GRIFFIN TEAM
REAL ESTATE

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JACOBS
CONSTRUCTION

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Standard Features & Options

What comes with every Jacobs cabin, the color choices included with it, and the upgrades available in each category.

PRESENTED BY
The Griffin Team

BRIAN HEAD & DUCK CREEK, UTAH
October 2026

REAL ESTATE ESSENTIALS
St George

Included — built into every cabin **Color options** — chosen at no added cost **Upgrade options** — quoted per cabin unless a rate is shown

Site and preconstruction

5 CATEGORIES

CATEGORY	JACOBS BASIC INCLUDED	INCLUDED COLOR OPTIONS	UPGRADE OPTIONS
Preconstruction	Engineered plans, survey verification, septic design, building permit, septic permit	—	+ Modified plan + Fully custom plan
Excavation	Basic foundation prep. Over-excavation and rock hammer not included	—	—
Site work	50 ft driveway prep. Basic utility hookup up to 50 ft	—	—
Driveway	Simple gravel, 50 linear ft at 12 ft wide. Longer driveway at $72 per linear ft	—	+ Built-up gravel at $115 per linear ft + Asphalt at $215 per linear ft + Pavers at $615 per linear ft
Landscaping	No landscaping included	—	+ Landscaping, full or partial + Firepit, hot tub

Exterior and shell

9 CATEGORIES

CATEGORY	JACOBS BASIC INCLUDED	INCLUDED COLOR OPTIONS	UPGRADE OPTIONS
Siding	LP SmartSide	Expert Finish Colors: Abyss Black, Midnight Shadow, Cavern Steel, Tundra Grey, Timberland Suede, Garden Sage	+ LP Naturals / Woodtone + TruLog + Treated natural wood
Windows	Vinyl	White	+ Composite, or any other vinyl color + Wood-clad aluminum + High-grade fiberglass
Soffit	Aluminum	Tuscan Clay, Musket Brown, Bronze, Black	+ Siding match + Tongue and groove
Fascia	Aluminum	Tuscan Clay, Musket Brown, Bronze, Black	+ Rough-sawn cedar
Roof	Grand Rib metal	Classic Brown, Matte Black, Canyon Red, Forest Green	+ Shingles + Standing-seam metal + Shakes or slate
Decking	Standard 2×6	—	+ Select 2×6 + Trex + Solid surface
Exterior railings	Wood	—	+ Prefab metal railing system + Custom steel + Glass
Exterior stairs	Wood	—	+ Steel
Exterior stain	Oil	Natural, Brown, Gold	+ Water-based

Systems

6 CATEGORIES

CATEGORY	JACOBS BASIC INCLUDED	INCLUDED COLOR OPTIONS	UPGRADE OPTIONS
HVAC	Envi smart wall heaters and ceiling fans in each room	—	+ Central heat + AC + Mini-splits + Upgraded bathroom fans
Plumbing	Basic	—	+ Recirculation and/or water softener + Hose bibs + Water to fridge
Gas	Basic appliance supply	—	+ Outdoor firepit + Outdoor BBQ
Electrical	Basic code minimum	—	+ More lighting + Generator + Upgraded trim
Low voltage	Router supply	—	+ TV ports / access points + Speakers + Cameras
Insulation	R-20 walls, R-49 attic	—	+ Spray foam, resistant to pest and moisture

Fixtures and features

6 CATEGORIES

CATEGORY	JACOBS BASIC INCLUDED	INCLUDED COLOR OPTIONS	UPGRADE OPTIONS
Plumbing fixtures	Pfister First Centerset Series. Tanked water heater, 40 gallon, fits in crawl space	Polished Chrome, Brushed Nickel, Tuscan Bronze, Matte Black	+ Moen or Delta in chrome finish + Moen or Delta in other finishes, water softener + Brizo, tankless water heater + Moen Flo control
Lighting fixtures	LED flush mount in kitchen and hall. 42″ / 52″ ceiling fan and light combo in bedrooms and living	32″ nickel trim (kitchen). Black hugger 52″ fan and light	+ Hanging lights + Chandelier + Custom chandelier
Appliances	Stainless steel GE micro-hood, range and dishwasher	—	+ Washer and dryer + Fridge
Door hardware	Kwikset Cove	Black, bronze or nickel	+ Sure-Loc basic knobs, soft-close hardware + Sure-Loc modern levers + Emtek
Glass and mirrors	Plate-glass mirrors and framed master shower sliding door — Yuaris alcove shower door	—	+ Tub / shower glass enclosure (HB) + Frameless shower enclosures
Fireplace	Linear gas fireplace — 36″	—	—

