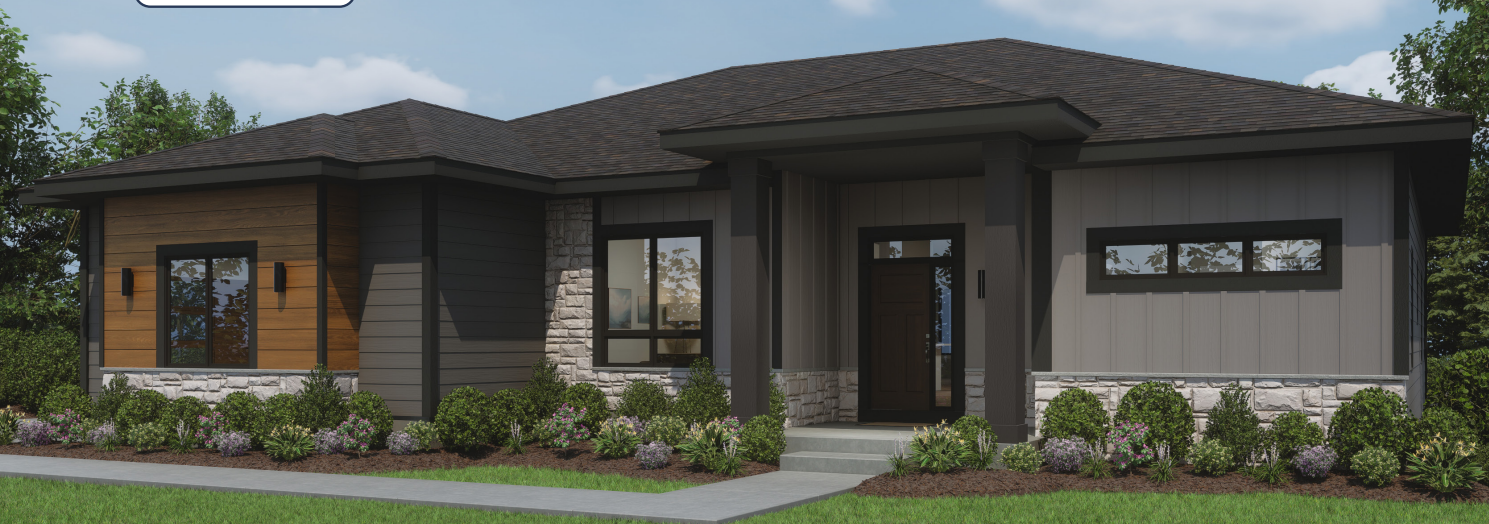




Introducing

The Marigold



3,651 Sq. Ft. | 4 Bedrooms - 3.5 Baths - 3 Car Garage

One of the first six Carbon Neutral Homes in Wisconsin,
all built by Tim O'Brien Homes!

Step into the Marigold and discover a beautifully designed ranch home that begins with a spacious foyer setting an inviting tone throughout. Just off the entry, a flexible room provides the perfect space for a home office, study, or creative retreat, while the opposite wing houses the secondary bedrooms and full bathroom.

The heart of the home opens into a bright, expansive great room that flows seamlessly into the kitchen and dinette—creating an ideal layout for both everyday living and entertaining. Two exceptional features enhance the living experience: a sunroom adjacent to the dinette and a screened-in deck extending from the great room, both offering comfortable connections to the outdoors.

Designed for privacy and comfort, the primary suite features a generously sized bedroom, walk-in closet, and private bath with premium finishes. The smart layout continues with a rear foyer and powder room that streamline daily routines, plus direct access to a spacious 3 car garage.

The comfort extends beyond the main floor to the finished lower level, where you'll discover a fourth bedroom, full bathroom, and expansive den area—perfect for movie nights, game days, or accommodating guests.

As Wisconsin's leading high performance homebuilder, Tim O'Brien Homes constructs single-family homes in Madison and Milwaukee with a focus on positively impacting lives. Our dedicated team works hand-in-hand with homeowners to create dream homes, prioritizing open communication, thorough education throughout the process, and unwavering attention to detail.

