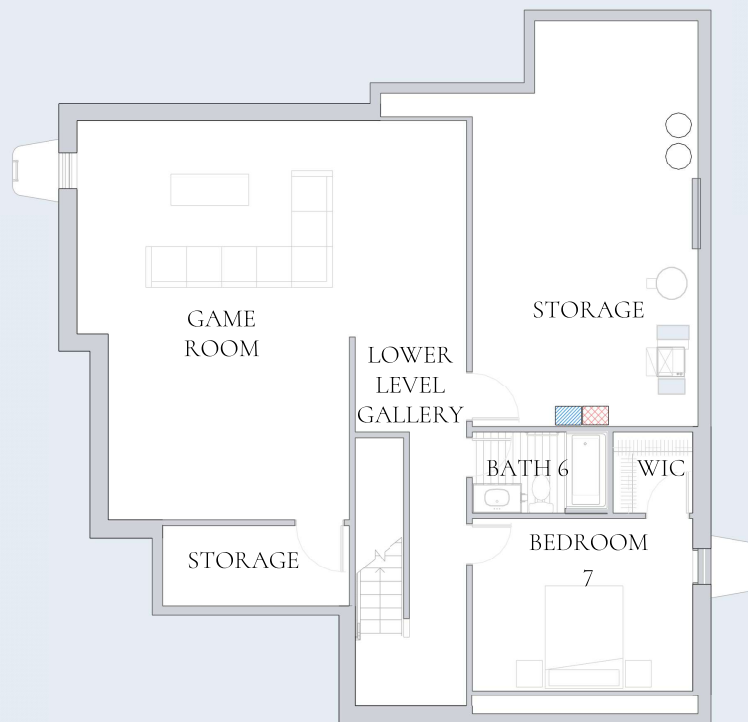
STORAGE
12' 0" X 5' 2"

BATH 6
8' 8" X 5' 3"

BEDROOM 7
14' 2" X 11' 1"

WIC
5' 2" X 5' 3"

STORAGE
14' 6" X 26' 2"



Lower Level Gameroom, Bedroom w/ Bath
Ceiling Height 9' 0"
+1,004 SQFT



Every Charter home is unique and as a result your home may have minor variations in dimensions. In addition, renderings include furniture, landscaping, appliances, options, selections, and finishes that may be available for an additional cost or not at all. Please ask your Sales Manager should you have any specific questions.
The square footage of the home may vary based on which measuring standard is applied

Copyright ©2025 Charter Homes & Neighborhoods. Any use or reproduction in whole or part without the expressed consent of Charter is prohibited.

CORBY - Lower Level



Lower Level

GAMEROOM
25' 2" X 13' 8"

BAR
15' 6" X 12' 0"

LOWER LEVEL GALLERY
7' 3" X 23' 6"

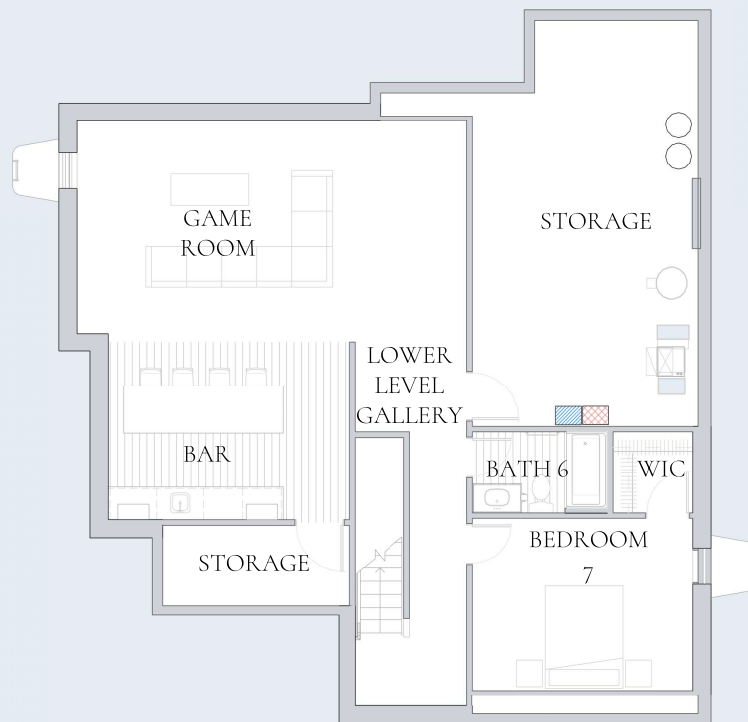
STORAGE
12' 0" X 5' 2"

