

UPGRADES AFTER BUILD	
Finish both garages with imperfect smooth texture	\$2,500.00
Professionally paint both garages	\$4,080.00
Metalic epoxy coating for both garage floors	\$8,300.00
Install frameless double sliding shower doors in both secondary bathrooms	\$3,385.68
New kitchen and laundry Brizo faucets, & sink flange/stopper/strainer, (4) new 1 piece Toto Nexus toilets for all bathrooms & professional install of all these items	\$8,693.02
Professionally installed window coverings –Plantation shutters (split w/o louver), 3 motorized roller shades for all sliding glass doors, and (1) motorized plantation shutter for stairway	\$14,263.00
(5) Indoor smart LED ceiling fans w/ wall mounted remote (also phone app control), and (1) outdoor smart LED ceiling fan on patio w/ wall mounted remote	\$4,710.18
Kitchen pendant lights, & dining area chandelier	\$1,577.84
Ring cameras and security system including window and door sensors	\$2,079.89
PURE water systems water softner installed	\$5,647.10
Front, side, and backyard hardscaping and landscaping	\$49,239.59
Master custom closet	\$2,431.64
LG 29.5 cu ft French door fridge/freezer	\$2,899.99
GE washer/dryer	\$2,635.94
Fandoliers (2) for master closet & 1 baay garage	\$172.14
Master medicine cabinets (2), secondary bathroom mirrors (3), & 1/2 bath mirror	\$1,191.62
LED Ceiling flushmount lights MB	\$1,988.45
	\$115,796.08

BUILDER UPGRADE TOTALS

\$177,745.00

COMBINED UPGRADES TOTAL
\$293,541.08

PLUMBING

Master freestanding tub	\$4,320.00
Moen DOUX matte black package includes all bathroom plumbing fixtures, shower enclosure hardware, & bathroom accessories	\$7,170.00
Master shower pan hand set tile ILO fiberglass pan	\$730.00
Upgraded freestanding tub faucet to Moen DOUX matte black finish	\$340.00
Navien tankless water heater	\$3,250.00
Gas stub out in backyard (2)	\$820.00
Additional exterior hose bibs (2)	\$600.00
Upgraded kitchen sink to vault apron front, single basin – stainless steel	\$820.00
Laundry undermount stainless steel sink	\$1,300.00
Upgraded rectangular tub w/ tile surround at both secondary bathrooms	\$4,000.00
Upgraded undermount bathroom sinks to Kohler verticyl rectangle sink (5)	\$300.00
Handshower in matte black (3)	\$2,700.00

\$26,350.00

FLOORING

LVP	\$24,095.00
Tile Floors	\$11,173.00
Showers, countertops, & splashes	\$29,117.00

\$64,385.00

INTERIOR FINISHES

Insulate all interior walls for sound reduction	\$2,350.00
Insulate all exterior walls OPTIMA upgrade w/ 4mil visqueen barrier	\$4,940.00
Insulate 2-car garage ADD Optima upgrade	\$1,980.00
Insulate 1-car garage ADD Optima upgrade	\$1,320.00
Stair railing upgraded to steel cable stair rail system	\$5,370.00
Upgraded baseboards to 4 1/2 and casings to 3 1/4	\$1,050.00
Baby bullnose corners ILO standard square corners	\$300.00
Imperfect smooth drywall texture (interior only)	\$8,140.00
Two-tone interior paint (walls are night white & ceiling is whitest white)	\$1,530.00

\$26,980.00

LANDSCAPING

Additional side yard gate	\$130.00
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\$130.00

FRAMING/DOORS

Contemporary garage door (1 frosted window per panel)	\$2,980.00
Additional sliding glass door at master	\$2,800.00
Additional sliding glass door at Great room	\$1,600.00
Single Fire door at office to 1 bay garage	\$1,650.00
Mirrored door at closet	\$640.00
Upgraded entry door to Thera Tru Pulse Ari 4-Lite Door	\$2,630.00
Interior single French door with obscured glass at kitchen pantry	\$960.00
Garage door(s) keyless entry pad	\$80.00

\$13,340.00

ELECTRICAL/LIGHTING

Under cabinet kitchen lighting	\$1,690.00
Additional ceiling fan prewires (3)	\$1,080.00
Additional exterior light prewires (15)	\$3,000.00
Additional Flush mount 6" LED ceiling lights (5)	\$1,000.00
Additional duplex outlets (110v) (33)	\$3,960.00
Dedicated 110v outlet on 20 amp (4)	\$1,080.00
Additional exterior 110V outlets (5)	\$1,300.00
Dimmer switch in lieu of rocker switch (4)	\$480.00
Additional dimmer switch (3)	\$360.00
3-way dimmer w/ existing 3-way switch (2)	\$240.00
Motion sensor switch in lieu of standard switch (3)	\$360.00
Prewire for pendant (2)	\$400.00
Prewire for future chandelier (2)	\$400.00
Additional protected 110v GFI (9)	\$1,800.00
Combo outlet 110v w/ USB port (2)	\$380.00
Christmas light prewire	\$560.00
Additional prewire for wall mounted TV at std cable location to include smurf tube and TV outlet (2)	\$260.00
Prewire for pendant ILO standard surface mount LED (4)	\$520.00

\$18,870.00

CABINETS

Upgraded #2 door style & stain: Finish broadwalk, steel gray, baslt or dusk full overlay maple doors w/ soft close doors	\$6,700.00
Full dovetail drawers & soft-close drawers to cabinetry	\$1,040.00
Roll-Out shelves at kitchen base cabinets	\$1,880.00
Cabinet Hardware #2 Elements square stanton cabinet pull in matte black	\$730.00
Laundry uppers	\$1,940.00
Master linen upper	\$1,550.00
Upstairs linen cabinet	\$1,470.00

\$15,310.00

APPLIANCES

Kitchenaid package #3 upgrade includes smart commercial-style gas range, commercial-style under cabinet range hood, single wall oven w/ true convection, microwave oven w/ trim, dishwasher w/ 3rd level utensil shelf	\$9,380.00
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Kitchenaid beverage center w/ glass door & wood front racks undercounter mount	\$3,000.00
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\$12,380.00