Tim O'Brien Homes has established itself as the go-to homebuilder for an extraordinary experience, delivering high performance homes that excel in energy efficiency and indoor air quality. We have received the Housing Innovation Award from the U.S. Department of Energy for six consecutive years, recognizing our leadership in these areas. This commitment has earned us a ranking among the **top 1% of builders nationwide**, certified by the U.S. Department of Energy.



The Marigold Parade Home is a modern ranch that balances comfort with clean style.



The Marigold

3,651 Sq. Ft.

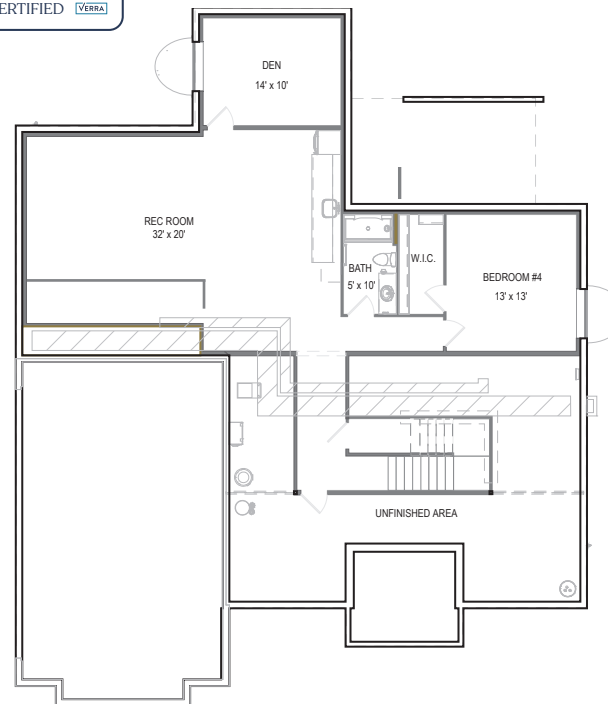
4 Bedrooms - 3.5 Baths - 3 Car Garage



The 2025 Marigold Parade Model is showcased with a mix of preplanned options and personalized features. This home features 24 solar panels producing 10.2 kWh of clean energy, supporting its carbon neutral designation and lowering long-term energy use.



First Floor
2,251 sq. ft.



Basement
1,400 sq. ft.

The Tim O'Brien Homes Difference:

- The knowledge and passion of our dedicated team members that provide an EXTRAordinary Experience
- The building science that creates the best in efficiency and comfort
- A design team that creates award-winning homes
- A fully-equipped Design Studio where you can choose your dream finishes

High Performance Details Always Included:

- Complete Duct Cleaning & Aeroseal® Duct Sealing for Superior Indoor Air Quality
- EPA Indoor airPLUS® Certified
- ENERGY STAR® Certified
- Total wall R-value (R-23)
- R-50 blown-in batt attic insulation
- Active radon venting
- ERV: Fresh Air System
- Hybrid electric water heater
- 100% of our homes are 3rd party tested and certified ensuring a sound investment now and in the future
- 1-Year complete workmanship and material warranty
- 5-Year Energy Guarantee
- 10-Year Limited transferable warranty, adding to your home's resale value
- Closed cell foam in the basement box sill and attic penetrations creating an air-tight seal where 70% of a home's energy can escape
- Improved Indoor Air Quality with direct vent exhaust fans in kitchen and full baths



Enjoy a Healthier, More Comfortable Home.
Each home proudly holds EPA Indoor airPLUS & Energy Star certifications.
Your smart choice for superior indoor air quality and energy efficiency.



Our Core Purpose
**Positively Impacting
People's Lives**



Parade Home Selections & Colors

To Agreement of Purchase of New Home between Tim O'Brien Homes and Customer identified below.

