

O'DWYER HOMES STANDARD OPTIONS PRICE LIST

OPTIONS PRICE LIST - VILLAS (ALL PRICING INCLUDES APPLICABLE CREDITS)

REVISED

9/10/08

COMMUNITIES: CASTLEBERRY & HERITAGE SPRINGS

	RETAIL PRICE	AFTER DRYWALL	
FINISHED GUEST SUITE (INCL. BATH): (White vanity, marble top, tub w/ tile surround, full tile floor)	\$ 8,900	\$ 7,500	
LOFT-Rossmore & Beaumont (2 windows, stair rail, closet, phone, cable, ceiling fan pre-wire only, carpet)	\$ 8,800	Not Available	
UNFINISHED LOFT-Rossmore & Beaumont (2 windows, Floor Decking, Rough Elec & HVAC, Phone & CATV)	\$ 5,800	Not Available	
4th BEDROOM -Newport (Includes 1 window, open rail, closet, phone, cable, ceiling fan pre-wire only, carpet)	\$ 8,800	Not Available	
UNFINISHED 4th B/R FINISHED SITTING -Newport (1 window, Floor Decking, Rough Elec & HVAC, Phone & CATV)	\$ 5,800	Not Available	
FINISH BASEMENT SPACE (ADDTL HVAC & PLUMBING NOT INCL)	\$ 28	/ SQ FT	
(IF MORE THAN 400 SF ADDED IN BASEMENT MUST UPGRADE/ADD HVAC)			
HVAC FOR FINISHED BSMT SF OR UNFIN BONUS (ADD 1/2 TON FOR EA. 400 SF, 1/2 TON @ GUEST SUITE)	\$ 1,500	per Half ton	
ADDITIONAL HVAC SYSTEM TO SERVE FINISHED BASEMENT (RECOMMENDED IF 1000 SF OR MORE)	\$ 4,500		
COVERED PATIO ON ROSSMORE PLAN ONLY (INCLUDES (2) 21" x 54" SKYLIGHTS - Model FS 108)	\$ 2,900		
APPLIANCES: NO DOUBLE OVENS OR DOWNDRAFTS PERMITTED	BLACK/WHITE	S/S	
OVEN / MICROWAVE W/ TRIM KIT IN CABINET (WITH HOOD ABOVE)	\$ 450	\$ 950	
UPGRADE STANDARD OVEN TO CONVECTION OVEN (WHIRLPOOL WGBS 307 PD)	\$ 650		
UPGRADE STANDARD APPLIANCE PACKAGE TO STAINLESS	\$ 500		
DOUBLE OVEN ILO SINGLE OVEN RBD 305 (UPPER-S/C, LOWER-STAND CLEAN -BLACK OR WHITE)	\$ 1,150	\$ 1,350	
DOUBLE OVEN ILO SINGLE OVEN RBD 306 (UPPER-S/C, LOWER-S/C -BLACK OR WHITE)	\$ 1,500	N/A	
DOUBLE OVEN ILO SINGLE OVEN GBD 307 PDS	\$ 1,850	\$ 2,050	
SMOOTHTOP (CERAMIC-GLASS) ELECTRIC COOKTOP (WHIRLPOOL WRCC 3024L-BLACK)	\$ 350		
UPGRADE DISHWASHER - WHIRLPOOL - WGU1050XT OR WGU1055XT	\$ 150	\$ 100	
UPGRADE DISHWASHER - WHIRLPOOL - WGU1100XT	\$ 200	\$ 150	
UPGRADE DISHWASHER - WHIRLPOOL-WXTP2400 XTP	\$ 225	\$ 175	
UPGRADE DISHWASHER - WHIRLPOOL-WXTP2500 XTP	\$ 250	\$ 200	
UPGRADE DISHWASHER - WHIRLPOOL-WXTP2600 XTP	\$ 375	\$ 300	