BATH 6
8' 8" X 5' 3"

BEDROOM 7
14' 2" X 11' 1"

WIC
5' 2" X 5' 3"

STORAGE
14' 6" X 26' 2"



Lower Level Gameroom, Bar, Bedroom w/ Bath
Ceiling Height 9' 0"
+1,004 SQFT



Every Charter home is unique and as a result your home may have minor variations in dimensions. In addition, renderings include furniture, landscaping, appliances, options, selections, and finishes that may be available for an additional cost or not at all. Please ask your Sales Manager should you have any specific questions.
The square footage of the home may vary based on which measuring standard is applied

Copyright ©2025 Charter Homes & Neighborhoods. Any use or reproduction in whole or part without the expressed consent of Charter is prohibited.

CORBY - Lower Level



Lower Level

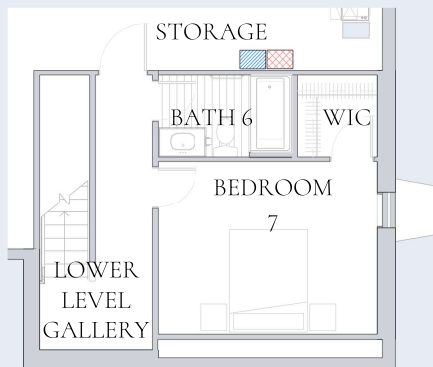
LOWER LEVEL GALLERY
7' 3" X 23' 6"

BATH 6
8' 8" X 5' 3"

BEDROOM 7
14' 2" X 11' 1"

WIC
5' 2" X 5' 3"

STORAGE
40' 6" X 26' 2"



Lower Level Bedroom w/ Bath Layout 1
Ceiling Height 9' 0"
+398 SQFT



Lower Level Bedroom w/ Bath Layout 2
Ceiling Height 9' 0"
+398 SQFT

First Floor

ENTRY
8' 3" X 18' 6"

FIRST FLOOR GALLERY
18' 8" X 3' 4"

LIVING ROOM
14' 0" X 18' 1"

STUDY
15' 8" X 12' 9"

POWDER ROOM
5' 3" X 5' 0"

CLOSET
4' 5" X 5' 2"

KITCHEN
11' 4" X 14' 11"

PANTRY
5' 8" X 5' 2"

GATHERING
9' 7" X 16' 4"

GREAT ROOM
20' 0" X 14' 11"

BOOT ROOM
11' 0" X 5' 8"

2 CAR GARAGE
21' 3" X 24' 3"



Every Charter home is unique and as a result your home may have minor variations in dimensions. In addition, renderings include furniture, landscaping, appliances, options, selections, and finishes that may be available for an additional cost or not at all. Please ask your Sales Manager should you have any specific questions.
The square footage of the home may vary based on which measuring standard is applied

Copyright ©2025 Charter Homes & Neighborhoods. Any use or reproduction in whole or part without the expressed consent of Charter is prohibited.

CORBY - First Floor



First Floor

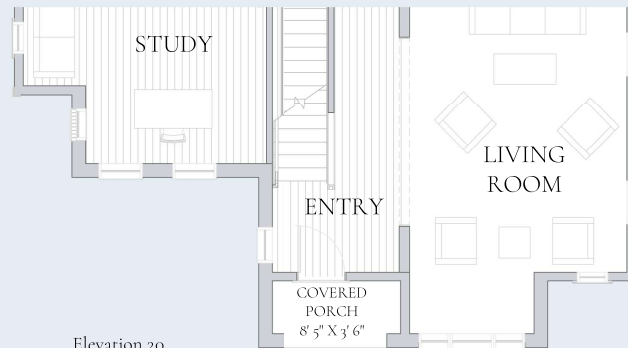
BEDROOM 6
11' 8" X 10' 7"