Design Professional: Kaylin Nick

Neighborhood: Bear Tree Farms

Home Plan: Marigold

ROOFING	PRODUCT	COLOR	OTHER DETAILS
Shingles	Owens Corning - Oakridge	Black Sable	

SIDING AND TRIM	PRODUCT	COLOR	OTHER DETAILS
Siding - Main Exterior	4" Mastic Premium Carved Wood (.44)	Modern Iron(P)	
Siding - Gable Vertical Accents	LP ExpertFinish Harboard Board + Batten Siding	Tundra Gray	
Siding - Horizontal Accent	Longboard	Light National Walnut	
Fascia	Aluminum Fascia-Mastic	Black	
Soffits	Aluminum Soffit-Mastic	Black	
Gutters	Alcoa to Match Mastic	Black 33	
Exterior Window Trim	Hardboard Window Trim to Match Mastic Siding	Black	
Exterior Corner Trim	Hardboard Corner Board Trim to Match Mastic Siding	Abyss Black	
Exterior Porch Post Trim	Hardboard Porch Post Trim to Match Mastic Siding	Abyss Black	

WINDOWS/PATIO DOOR	PRODUCT	COLOR	GRILLES	LOCATION/DETAILS
Windows	Vinyl	Jet Black - Jet Black Interior	No Grilles	Whole Home
Patio Door	Vinyl	Jet Black - Jet Black Interior	No Grilles	

EXTERIOR/INTERIOR MASONRY	PRODUCT	COLOR	OTHER DETAILS
Stone Selection	Natural Stone (L1)	Eden Machine Cut Veneer	Bedford Sill Cap
Basement Bar Backsplash Stone Selection	Dutch Quality Cultured Stone	Vintage White	Basement Bar Backsplash

EXTERIOR FEATURES	PRODUCT	COLOR	OTHER DETAILS/GROUT
Decking	Trex Transcend Composite Decking	Jasper	Vinyl Cascading Windows to be Black with WHITE vinyl sleeves over posts
Deck Railing	Trex Signature Aluminum Railing	Charcoal Black	
Patio	Concrete	Gray	Broom Brushed Finish

Exterior Doors		Product	Exterior Color	Interior Color	Glass Option
Front Entry Door	X	CCW904R Classic Craft Walnut Grain Fiberglass Door	Fawn	Fawn	
Sidelites - Front Door	X	14" Wide DRS2131SL-LE	Fawn	Fawn	
Garage Entry Door (Firedoor)	X	SSF1100	Iron Ore SW7069	Iron Ore SW7069	
Overhead Garage Doors	X	610-FLat	English Oak Plank		Rectangle Windows down right side
Garage Epoxy Flooring	X	Epoxy Flake	Stoney Creek 1/4" FR-806		

Fireplace		Product	Color	Other Details
Great Room Fireplace Unit		55" Electric Scion Fireplace	Black 2086-001BK	Firescreen; Remote Operated Clear Glass Crystals & Driftwood Logs
Great Room Fireplace Face Selection	X	6" Marble Surround	Blue Tundra	Around Fireplace Insert
Fireplace Paneling Detail	X	Paneling Detail	Iron Ore SW7069	Paneling installed around fireplace box from floor to ceiling - See Plan for Details
Great Room Fireplace Mantel Detail		No Mantel		
Sunroom Fireplace Unit		55" Electric Scion Fireplace	Black 2086-001BK	Firescreen; Remote Operated Clear Glass Crystals & Driftwood Logs
Sunroom Fireplace Face Selection		Dutch Quality Cultured Stone	Arizone Drystack	Extend Cultured Stone Wrapped to Ceiling
Sunroom Fireplace Mantel Detail	X	Box Mantel	Java	

Drywall and Paint		Type	Color	Other Details
Drywall Texture		Orange Peel		Flex room and great room details walls no drywall texture
Ceiling and Wall Paint Color		Flat Paint	Pure White SW7005	
Additional Wall Painting	X	Fireplace Paneling	Iron Ore SW7069	
Drywall Corners		Square		
Interior Trim Paint/Stain		Painted Trim	Pure White SW7005	Paneling installed around fireplace box from floor to ceiling - See Plan for details
Additional Woodwork Staining/Paint	X	Crown Molding installed down from ceiling with Rop lighting behind	Pure White SW7005	Inside box tray ceiling in foyer and primary bedroom
Additional Woodwork Staining/Paint	X	Tray Ceiling Wood Accent	Real Soffit by Wood Tone - Irish Stout	Inside box tray ceiling in foyer and primary bedroom
Additional Woodwork Staining/Paint	X	Beam in Sunroom	Java	