UPGRADE DISHWASHER - WHIRLPOOL-WXTP3600 XTP	\$ 375	\$ 300	
UPGRADE DISHWASHER (KITCHENAID STAINLESS STEEL TUB MODEL KUDI-01-IL-BLACK) (ABOVE UPGRADE DISHWASHER IF ALREADY UPGRADED TO STAINLESS PACKAGE)	\$ 375		
TRASH COMPACTOR (WHIRLPOOL WGX-900-QPL)	\$ 250		
REFRIGERATORS (PRICE INCLUDES INSTALLATION AND ICE MAKER LINE HOOK-UP)	BLACK/WHITE	S/S	
WP REFRIGERATOR (WGS6NBEXRB)	\$ 2,175	\$ -	
WP REFRIGERATOR (WGS6NBEXRS)	\$ -	\$ 2,475	
WP REFRIGERATOR (WGC5THEXNB)	\$ 2,575	\$ -	
WP REFRIGERATOR (WGC5THEXNS)	\$ -	\$ 2,875	
WP REFRIGERATOR (WGS5SHAXNB)	\$ 1,675	\$ -	
WP REFRIGERATOR (WGS5SHAXNL)	\$ 1,775	\$ -	
JENN-AIR REFRIGERATOR (JBR 2088 HES) BOTTOM MOUNT REF (CAB. DEPTH)	\$ -	\$ 2,675	
JENN-AIR REFRIGERATOR (JBL 2088 HES) BOTTOM MOUNT REF (CAB DEPTH)	\$ -	\$ 2,675	
JENN-AIR REFRIGERATOR (JFC 2089 HPY-BLACK) FRENCH DOOR REF. (CAB. DEPTH)	\$ 3,075	\$ -	
JENN-AIR REFRIGERATOR (JFC 2089 HES-S/S) FRENCH DOOR REF. (CAB. DEPTH)	\$ -	\$ 2,875	
JENN-AIR REFRIGERATOR (JFC 2089 HEP-S/S PRO) FRENCH DOOR REF. (CAB. DEPTH)	\$ -	\$ 2,975	
JENN-AIR REFRIGERATOR (JCD 2290 HEB BLACK/WHITE) SIDE-BY-SIDE (CAB.DEPTH)	\$ 1,975	\$ -	
JENN-AIR REFRIGERATOR (JCD 2290 HES-S/S) SIDE-BY-SIDE REF. (CAB. DEPTH)	\$ -	\$ 2,375	
JENN-AIR REFRIGERATOR (JCD 2295 KES-S/S) SIDE-BY-SIDE REF. (CAB. DEPTH)	\$ -	\$ 2,875	
JENN-AIR REFRIGERATOR (JCD 2295 KEP PRO-S/S) SIDE-BY-SIDE REF. (CAB.DEPTH)	\$ -	\$ 2,875	
JENN-AIR REFRIGERATOR (JCD 2297 KEY-BLACK) SIDE-BY-SIDE REF. (CAB.DEPTH)	\$ 3,075	\$ -	
JENN-AIR REFRIGERATOR (JSD 2690 HEB-BLACK/WHITE) SIDE-BY-SIDE REF.	\$ 1,675	\$ -	
JENN-AIR REFRIGERATOR (JSD 2690 HES-S/S) SIDE-BY-SIDE REF.	\$ -	\$ 1,975	
JENN-AIR REFRIGERATOR (JSD 2695 KGB-BLACK) SIDE-BY-SIDE REF.	\$ 1,975	\$ -	
JENN-AIR REFRIGERATOR (JSD 2695 KES-S/S) SIDE-BY-SIDE REF.	\$ -	\$ 2,275	
JENN-AIR REFRIGERATOR (JSD 2697 KEY-BLACK) SIDE-BY-SIDE REF.	\$ 2,475	\$ -	
CABINETS	OAK	MAPLE	MAPLE GLAZE CHERRY
FLAT PANEL ITALIAN DECO LAMINATE STANDARD	N/A	\$ 950	\$ 2,950
RAISED PANEL CABS IN LIEU OF WHITE / FLAT PANEL - (KITCHEN ONLY)	N/A	\$ 350	\$ 400
FLAT PANEL STAINED CABS IN LIEU OF WHITE (MASTER BATH ONLY)	\$ 550	\$ 750	\$ 950
FLAT PANEL STAINED CABS IN LIEU OF WHITE (POWDER/BSMT/BONUS)	\$ 200	\$ 275	\$ 350