WIC
4' 11" X 5' 7"

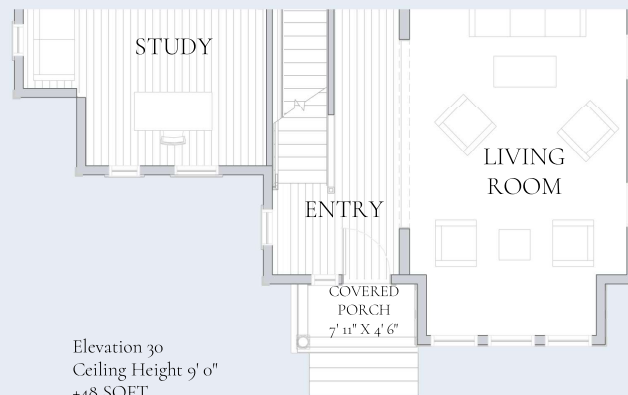
BATH 5
11' 2" X 5' 6"

DINING ROOM
14' 0" X 18' 1"

PANTRY
5' 8" X 6' 6"



Elevation 20
Ceiling Height 9' 0"
+37 SQFT



Elevation 30
Ceiling Height 9' 0"
+48 SQFT

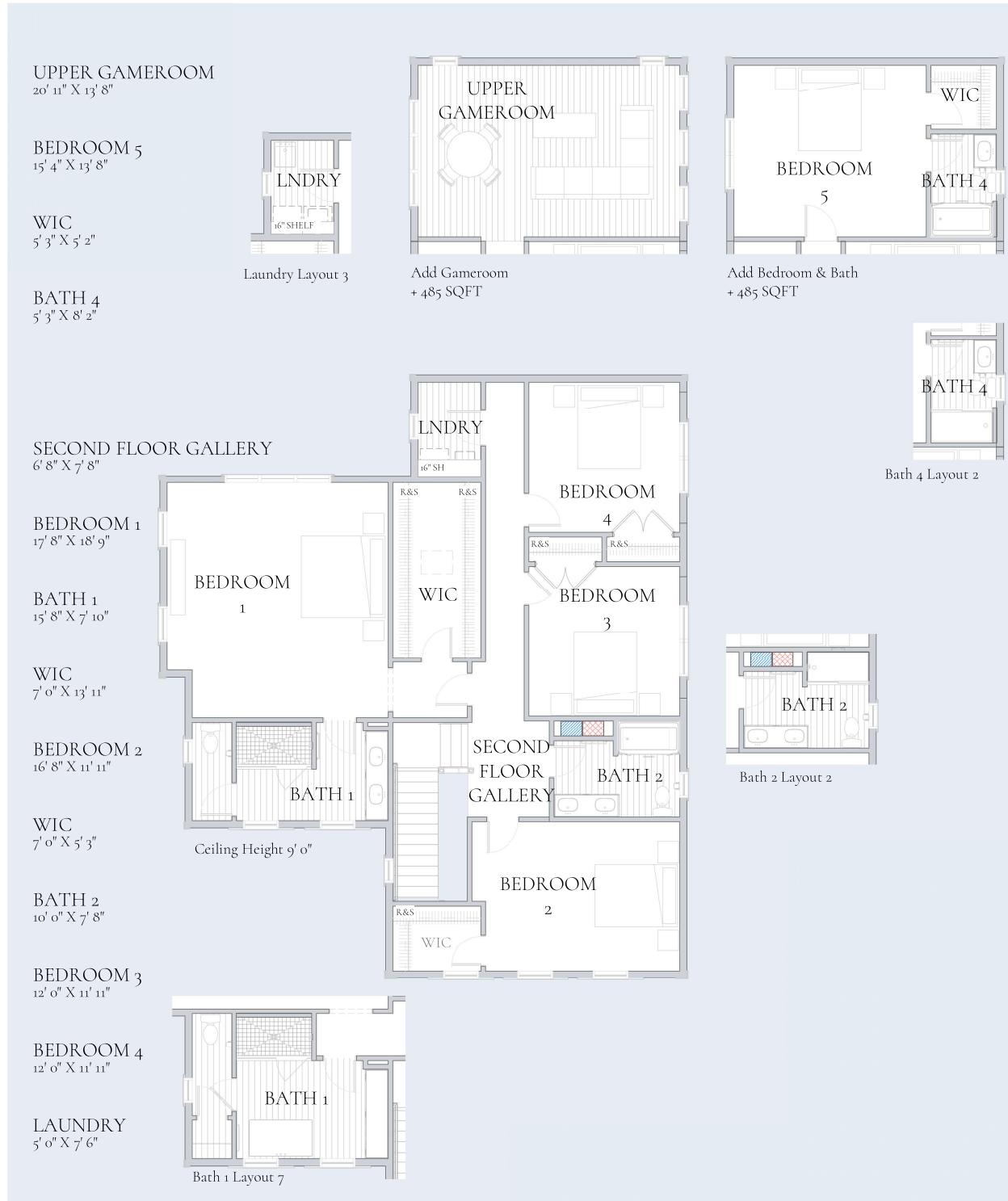


Bedroom I/O Study
Ceiling Height 9' 0"



Dining Room I/O Living Room
Ceiling Height 9' 0"

Second Floor



Second Floor



The floor plan shows a large 2-car garage at the rear. The main living area includes a Great Room with a fireplace, a Gathering room with a dining table, a Kitchen with a breakfast nook, a Living Room with a fireplace, a Study, a Boot Room, and an Entry. A central hallway connects the rooms. The plan also shows a P.R. (Pantry/Refrigerator) area, a CLST (Closet), and a PNTRY (Pantry) area. The finishes for each room are listed on the left and right sides of the plan.

2 CAR GARAGE

GREAT ROOM :
 Shiplap Ceiling