Interior finishes

8 CATEGORIES

CATEGORY	JACOBS BASIC INCLUDED	INCLUDED COLOR OPTIONS	UPGRADE OPTIONS
Wall and ceiling coverings	Basic drywall texture	—	+ Upgraded drywall textures + Tongue and groove / shiplap + Wallpaper + Stone
Wall and ceiling coatings	One color painting	—	+ Additional paint colors and accent walls + Venetian plaster + Micro cement
Cabinets	Basic textured melamine slab — Kronospan TFL (PB)	Dozens of choices	+ Basic wood cabinets + Premium wood cabinets + Painted cabinets
Countertops	Engineered quartz with 4″ backsplash	Groups 1 and 2 — see page 6	+ Granite + Quartzite / porcelain + Marble + Full-height backsplash
Flooring	Laminate in kitchen and entry. Carpet in hall and bedrooms. Waterproof sheet vinyl in bath	Over 10 choices	+ Tile + Additional hard-surface areas + Hardwood
Tile	Tile walls in showers	Over 10 choices	+ Tile floors in shower + Tile backsplash + Heated tile floors
Doors	Basic 80″ paint-grade doors	—	+ Taller 96″ doors + Ornate paint-grade door + Stain grade
Trim	Paint-grade 5″ baseboard	—	+ Window trims + Door casing + Stain grade

Included color choices

NO ADDED COST

Siding

LP SMARTSIDE, EXPERT FINISH COLORS

- Abyss Black
- Midnight Shadow
- Cavern Steel
- Tundra Grey
- Timberland Suede
- Garden Sage

Roof

GRAND RIB METAL

- Classic Brown
- Matte Black
- Canyon Red
- Forest Green

Soffit and fascia

ALUMINUM

- Tuscan Clay
- Musket Brown
- Bronze
- Black

Exterior stain

OIL

- Natural
- Brown
- Gold

Windows

VINYL

- White

Plumbing fixtures

PFISTER FIRST CENTERSET SERIES

- Polished Chrome
- Brushed Nickel
- Tuscan Bronze
- Matte Black

Door hardware

KWIKSET COVE

- Black
- Bronze
- Nickel

Cabinets

KRONOSPAN TFL (PB)

- Dozens of choices

Flooring

LAMINATE, CARPET, SHEET VINYL

- Over 10 choices

Tile

SHOWER WALLS

- Over 10 choices

Countertops

ENGINEERED QUARTZ

- Groups 1 and 2 — shown on page 6

Included selections

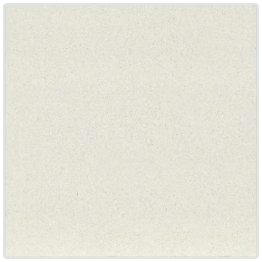
NO ADDED COST

Countertops — Group 1 5 SELECTIONS

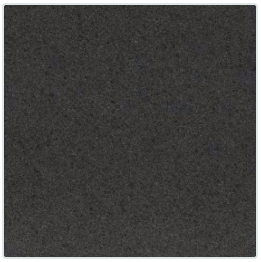


Giallo Verona
GRANITE

Miami White
SILESTONE



Simple White
LIFEQUARTZ

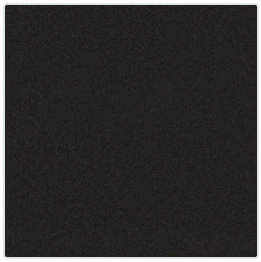


Steel Grey
GRANITE

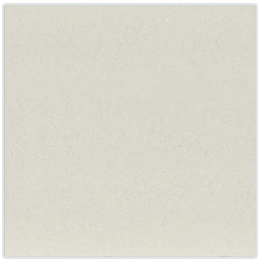


Valle Nevado
GRANITE

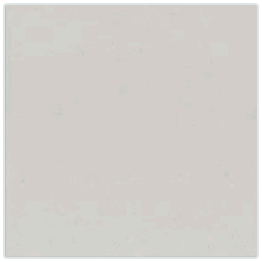
Countertops — Group 2 4 SELECTIONS



Black Pearl
GRANITE



Elegant White
LIFEQUARTZ



Miami Vena
SILESTONE



Pebble White
LIFEQUARTZ



Glass and mirrors, included: framed master shower sliding door — Yuaris alcove shower door, with plate-glass mirrors.

COUNTERTOPS

Included with every cabin: engineered quartz with a 4″ backsplash, chosen from Groups 1 and 2 above.

Upgrade options: granite · quartzite / porcelain · marble · full-height backsplash.

Samples supplied by the builder. Color and pattern vary slab to slab.

Every option on this list, priced for your lot.

This is the published standard specification and the upgrades available in each category. Upgrade pricing is quoted per cabin. For a quote, a plan, or to walk a finished Jacobs cabin in Brian Head or Duck Creek, contact the Griffin Team.

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Standard features and options as published by Jacobs Construction and subject to change without notice. Upgrade pricing is quoted per cabin; per-linear-foot driveway rates are the builder's published figures. Countertop and shower-door images are supplied samples — color and finish may vary from the installed product. Equal Housing Opportunity. Real Estate Essentials St. George, 320 E 600 S, St. George, UT 84770.