Interior Trim & Hardware		Product	Style	Color	Other Details
Interior Doors	X	Solid Core Painted White	3-Panel Equal PBI 793H-Painted	Iron Ore SW7069	
Pantry Doors	X	Painted Glass Pantry Door	Reeded Glass	Iron Ore SW7069	
Flex Room Doors	X	Solid Core Painted White	3-Panel Equal PBI 793H-Painted	Iron Ore SW7069	
Interior Trim Package	X	Painted	Level 3 Flat Trim - Painted	Pure White SW7005	Header "A"

Interior Trim & Hardware		PRODUCT	Style	Color	Other Details
Interior Window Trim		Drywall Returns-All Sides	Drywall Returns-All Sides		
Open Railing - Rail	X	Custom Metal Railing	Custom Metal Railing	Custom Metal Railing	
Open Railing - Newels	X	Custom Metal Railing	Custom Metal Railing	Custom Metal Railing	
Open Railing - Balusters	X	Custom Metal Railing	Custom Metal Railing	Custom Metal Railing	
Stair Skirt Boards		Painted Wood	FB-6001 Beech Shoe Rail	Pure White SW7005	
Bench in Rear Foyer		Painted and Stained Wood	Kettle with Dune Quartersawn Oak Top		
Interior Door Hardware	X	Schlage	Latitude Lever with Collins Trim	Matte Black	
Exterior Door Hardware	X	Schlage	Century decorative front door handle and the encode smart deadbolt	Matte Black	
Basement Flex Room Barn Door		Solid Core Painted White	3-Panel Equal PBI 793H-Painted	Iron Ore SW7069	

ELECTRICAL & LIGHTING		PRODUCT	COLOR	NOTES
Interior Lighting		Madison Lighting - See Documents	Madison Lighting - See Documents	See Madison Lighting Cut Sheet for Installation Details
Bathroom Lighting		Madison Lighting - See Documents	Madison Lighting - See Documents	
Interior Flush Mount Lighting		Madison Lighting - See Documents	Madison Lighting - See Documents	
Bedroom Flush Mount Lighting		Madison Lighting - See Documents	Madison Lighting - See Documents	
Exterior Lighting		Madison Lighting - See Documents	Madison Lighting - See Documents	
Ceiling Fans		Madison Lighting - See Documents	Madison Lighting - See Documents	
Pendant Lighting		Madison Lighting - See Documents	Madison Lighting - See Documents	
Sconces		Madison Lighting - See Documents	Madison Lighting - See Documents	
LED Decorative Lighting		Madison Lighting - See Documents		
Wall Switch & Outlet Plates		Rocker	White	
Island Outlet (if applicable)		GFI Outlet(s)	Black	
Kitchen Backsplash Outlets		Location: Backsplash	White	

Countertops		PRODUCT	COLOR	EDGE	BACKSPLASH NOTES
Kitchen Countertops	X	Quartz	Calcatta Prado (L3)	1/4" Round	Full Height Countertop Splash Under all Upper Cabinets and Up to Bottom of Range hood
Kitchen Island Countertop	X	Quartz	Calcatta Prado (L3)	1/4" Round	
Kitchen Island Overhang	X	10" Granite Flush Overhang	Calcatta Prado (L3)	1/4" Round	
Pantry Countertop	X	Quartz	Calcatta Prado (L3)	1/4" Round	
Primary Bath Vanity Top	X	Quartz	Broadway Black Matte (L5)		4" Marble Backsplash
Main Hall Bath Vanity Top		Cultured Marble - Glossy Finish	Brandt Molded Marble-Silverstone on Gray (L2)		4" Marble Backsplash
Powder Room Vanity Top	X	Quartz	Calcatta Prado (L3)	1/4" Round	4" Backsplash
Basement Bath Vanity Top	X	Cultured Marble - Matte Finish	Brandt Molded Marble-Silverstone on Gray (L2)		4" Marble Backsplash
Basement Bar Countertop		Quartz	Sand Storm (L5)	1/4" Round	Eliminate Backsplash

