

This is the price sheet for almost every home

Rev.# 34-Rev. Date October 28th, 2023	<b>Come in and get your discounts today!</b>	Subject to change without notice.
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<b>Red- Section A- Basement Items</b>	<b>(Basement) Lower Finished Level Options</b>	Use this section to select non- layout or structural items in the basement.
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choose one (A1)

(A1-a)	Section one of the bar in the lower level...	\$12.9K
(A1-b)	Section two of the bar in the lower level...	\$16.9K
(A1-c)	Section one & two of the bar in the lower level...	\$26.9K

y/n (A2)	Convert pine with carpet steps to oak stairs lower to first floor... \$2.9K	
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y/n (A3)	Victorian Trim Detail; chair rail, shadow boxes, 3 piece crown in basement rec room, bedroom and bedroom sitting, media room 3 walls (one side in the media room is left bare for a TV)... \$12.9K	
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Choose One

(A4-a)	12 lower level recess lights...	\$4.9K
(A4-b)	28 lower level recess lights...	\$8.9K
(A4-c)	40 lower level recess lights...	\$12.9K

y/n (A5)	Add 6 lower level ceiling fans outlets. (rough-ins only)...	\$2.9K
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<b>Dark Blue-Section B- Elevation Items</b>	Items for the front elevation. Most of these items are going to be on the house specific brochure.	Use this section for your desired look
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# Upgrades

Use this section to upgrade existing items.

## Bathroom Upgrades

<p>C1</p>	<p>Small Bathroom Complete Upgrade Package</p> <p>This upgrade includes; any SPC floor and any wall tile                  Upgrade to any cabinet w/knob, countertop,                  mirror, sink faucet, electrical fixture                  medicine cabinet, towel bar, toilet paper                  holder, shower curtain bar, tub faucet, shower head                  shower tile to the ceiling, rob hook...</p>	<p>SPC standard (matches kitchen)</p>
<p>C1 disclaimer</p>	<p>You can choose three schemes total. A bath, B bath, C bath. Every A bath has to have the same exact finishes, likewise for B baths, and C baths. If you buy no upgraded bath. All the baths are going to be A bath and going to have standard finishes. There is no selections. All the baths will have gray or matching kitchen SPC-floors, matching wall tile, white cabinet and standard all white counter top, standard chrome plumbing fixtures and single bulb coverless or keyless light fixture. The standard will be <u>NO</u>; towel bar, toilet paper holder, shower curtain bar, medicine cabinet, mirror or tile to the ceiling. The more number of same baths you buy in each group (A bath, B bath, C bath) the more discount you get.</p>	

C2	Owners Bathroom Complete Upgrade	SPC standard (matches kitchen)
# of C2-a	<p>Upgrade includes; any SPC floor, upgraded ceramic tile, any cabinet w/any knob, any counter top, full size end to end mirror. upgrade to square sinks from round, Upgrade: shower head, sinks and tub faucets, electrical fixtures, and door handles.</p> <p>Add: medicine cabinet(s), towel bars, toilet paper holder, framed glass door for shower. Go from flat to semi-gloss paint all walls and ceilings. Increase the owners tub by 1',</p> <p>Run shower tile all the way to the ceiling. Add a step at the tub</p>	All of the above for a single bathroom owners... \$9.9K

(c3, c5,c6) is Flooring.

Flooring is on the House specific below

### Upgrades for the Kitchen Cabinets and Countertops.

y/n (C7)	Kitchen Countertop Upgrade (up-to 70 sqft max)	\$4.9K
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y/n (C8)	Kitchen Cabinet Upgrade	\$43.9K
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y/n (C9)	Appliance Package Upgrade	\$11.9K
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kitchen cabinet upgrade disclaimer.

Upgrading the kitchen does not effect the size. The upgrade lets you choose any style cabinet in our showroom. The upgrade adds: slow close doors and drawers, any knob, matching cabinet crown. Purchasing this upgrades the size of the wall cabinets to 42” from 30”, stronger internal wood, drawer rollers are upgraded and under the drawer making the drawers wider and stronger. Adds matching crown and has a corner cabinet that is glass door. Adds a lazy suzan in one of the corners.

THE CABINET UPGRADE IS REQUIRED FOR THE APPLIANCE UPGRADE.