 Ceiling Beams
 Tray Ceiling, Level 1 & 2
 Fireplace- Traditional
 Fireplace- Farmhouse
 Fireplace- Country
 Fireplace- Modern

GATHERING:
 Shiplap Ceiling
 Ceiling Beam
 Tray Ceiling, Level 1 & 2
 Bookshelf
 Linen Cabinet

STUDY:
 Shiplap Ceiling
 Ceiling Beam
 Tray Ceiling, Level 1 & 2
 Shiplap Wall
 Library Panel

BOOT ROOM:
 Shiplap Wall Panel
 Entry Storage Bench
 Entry Storage Locker

KITCHEN:
 Shiplap Ceiling
 Ceiling Beam
 Tray Ceiling, Level 1 & 2

ENTRY:
 Cased Opening Classic 5'
 Cased Opening Classic 7'
 Cased Opening Classic 9'
 Cased Opening Detailed 5'
 Cased Opening Detailed 7'
 Cased Opening Transom 5'
 Cased Opening Transom 7'
 Cased Opening Transom 9'

LIVING ROOM:
 Shiplap Ceiling
 Ceiling Beam
 Tray Ceiling, Level 1 & 2
 Shiplap Wall
 Library Panel

ROOMS AND FEATURES:
 GREAT ROOM
 GATHERING
 KITCHEN
 P.R.
 FIRST FLOOR GALLERY
 CLST
 PNTRY
 (a) 10' SH
 ENTRY
 LIVING ROOM
 BOOT ROOM