CABINETS & VANITIES		PRODUCT	COLOR	DOOR STYLE	CROWN MOLDING	HARDWARE
Kitchen Upper & Lower Cabinets	X	Countryside - Quartsawn White Oak - Stacked to Ceiling	Dune	Austin	Square Crown	264-128SBZ(D)
Kitchen Island Cabinets	X	Countryside - Maple	Kettle	Austin		264-128SBZ(D)
Range Hood	X	Elemental Wood Hood with Valance	Kettle with Dune Quartersawn White Oak Valance		Square Crown	
Pantry Lower Cabinets	X	Countryside Quartersawn White Oak	Dune	Austin		264-128SBZ(D)
Primary Bath Vanity	X	Countryside Quartersawn White Oak-Comfort Height	Dune	Lexington-L1		264-128SBZ(D)
Main Hall Bath Vanity	X	Countryside Quartersawn White Oak-Standard Height	Dune	Lexington-L1		264-128SBZ(D)
Powder Room Vanity	X	Countryside-Maple-Standard Height	Kettle	Lexington-L1		264-128SBZ(D)
Basement Bath Vanity	X	Countryside-Maple-Standard Height	Kettle	Lexington-L1		264-128SBZ(D)
Basment Bar	X	Countryside-Maple-Stacked to Ceiling	Kettle	Lexington-L1	Square Crown	264-128SBZ(D)
Basement Bar Floating Shelves	X	Countryside Quartersawn White Oak	Dune			
Locker Bench	X	Countryside Maple & Quartersawn White Oak	Kettle with Dune Quartersawn White Oak Top	Lexington-L1		Bergen Hook in Honey Bronze
Laundry 30" Upper Cabinets & Laundry Basket Shelves	X	Countryside Maple	Kettle	Austin	Square Crown	264-128SBZ(D)
Decorative End Panels	X	Yes - Finish and Style to Match Cabinetry		(3) Kitchen Island Only		

SHOWER DOOR		DOOR STYLE	HARDWARE COLOR	GLASS TYPE	HEIGHT
Primary Bath Shower Door	X	Elite Frameless Swinging	Matte Black	Clear Glass	Standard 72"
Basement Bath Shower Door	X	Splendor Semi-Frameless Bi-Pass	Matte Black	Clear Glass	Standard 70"

TILE		PRODUCT	COLOR	GROUT COLOR	DETAILS/TILE PATTERN
Primary Bath Shower Tile - Walls		Roca Flow 3"x12"	Dark Gray	#641 Ash	Tile Installed Vertical - See Tile Drawing for Details
Primary Bath Shower Tile - Floor	X	MSI Pebbles	White	#641 Ash	
In Floor Radiant Heating		Room(s):	Primary Bathroom		
Shower Tile Notes		All Schluter Strips are to match the faucet finish for each space			