RAISED PANEL STAINED CABS IN LIEU OF WHITE (POWDER/BSMT/BONUS)	\$ 525	\$ 625	\$ 725
ENTERTAINMENT CENTERS (DRAWINGS MUST BE ATTACHED TO CONTRACT) (NO RETRACTABLE DOORS IF SHELVES)	WHITE	OAK/MAPLE	CHERRY
ADD BASE CABINET WITH CORIAN TOP & WALL CABINET (Multiply by lineal footage)	\$ 350.00	\$ 450.00	\$ 550.00
42"- 48" VANITY W/ WOOD TOP @ T.V. NICHE (INCL. FRAMED DRYWALL ARCH ABOVE)	\$ 850.00	\$ 1,500.00	\$ 2,000.00
42"-48" ENTERTAINMENT CENTER (W/ (3) 12" ADJ SHELVES & ARCH W/ KEY)	\$ 1,400.00	\$ 2,750.00	\$ 3,250.00
42"-48" ENTERTAINMENT CENTER W/ RETRACTABLE DOORS (NO SHELVES)	\$ 1,750.00	\$ 2,950.00	\$ 3,750.00
ADD TV SWIVEL TO ABOVE ENTERTAINMENT CENTER	\$ 350.00	\$ 350.00	\$ 350.00
42"- 48" wide x 12" deep x 96" WOOD BOOKCASE W/ ARCHED OPENING & KEY	\$ 800.00	\$ 2,350.00	\$ 2,850.00
42"-48" DESK (WHITE CORIAN & WALL CABINETS-ADD \$175 FOR LETTER SLOTS)	\$ 950	\$ 2,500	\$ 3,250
BENCH SEAT STORAGE UNIT	\$ 750		
48" MASTER SUITE DRYBAR BASE AND WALL CAB W/ TILE TOP & GLASS DRS	\$ 1,550		
60" DRYBAR BASE AND WALL CAB W/ TILE TOP & GLASS DRS (ADD \$750 FOR SINK)	\$ 2,000		
ADD 15" SS SINK W/ CHROME FAUCET IN EITHER DRYBAR ABOVE	\$ 750		

Classic Villas Options

CABINETS (CONTINUED)	WHITE	OAK/MAPLE	CHERRY
LAUNDRY ROOM CABINETS - 1-30"X 30" CABINET (NO CROWN)	\$ 350	\$ 425	\$ 500
BUILT-IN OVEN CABINET - WHITE (ILO EXISTING CABINETS)	\$ 450	\$ 500	\$ 600
WALL CABINETS ABOVE DESK (FOXFORD PLAN)	\$ 550	\$ 750	\$ 950
BUTLER'S PANTRY (LVL 1 CORIAN, WALL CABS W/ GLASS DOORS, TILE SPLASH)	\$ 1,950	\$ 2,450	\$ 2,950
UPGRADE TO GRANITE TOPS TO ABOVE UNIT		\$ 300	
LIGHT VALENCE / LAZY SUSAN / APPLIANCE GARAGE (upgrade valence \$700)	\$ 300	\$ 400	
GLASS DOORS -NO MULLIONS (ADD \$150 / EA. FOR MULLIONS)	\$ 275	EACH	
WINE RACK	\$ 550		
ROLL-OUT SHELVES (PER EACH SHELF-UNLESS ADDITIONAL CABINETS REQUIRED)	\$ 75	EACH	
	WHITE	OAK/MAPLE	CHERRY
STACK OF DRAWERS ILO STANDARD CABINET (12"/15"/18" WIDE)- WHITE	\$ 175	\$ 250	\$ 325
STACK OF DRAWERS ILO KNEESPACE- WHITE	\$ 300	\$ 400	\$ 525
POTS & PANS DRAWERS	\$ 200		
RAISED VANITY (MAN'S HEIGHT - 36" TALL)	\$ 100		
WHITE VANITY CABINET ILO PEDESTAL SINK (STANDARD MARBLE TOPS)	\$ 250		
FURNITURE VANITY W/ WHITE SINK & GRANITE TOP		\$ 750	
LETTER SLOTS	\$ 100		