Gold-Section D- Structural	Interior Layout add-ons & Structural add-ons	Use this section to add sqft or add layout items
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Section D1

Smoke Kitchens

y/n (D1-ff)	First floor adds a mess hall... \$13.9K
y/n (D1-bm)	Basement adds a mess hall... \$14.9K

Section D2

Bath Conversions

# of (D2-a)	Convert a regular bath to a single Owners bath with or w/o tub... \$5.9K
# of (D2-d)	Convert a regular tub into a stand-in shower. (Makes the room bigger and adds space into the shower.)Hand built no plastic pan. Converts drain into an EB custom drain. Includes a shower door... \$3.2K
# of (D2-e)	Super Shower- Go from about 4x5 owners shower to about 6x8 shower. Add 1 additional shower head (2 total), add 1 center rain shower head, All on separate temp controls. Add another recess light (two total), 6'to8' long seat, add two niche sets. \$5.9K

# of (D3-A)	Add a kitchenette or wine bar... \$13.9K
# of (D3-B)	Add a kitchenette or wine bar... \$13.9K

Garage conversions or garage in basement.

D4	Garage conversions or garage in basement.
Choose one	
D4-a	Convert 1 car garage to finished space... \$29.9K
D4-b	Convert 2 car garage to finished space... \$39.9K
D4-c	Convert 3 car garage to finished space... \$49.9K
D4-d	4 car garage to finished space see plans for sqft... \$59.9K

D4-Disclaimer	(Finished basement space is included under the new converted garage space, the second floor stays as-is. This price is also for “English” basement (garage in the basement) Exterior stairs stone/brick, windows are all additional see-Section G (Gold).
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Elevator Shaft Only (elevator separate)

(y/n) D5	Elevator shaft with phone, electricity and elevator room... \$13.9K
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choose one (D6)

Structural Side Rooms (free bath\*)

D6	Opposite to the garage side Structural Opt	
D6-a	14x30 SIDE ROOM: adds about 1260 of total sqft (including exterior walls) on three floors in siding or board and baton...	\$139K
D6-b	same thing as above with stone or brick..	\$149K
D6-c	14X20 SIDE ROOM: adds about 840 of finished sqft on three floors. (includes board and baton or siding front...	\$95K
D6-d	same thing as above with stone or brick..	\$105K
D6-e	14x14 SIDE ROOM: adds about 588 of finished sqft on three floors. (includes board and baton or siding front...	\$69K
D7-f	same thing as above with stone or brick...	\$79K
*Must buy any side room above (D12) to receive a free standard bathroom		

D8	Garage side structural options	
(y/n) D8-a	16'6" x 14' -shed w/8' breeze way.	\$24.9K
(y/n) D8-b	30'x20'-ADU- separate home dwelling (3 stories)	\$299K
D8-AO	Add to the front- stone, brick, Shake or combo of the shed	\$9.6K

Light Blue-Section E-	<b>Combo Boxes</b>	Light blue section;Combo boxes
	Combo boxes are a group of three single options. You can buy one item no items or all three items.	
	The more you buy in each combo box, the bigger the discount you get for each item in that combo box.	
	The size of the home plays no role in the cost of the combo box options.	

<b>E1</b>	<b>E1-French Door Combo Box</b>	
E1-1	Convert 6' all glass slider door to double french door to the outside-basement...	\$2.6K
E1-2	Convert 6' all glass slider door to double french door to the outside-kitchen...	\$2.6K
E1-3	Convert Study 8' interior door to double french door...	\$1.9K

<b>E2</b>	<b>E2-Electrical Combo Box</b>	
E2-1	Network Wiring...	\$6.9K
E2-2	Bedroom recess lights...	\$7.9K
E2-3	6 Ceiling fan rough-ins on first and second floor...	\$2.9K

<b>E3</b>	<b>E3-Utility Combo Box</b>	
E3-1	Convert hot water heater to 75 gallon gas from 50 electric gas heater...	\$1.4K
E3-2	Piggy back 75 gallons (150 gallons total if purchased together)...	\$3.2K
E3-3	Dual sump pumps/back up battery and smart charger...	\$3.2K

<b>E4</b>	<b>E4-HVAC Combo Box</b>	
E4-1	AC units on platforms...	\$1.6K
E4-2	Electronic air filters...	\$2.4K
E4-3	2 whole house humidifiers...	\$2.6K