Plumbing Fixtures		PRODUCT	FINISH	OTHER DETAILS
Kitchen Faucet	X	Kohler - Crue Pull Down Spray	22972-BL-Matte Black (L2)	
Kitchen Sink	X	Kohler Cairn Neoroc Single Bowl Farmhouse Kitchen Sink with Fluted Design	K-25788-CM1 Matte Black	
Pantry Faucet	X	Kohler - Crue Single Handle Bar Sink Faucet	K-22975-BL-Matte Black (Custom)	
Pantry Sink	X	Carin Neorac Bar Sink	K-8223-CM1 Matte Black	
Basement Bar Faucet		Kohler - Crue Single Handle Bar Sink Faucet	K-22975-BL-Matte Black (Custom)	
Basement Bar Sink		Carin Neorac Bar Sink	K-8223-CM1 Matte Black	
Primary Bath Fixtures	X	Kohler - Venza - Single Handle	28126-4-BL-Matte Black (L3)	
Primary Bath Shower Extras	X	Handheld with Slide Bar and Separate Valve	Matte Black	Additional Shower head added with handheld on slide bar
Primary Bath Accessory Package	X	Kohler-Kumin	Matte Black	
Primary Bath Vanity Sinks		Porcelain Rectangular Sink 18.5"L x 11"W x 5.5"D	PL-3044-White	
Primary Bath Toilet	X	Kohler Highline - 1.6 GPF	White	Elongated-Comfort-Height
Primary Bath Mirror(s)	X	Credit and Remove Frameless Mirror		
Main Hall Bath Fixtures	X	Kohler - Venza - Double Handle	21824-4-BL-Matte Black (L2)	
Main Hall Bath Accessory Pkg	X	Kohler-Kumin	Matte Black	
Main Hall Bath Vanity Sinks		Brandt Cultured Marble-Wave (Rectangle) - 20"L x 12"W x 6"D	Brandt Molded Marble-Sterling Silver on White A-309	
Main Hall Bath Toilet		Kohler Wellworth - 1.6GPF	White	Elongated
Main Hall Bath Shower/Tub Unit	X	5ft Sterling Medley tub/shower unit	White	Adjustable Curved Shower Rod - Matte Black
Main Hall Bath Mirror(s)	X	Credit and Remove Frameless Mirror		
Powder Room Fixtures	X	Kohler-Hint-Single Handle	K-97060-4-2MB Modern Brass(L2)	
Powder Room Accessory Pkg	X	Kohler-Purist	Modern Brass	
Powder Room Vanity Sinks	X	Porcelain Rectangular Sink 18.5"L x 11"W x 5.5"D	PL-3044-White	
Powder Room Toilet	X	Kohler Highline - 1.6GPF	White	Elongated-Comfort-Height
Powder Room Mirror	X	Credit and Remove Frameless Mirror		
Basement Bath Fixtures	X	Kohler - Venza - Double Handle	28124-4-BL-Matte Black (L2)	
Basement Bath Accessory Pkg	X	Kohler - Kumin	Matte Black	
Basement Bath Vanity Sinks		Brandt Cultured Marble-Wave(Rectangle)-20"L x 12"W x 6"D	Brandt Molded Marble-Sterling Silver on White A-309	
Basement Bath Toilet		Kohler Wellworth - 1.6GPF	White	Elongated
Basement Bath Shower Unit		5ft Sterling Medley Shower Unit	White	
Basement Bath Mirror(s)	X	Credit and Remove Frameless Mirror		