	LEVEL ONE	LEVEL TWO	
UPGRADE CABINET HARDWARE @ KITCHEN (SPECIFY BOTH WALL AND BASE CAB HARDWARE)	\$ 250	\$ 350	
UPGRADE CABINET HARDWARE @ ALL BATHS (MASTER \$100 LEVEL 1 /\$125 LEVEL 2)	\$ 150	\$ 200	
ROPE CROWN		\$ 500	
CORBELS @ COUNTERTOP OVERHANG		\$ 600	
ROSSMORE- DELETE FRAMED PANTRY & ADD WALL & BASE CABINETS W/ TILE BACKSPLASH	\$ 1,750	\$ 2,250	\$ 2,750
ROSSMORE-HUTCH W/ PLATE RACK, SPICE DRAWERS & GLASS DOORS		\$ 1,750	
15' STORAGE CABS W/ GLASS DOORS ABOVE 30" WALL CABS		\$ 2,000	
KILDARE-BOOKCASES ON EA. SIDE OF FIREPLACE		\$ 1,600	
	AVONITE	GRANITE	SILESTONE
COUNTERTOP UPGRADES - KITCHEN (13 STANDARD COLORS)			
LEVEL ONE UPGRADE	\$ 850	\$ 1,250	\$ 1,900
LEVEL TWO UPGRADE	\$ 1,750	\$ 1,950	\$ 2,750
LEVEL THREE UPGRADE	\$ 2,750	\$ 2,750	\$ 3,850
LEVEL FOUR UPGRADE	\$ 3,000	\$ 3,750	
GRANITE @ ISLAND ONLY (LVL ONE)		\$ 300	\$ 350
GRANITE @ ISLAND ONLY (LVL TWO)		\$ 500	\$ 600
GRANITE @ ISLAND ONLY (LVL THREE)		\$ 750	\$ 900
GRANITE @ ISLAND ONLY (LVL FOUR)		\$ 1,100	\$ 1,160
ADDITIONAL GRANITE TOP		\$ 75	PER SF
UPGRADE EDGE (LEVEL ONE)		\$ 450	
UPGRADE EDGE (LEVEL TWO)		\$ 950	
COUNTERTOP UPGRADES - BATHS (STANDARD IS CULTURED MARBLE)			
GRANITE LOOK "DMV" TOPS @ MASTER BATH		\$ 550	
UPGRADE EDGE @ MASTER BATH TOPS		\$ 400	
GRANITE LOOK "DMV" TOPS @ SHARED BATH		\$ 400	
UPGRADE EDGE @ SHARED BATH TOPS		\$ 250	
GRANITE LOOK "DMV" TOPS @ PRIVATE BATH		\$ 250	
UPGRADE EDGE @ PRIVATE BATH TOP		\$ 150	
ORIENTAL GRANITE TOP IN MASTER BATH W/ WHITE OVAL STEEL SINK (BASE LEVEL GRANITE)		\$ 950	
ORIENTAL GRANITE TOP IN SHARED BATH W/ WHITE OVAL STEEL SINK (BASE LEVEL GRANITE)		\$ 450	
ORIENTAL GRANITE TOP IN PRIVATE BATH / BASEMENT BATH / BONUS BATH (BASE LEVEL GRANITE)		\$ 250	
GRANITE TOP IN MASTER BATH W/ WHITE OVAL STEEL SINK (UPGR LEVELS 1-4 GRANITE)		\$ 1,250	
GRANITE TOP IN SHARED BATH W/ WHITE OVAL STEEL SINK (UPGRADE LEVELS 1-4 GRANITE)		\$ 750	
GRANITE TOP IN PRIVATE BATH / BASEMENT BATH / BONUS BATH (UPGRADE LEVELS 1-4 GRANITE)		\$ 500	
CARPET (UPGRADE):		CLASSIC	
UPGRADE CARPET FROM "CLASSIC" TO 1st UPGRADE		\$ 2.50	
UPGRADE CARPET FROM "PREMIER" TO 2nd UPGRADE		\$ 4.50	
UPGRADE CARPET FROM "CLASSIC" TO 3rd UPGRADE		\$ 7.50	
UPGRADE CARPET FROM "CLASSIC" TO 4TH UPGRADE		\$ 10.00	