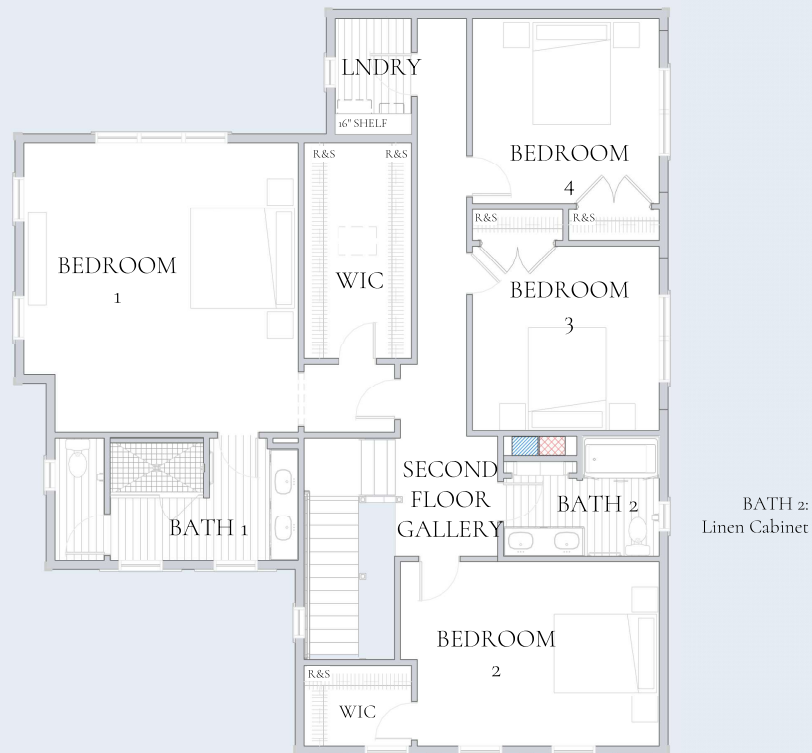
First Floor - Add Details

BEDROOM:
Shiplap Ceiling



DINING ROOM:
Shiplap Ceiling
Ceiling Beam
Tray Ceiling, Level 1 & 2
Linen Cabinet
Bookshelf

Second Floor - Add Details



Always Included

Contemporary designer finishes

- Slim recessed lighting with dimmer switches in kitchen, dining, galleries, and baths
- Designer maple flat panel kitchen cabinets with stain
- Laminate square edged kitchen countertops with tile backsplash
- Cultured marble vanity tops with backsplash and integrated designer bowl
- Designer pedestal sink in powder room
- Standard height toilets
- Luxury vinyl plank flooring in entry, bathrooms, laundry, kitchen & gathering spaces
- Carpet in bedrooms
- Designer stainless steel appliances including electric range, microwave with vent, and dishwasher
- Chrome bath fixtures, toilet paper holder, and towel rod
- Half walls with designer caps at stairways
- Oversized interior window casing and 5-1/2" baseboard
- 2 panel or 6 panel interior doors with brushed nickel knobs and hinges
- Interior flat latex wall colors in Pure White, Natural Tan or First Star with Pure White semigloss on interior trim
- Installation of designer exterior lighting fixtures

Landscaping to enhance your home

- Landscaping design package includes hedge and seeded lawn tree-planting to enhance curb appeal and vary streetscape
- Extra-wide poured concrete entry walkway
- Paved asphalt driveway

Efficient systems for comfort and convenience

- 200 amp home electric service
- High-efficiency 92% AFUE gas furnace
- High-efficiency 14.4 SEER central air conditioner
- WiFi enabled programmable thermostat
- Large capacity 50-gallon high efficiency water heater
- Resilient PEX water supply system with accessible shut-off valves
- High-bandwidth CAT-6 network wiring
- Garage door openers with remotes
- Front and rear exterior hose bibs

Building components deliver timeless performance

- Architectural dimensional asphalt shingles
- Fiber cement exterior siding featuring colorfast technology
- Energy efficient vinyl windows with Low E glass and removable screens
- Oversized fiberglass dent resistant entry doors with deadbolt

A structure built to last

- Poured concrete foundation walls with interior and exterior basement footing drains and exterior damp proofing
- 2x6 exterior house wall framing with 7/16" wall sheathing
- R-21 batt insulation installed within all 2x6 exterior walls
- R-13 vinyl wrapped insulation applied to all unfinished basement walls
- Foam sealant applied at all exterior joints
- 3/4" tongue & groove subfloor
- Engineered roof trusses



Every Charter home is unique and as a result your home may have minor variations in dimensions. In addition, renderings include furniture, landscaping, appliances, options, selections, and finishes that may be available for an additional cost or not at all. Please ask your Sales Manager should you have any specific questions.
The square footage of the home may vary based on which measuring standard is applied

Copyright ©2025 Charter Homes & Neighborhoods. Any use or reproduction in whole or part without the expressed consent of Charter is prohibited.

CORBY - Always Included