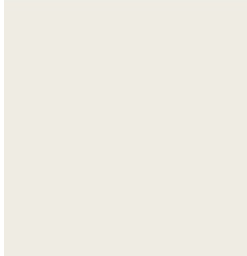
Flooring		PRODUCT	COLOR	GROUT COLOR	DETAILS/TILE PATTERN
Foyer		(Laminate) Evoke - Montaine Trail Collection (LVL1)	Joey P. Oak		
Kitchen		(Laminate) Evoke - Montaine Trail Collection (LVL1)	Joey P. Oak		
Dinette		(Laminate) Evoke - Montaine Trail Collection (LVL1)	Joey P. Oak		
Butlers Pantry/Pantry		(Laminate) Evoke - Montaine Trail Collection (LVL1)	Joey P. Oak		
Great Room		(Laminate) Evoke - Montaine Trail Collection (LVL1)	Joey P. Oak		
Sunroom		(Laminate) Evoke - Montaine Trail Collection (LVL1)	Joey P. Oak		
Flex Room		(Laminate) Evoke - Montaine Trail Collection (LVL1)	Joey P. Oak		
1st Floor Hall		(Laminate) Evoke - Montaine Trail Collection (LVL1)	Joey P. Oak		
Primary Bathroom	X	Daltile Marble Attache Lavish 12x24	Golden Reverie MA71-Matte	Ash	Tile Installed Staggered-30/70 Pattern Parallel to vanity
Main Hall Bathroom		Endura Rigid Baltic Stone	Storm		Tile Installed Staggered-30/70 Pattern Parallel to vanity
Powder Room		(Laminate) Evoke - Montaine Trail Collection (LVL1)	Joey P. Oak		
Primary Bedroom		(Laminate) Evoke - Montaine Trail Collection (LVL1)	Joey P. Oak		
Bedroom #2	X	Shaw (Carpet) Boundless II (L2)	Reflection 00530		8# Carpet Pad
Bedroom #3	X	Shaw (Carpet) Boundless II (L2)	Reflection 00530		8# Carpet Pad
Bedroom #4	X	Shaw (Carpet) Boundless II (L2)	Reflection 00530		8# Carpet Pad
Exercise	X	Shaw-(LVP) Abalina (L1)	2014 Light Sunrise		
Stairs to Basement	X	(Carpet) 5E688 Skyline Shift (L3)	00109 Cobblestone		8# Carpet Pad
Laundry	X	Aura Decor Series Hexagon 9x10	Aura Gray SSF-5633	Ash #642	Tile installed non-staggered
Rear Foyer	X	(Laminate) Evoke - Montaine Trail Collection (LVL1)	Joey P. Oak		
Basement Bathroom		(LVT) Pylon (L1)	Ivory Soapstone		Tile installed staggered-Brick Pattern Parallel to vanity
Finished Basement	X	Shaw-(LVP) Abalina (L1)	2014 Light Sunrise		
Garage Epoxy Flooring	X	Epoxy Flake	Stoney Creek 1/4" FR-806		

Appliances		TYPE	COLOR	OTHER DETAILS
Microwave		GE Cafe	Stainless Steel	Microwave: CCWK15C1WSS Trim Kit: CX153P2MSS
Dishwasher		GE Cafe	Stainless Steel	CDT828P2VS1
Refrigerator		GE Cafe	Stainless Steel	CXE22DP2PS1
Range		GE Cafe	Stainless Steel	CHS900P2MS1
Range Hood		GE Cafe	Stainless Steel	AK9134BS
Basement Fridge		GE	Stainless Steel	GLE12HSPSS
Laundry		GE Cafe	Stainless Steel	Washer: PFW950SPTDS Dryer: PFD95ESPTDS



Marigold Parade Home Interior Paint Color Layout

Main Wall Color



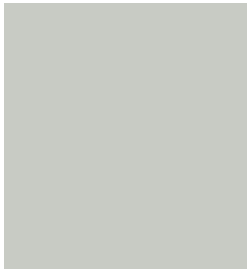
SW7551 Greek Villa
Color Number: SW7551
Color Display Locator: 254-C1
Color Family Name: White and Pastel
Sheen: Flat

Primary Bedroom



SW7622 Hamburg Gray
Color Number: SW7622
Color Display Locator: 238-C7
Color Family Name: Neutrals
Sheen: Flat

Bedroom #3 and Basement Bedroom #4



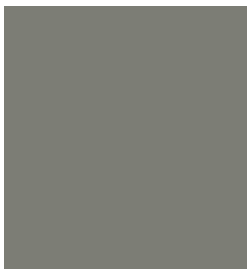
SW7057 Silver Strand
Color Number: SW7057
Color Display Locator: 221-C1
Color Family Name: Neutrals
Sheen: Flat

Den, Accent Great Room and Flex Room



SW7069 Iron Ore
Color Number: SW7069
Color Display Locator: 251-C7
Color Family Name: Neutrals
Sheen: Flat

Bedroom #2



SW7060 Attitude Gray
Color Number: SW7060
Color Display Locator: 237-C5
Color Family Name: Neutrals
Sheen: Flat

Den Trim



SW6258 Tricorn Black
Color Number: SW6258
Color Display Locator: 251-C1
Color Family Name: Neutrals
Sheen: Satin