UPGRADE CARPET FROM "CLASSIC" TO 5TH UPGRADE		\$ 12.50	
UPGRADE CARPET FROM "CLASSIC" TO 6TH UPGRADE		\$ 15	
UPGRADE CARPET FROM "CLASSIC" TO 7TH UPGRADE		\$ 18	
UPGRADE CARPET FROM "CLASSIC" TO 8TH UPGRADE		\$ 21	
UPGRADE CARPET FROM "CLASSIC" TO 9TH UPGRADE		\$ 24	
UPGRADE CARPET FROM "CLASSIC" TO 10TH UPGRADE		\$ 27	
UPGRADE PAD FROM 6 LB TO 8 LB PAD		\$ 500	
UPGRADE PAD FROM 6 LB TO "BALLET" or "GLACIER" PAD		\$ 850	
UPGRADE PAD FROM 6 LB TO "DURAPLUSH" PAD		\$ 950	
CARPET COLOR CHANGES:			
FIRST COLOR CHANGE		\$ 200	
SECOND COLOR CHANGE		\$ 200	
THIRD COLOR CHANGE		\$ 200	

Classic Villas Options

DECK / PATIO / DRIVE / FENCE / TRELLIS / SCREENED PORCH:			
ADDITIONAL CONCRETE DRIVE OR PATIO		\$4.00	/SQ.FT
STAMPED CONCRETE (BRICK OR STONE PATTERN)	\$	1,750	
STAMPED CONCRETE BORDER AROUND PERIMETER (BRICK OR STONE PATTERN)	\$	550	
STAMPED CONCRETE FOR ADDITIONAL CONCRETE DRIVE OR PATIO (INCLUDING COST OF BASIC CONC SF)	\$	12.50	PER SQ.FT
ADDITIONAL PRESSURE TREATED DECK (ADD \$1 / SF FOR EACH ADDITIONAL VERTICAL FOOT)	\$	14	PER SQ.FT
DECK IN LIEU OF PATIO (12 x 14)	\$	1,900	
FENCE: 4' PVC FENCE (FULL REAR OF UNIT - INCL. 36" GATE)	\$	2,400	
FENCE: 6' PVC FENCE (FULL REAR OF UNIT - INCL. 36" GATE)	\$	2,650	
EXTRA 36" GATE @ FENCE	\$	500	
ONE LEVEL TRELLIS (BEAUMONT, ROSSMORE, NEWPORT)	\$	5,000	
ONE LEVEL TRELLIS (KILDARE)	\$	4,000	
SCREENED PORCH (BEAUMONT, ROSSMORE, NEWPORT)	\$	5,500	
SCREENED PORCH (KILDARE)	\$	4,500	
TWO LEVEL TRELLIS (BEAUMONT, ROSSMORE, NEWPORT)	\$	6,250	
TWO LEVEL TRELLIS (KILDARE)	\$	5,250	
COMBINATION TRELLIS & SCREENED PORCH (BEAUMONT, ROSSMORE, NEWPORT)	\$	6,250	
COMBINATION TRELLIS & SCREENED PORCH (KILDARE)	\$	5,250	
ELECTRICAL:			After D/W
ANY OUTLET (ELECTRICAL, TELEPHONE, TV) ADDED AFTER DRYWALL	\$	150	\$ 150
TELEPHONE OR TV CABLE OUTLET	\$	75	\$ 150
110 V DUPLEX RECEPTACLE	\$	75	\$ 150
110 V EXTERIOR, GARAGE, BASEMENT DUPLEX RECEPTACLE (GFI)	\$	75	\$ 150
SINGLE SWITCH OUTLET	\$	75	\$ 150
SINGLE SWITCH	\$	75	\$ 150
3-WAY SWITCH	\$	75	\$ 150
DIMMER SWITCH	\$	100	
FLOOD LIGHT (ADD \$75 IF AFTER DRYWALL)	\$	100	\$ 175
DECORA SWITCHES (ROCKER SWITCHES)	\$	450	\$ 600
FREEZER CIRCUIT - 220V 20AMP	\$	150	\$ 175