E5		E5-Kitchen Combo Box	
E5-1	Victorian Knee wall with book shelf (craftsmans style avilable)		\$13.9K
E5-2		Preparation kitchen island	\$13.9K
E5-3	Victorian cabinets (this area maybe become a pantry if you buy the smoke kitchen, if so then this is not purchasable)...		\$13.9K

E6		E6-Air Controls Combo Box	
E6-1		Radon vent...	\$2.4K
E6-2		Roof fan...	\$1.7K
E6-3		Fresh air return...	\$2.4K

E7		E7-Trim Combo Box	
E7-1	Chair rail and shadow boxes in the foyer, dining room, and living room...		\$5.9K
E7-2	3 piece crown in the foyer, dining room, study and living room with 12-Keystone Korbels ...		\$5.9K
E7-3	Entire wall of trim hand painted (Any wall or 13 lin.ft. No discount for windows or wall opeings)...		\$5.9K

E8		E-8 Ceiling Combo Box	
E8-1		Dining rm tray with OG trim upgrade...	\$2.4K
E8-2		Master deep tray ceiling...	\$2.4K
E8-3		Living room thin coffered ceiling...	\$2.4K

E9		E-9 EV Solar Combo Box	
E9-1	Single EV outlet...		\$1.2K
E9-2	Dual EV outlet...		\$2.1K
E9-3	Solar panel conduit...		\$1.9K

E10		E-10 Roof Combo Box	
E10-1	Upgrade roof from 80 to 130 wind speed, life time warranty vs 25 years, Architectural shingle, 10 year streak free, 25 year allergy... resistance...		\$12.9k
E10-2	1”(inch) around entire gutter to make is wider, increasing flow...		\$3.9K
E10-3	Increase the bottom cord of every roof truss by 50% ...		\$3.9K

E11		E-11 Fireplace Combo Box	
E11-1	Upgrade to stone fireplace surround floor to ceiling...		\$2.2k
E11-2	Automatic fireplace blower...		\$1.1K
E11-3	Add gas fireplace in the master or other room...		\$12.9K

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E13	E-13 Owners Bathroom Combo Box	
E13-1	Owners bath fireplace w/blower	\$9.9K
E13-2	Jets in owners tub	\$1.9K
E13-3	Illuminated tray ceiling with two columns, add 2 recess lights	\$2.4K

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Dark Green- Section-F Packages	Packages	
F1	Electrical Package...	\$9.9K
F2	Utility Package...	\$4.9K
F3	GaragePackage...	\$9.9K
F4	Kitchen Lighting Package...	\$4.9K
F5	Interior Insulation Package ...	\$14.9K
F6	Stair Package...	\$9.9K
F7	Windows Package...	\$9.9K

Light Green- Section G-  
Items due to your  
grading plan

## Grading Plan Items

Only use this section  
after your grading plan  
is complete

G1	Front Stoop Steps	2 steps standard
G1-a	3 or 4 steps...	\$3.9K
G1-b	5 or 6 steps...	\$5.9K
G1-c	7 or 8 steps...	11.9K

G2	Add Stone to Elevation	
	2' below top of foundation	Per sqft
# of extra SQFT	is standard...	\$31.00

G3	Add Brick to Elevation	
	2' below top of foundation	Per sqft
# of extra SQFT	is standard...	\$24

G4	Rear Walk-Out	No steps standard
G4-a	2 steps or less...	\$5.9K
G4-b	3 to 4 steps...	\$7.9K
G4-c	5 to 6 steps...	\$9.9K
G4-d	7 or 8 steps...	\$11.9K
G4-e	9 or 10 steps...	\$14.9K

G5	Garage Steps	Two steps standard
# of G5	per additional step...	\$150

G6	Window Wells	Price is each
# of G6-a	small window well...	\$1.5K
# of G6-b	medium window well...	\$2.2K
# of G6-c	large window well...	\$3.2K
# of G6-d	add a fire crate and ladder...	\$2.2K

G7	Exposed Footing or Frost Footing	
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Amount of additional	per additional linear foot... \$210
	2' on either side of a walk-out is standard

G8	Additional basement window 4 Standard...	\$2.1 K
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The Tennessee.

B1-Any Elevation	Select any elevation...	21.9K
Tenn. S1	First Floor Flooring (C3)...	13.9
	Second Floor Flooring (C5)...	18.9
	Lower Level Flooring (C6)...	15.9

Tenn. S2	First Floor Flooring (C3)...
	Second Floor Flooring (C5)...
	Lower Level Flooring (C6)...