HOT TUB CIRCUIT - (220V -60AMP)	\$	400	\$ 500
PREWIRE LIGHT FIXTURE AND SINGLE SWITCH - FIXTURE NOT INCLUDED	\$	75	\$ 150
RECESSED CAN LIGHT- IN LIEU OF EXISTING FIXTURE	\$	75	\$ 150
RECESSED CAN LIGHT- ADDITIONAL FIXTURE (ADD FOR SWITCH)-ADJUSTABLE OR FIXED	\$	100	\$ 150
PREWIRE CEILING FAN IN LIEU OF EXISTING FIXTURE	\$	75	\$ 150
INSTALL CEILING FAN	\$	75	\$ 100
INSTALL MEDALLIAN	\$	50	\$ 75
WHOLE HOUSE FAN	\$	550	\$ 950
SECURITY SYSTEM- GLASS BREAKS	\$	175	
SECURITY SYSTEM- ADDITIONAL MOTION DETECTORS	\$	175	
UNDER COUNTER LIGHTING (PREWIRE) - PER EACH (ADD \$275 FOR LIGHT VALENCE)	\$	50	\$ 150
FLOOR OUTLET (BSMT) ADD \$200 IF SLAB	\$	200	N/A
CENTRAL VACUUM -	\$	2,250	GET QUOTE
ADDITIONAL INLETS	\$	125	GET QUOTE
SINGLE ROOM OF AUDIO PREWIRE - (FOR 2 SPEAKERS & VOLUME CONTROL) ADD \$595 FOR SPEAKERS	\$	295	GET QUOTE
5.1 SURROUND SOUND PREWIRE - 4 LOCATIONS	\$	495	GET QUOTE
INTERCOM W/ 4 SPEAKERS + PATIO (ADD \$150 FOR EA. ADDTL SPEAKER)	\$	2,500	GET QUOTE
FIREPLACE:			
WOOD MANTLE ILO STANDARD TRIM SURROUND	\$	250	
UPGRADE FIREPLACE SURROUND & HEARTH TO TRAVERTINE	\$	100	
UPGRADE FIREPLACE SURROUND & HEARTH TO BLACK OR GREEN OR BROWN MARBLE	\$	200	
UPGRADE FIREPLACE SURROUND & HEARTH TO GRANITE	\$	450	
BRICK OR SLATE SURROUND AND HEARTH ILO MARBLE	\$	100	
RAISED HEARTH (Deduct \$100 if brick)	\$	250	
38" DIRECT VENT FIREPLACE IN LIEU OF STANDARD (MODEL DVT-8)	\$	950	
MASTER BEDROOM FIREPLACE - 36" W/TILE OR MARBLE & WOOD TRIM - ADD \$150 FOR NICHE	\$	1,950	
REMOTE FOR REMOTE CONTROL FOR DIRECT VENT GAS FIREPLACE (BLOWER IS \$275)	\$	300	
STACKED STONE FIREPLACE TO CEILING W/ STONE MANTEL(real stone) - wood mantie not avail.	\$	1,800	
STACKED STONE (real stone) IN LIEU OF MARBLE (UP TO MANTEL HEIGHT)	\$	750	
STONE MANTLE ILO STANDARD MANTLE (only available with real stacked stone)	\$	250	
FLOORCOVERING:			
CONVERT CARPET TO HARDWOOD (PER SQ.FT.)	\$	7.50	/SQ FT
CONVERT CARPET TO LEVEL 1 CERAMIC TILE (PER SQ.FT.)	\$	11.00	/SQ FT
UPGRADE VINYL TO HARDWOOD (PER SQ.FT.)	\$	7.50	/SQ FT
UPGRADE VINYL TO CERAMIC TILE - LEVEL ONE TILE (PER SQ.FT.)	\$	11.00	/SQ FT
UPGRADE HARDWOOD FLOORS TO LEVEL ONE CERAMIC TILE	\$	5.00	/SQ FT
UPGRADE HARDWOOD FLOORS TO LEVEL TWO CERAMIC TILE	\$	7.00	/SQ FT
EXTRA COAT POLYEURETHANE	\$	1.00	/SQ FT
UPGRADE LEVEL ONE TILE TO MARBLE (\$5/SF MAT'L ALLOWANCE)	\$	12.00	/SQ FT
UPGRADE MASTER SHOWER WALLS & TUB FACE TO 12x12 (LEVEL ONE UPGRADE)	\$	500	
HEATING AND AIR:			
PROGRAMMABLE THERMOSTAT	\$	125	/EA
GAS STUB TO PATIO / DECK OR BASEMENT	\$	250	
MECHANICAL AIR CLEANER - "SPACEGUARD" MODEL 2400 (MEDIA-HEPA TYPE)	\$	400	/EA
ELECTRONIC AIR CLEANER - (CARRIER-AIRA)	\$	850	/EA
HUMIDIFIER - "APRILAIRE" MODEL 550	\$	550	
ADD HEAT PUMP TO BSMT (2.0 TONS, 13.0 SEER) - BEFORE PREWIRE	\$	4,500	
UPGRADE HEAT PUMP TO 90% GAS FURNACE	\$	1,250	
VENT HOOD TO OUTSIDE	\$	250	
1/2 TON UPGRADE FOR FINISHED BONUS ROOM (ADD 1/2 TON FOR EA. ADDTL 400 SF)	\$	1,250	
ADDITIONAL HVAC SUPPLIES & RETURNS	\$	150	

Classic Villas Options

INTERIOR DOORS AND TRANSOMS / INTERIOR TRIM			
Upgrade from CLASSIC to OLDTOWNE TRIM		\$	2,250
Upgrade from CLASSIC to PREMIER TRIM		\$	2,250
PAINTED WOOD SHELVING W/ CROWN @ 6'-10" IN BEDROOMS		\$	15 PER FOOT
ADD 1 PC CROWN MOLD/UPGRADE FROM 1 PC TO 2 PC OR 2 PC TO 3 PC - ANY ROOM		\$	250
ADD BEAD BOARD PANELING (32" HIGH) W/ 1 PC CHAIR RAIL TO ANY ROOM		\$	500
INTERIOR SINGLE SIX PANEL DOOR (SAME PRICE TO CHANGE SINGLE DOOR TO DOUBLE DOOR)		\$	150
2/8 FRENCH DOOR ILO STANDARD		\$	250
5/0 DBL FRENCH DOOR ILO STANDARD		\$	550 EA
WINDOW SEAT-DRYWALL FRONT/WOOD TOP (MAX. 8')		\$	300 EACH SIDE
LANDSCAPING:			
	UPGRADE 1	UPGRADE 2	UPGRADE 3
BEAUMONT, NEWPORT & ROSSMORE	\$ 1,250	\$ 1,850	\$ 2,950
KILDARE	\$ 1,250	\$ 1,850	\$ 2,950
STONE BENCH		\$ 350	
CEDAR TRELLIS SWING		\$ 650	
ALUM. TRELLIS - SINGLE TIER OPEN PICKET OVER 12x 14 PATIO / DECK		\$ 5,000	
ALUM. TRELLIS - SINGLE TIER "SANTE FE" (SOLID) OVER 12x 14 PATIO / DECK		\$ 5,500	
ALUM. TRELLIS - DOUBLE TIER OPEN PICKET OR "SANTE FE" OVER 12x 14 PATIO / DECK		\$ 6,000	
ALUM. SCREENED PORCH ENCLOSURE ROSSMORE ONLY (INCL. COVERED ROOF & 2 SKYLIGHTS)		\$ 6,500	
ADDITIONAL ALUM. TRELLIS		\$ 35	PER SF
LEADED GLASS BATH WINDOWS (4/0 X 4/6 WINDOW STANDARD)			
SEE DÉCORATOR			
PAINTING/WALLPAPER: (3 standard colors) NO EGGHELL FINISH	WHITE BASE	DEEP BASE	ULTRA DEEP BASE
CUSTOM PAINT ENTIRE HOUSE (WALLS & CEILINGS SAME COLOR)	\$ 750.00	\$ 1,500.00	\$ 2,250.00
CUSTOM PAINT ENTIRE HOUSE (CEILINGS WHITE)	\$ 800.00	\$ 1,600.00	\$ 2,400.00
CUSTOM PAINT ONE ROOM (ADD \$150 IF FAMILY)	\$ 250.00	\$ 500.00	\$ 750.00
CUSTOM PAINT ONE WALL	\$ 150.00	\$ 200.00	\$ 250.00
CUSTOM PAINT- CEILINGS ONLY (ALL WALLS STANDARD COLOR-ONLY WHITE BASE)	\$ 250.00	N/A	N/A
CUSTOM PAINT - TREY CEILING	\$ 150.00	\$ 200.00	\$ 250.00
PLUMBING:			
FINISHED BASEMENT BATH - STEEL TUB, FULL CERAMIC TILE (INCL. PUMP)		\$ 4,750	\$ 5,750
2ND SHOWER HEAD @ MASTER BATH W/ SEPARATE CONTROL VALVE (\$250 IF ON E VALVE)		\$ 450	
		MASTER	2ND BATH
VICTORIAN FAUCETS (CHROME) ILO BOTANICAL		\$ 200	\$ 100
VICTORIAN FAUCETS (PEARL NICKEL / STAINLESS / POL. NICKEL / BRONZE / BRASS) ILO BOTANICAL		\$ 750	
WHITE PULL-OUT KITCHEN SINK FAUCET- DELTA 472' CHROME (ADD \$100 FOR STAINLESS OR VENETIAN)		\$ 200	
HAND HELD SPRAYER @ TUB (DELTA #2715 OR 4756) OR @ SHOWER (DELTA #RP32540) CHROME		Tub \$450	Shower \$850
KITCHEN SINKS		CLASSIC	PREMIER
8" DEEP KOHLER BROOKEFIELD (SELF-RIMMING) CAST IRON SINK		\$ 300	\$ (100)
8" DEEP KOHLER BROOKEFIELD (UNDERMOUNT) CAST IRON SINK		\$ 500	\$ 100
8" DEEP DOUBLE BOWL (SELF RIMMING) STAINLESS STEEL SINK		NO CHARGE	NO CHARGE
8" DEEP BIG/LITTLE BOWL (SELF RIMMING) STAINLESS STEEL SINK		\$ 100	\$ (300)
8" DEEP DOUBLE BOWL OR BIG LITTLE (UNDERMOUNT) STAINLESS STEEL SINK		\$ 700	\$ 150
MOP SINK (IF STUB ONLY \$325, ADD \$175 AFTER D/W)		\$ 500	
5'x30" SHOWER ILO 5' TUB (INCLUDING BIPASS SHOWER DOOR)		\$ 500	
WHIRLPOOL TUB ILO GARDEN TUB (ADD \$350 AFTER D/W)		\$ 600	
(2) 50 GAL. ELEC WATER HEATERS IN SERIES		\$ 650	
40 GAL. GAS WATER HEATER ILO STANDARD ELECTRIC WH		\$ 850	
50 GAL. GAS WATER HEATER ILO STANDARD ELECTRIC WH		\$ 950	
STUB FOR ADDTL. FIXTURE IN BASEMENT		\$ 150	
UPGRADE GARBAGE DISPOSAL TO 1/2 H.P.		\$ 75	
HANDICAP TOILET		\$ 250	
SHELVING / MIRROR / SHOWER GLASS			
ADDITIONAL WIRE SHELVING		\$ 4	/LFT
5/0 BI-PASS DOORS ON TUB OR SHOWER		\$ 300	
7' SHOWER GLASS (ADD \$450 IF RETROFIT)		\$ 350	
STAIRS			
FULL OAK (BOX) STAIRS IN LIEU OF CARPETED TREADS		\$ 1,400	
FULL OAK (OPEN END) STAIRS IN LIEU OF CARPETED TREADS		\$ 1,650	
WROUGHT IRON BALUSTERS		\$ 550	
TILE			
SEE DECORATOR			
cc:	ALL SUBDIVISION SALES AGENTS, BUILDERS, DAN, TIM, DAVE, BRUCE, DECORATOR		