

Selections & Builder Upgrades			
	Upgrade	Description	Price
Structural & Slab			
	Corner Lot Premium	Wedge lot with 112' wide back property line	\$12,000.00
	Garage Storage Option	Adds a 5-foot storage extension to the garage area.	\$9,250.00
	Extend Rear Patio	A footprint change that increases the size of the outdoor rear patio.	\$8,150.00
Flooring & Tile			
	Pattern Upgrade 3 (Tile)	Upgraded wood-look tile (Joyful Place White) installed in Entry, Family, Hall, Kitchen, Study, Utility, and Bath 2.	\$11,975.00
	Kitchen Backsplash Upgr. 2	Horizontal 50/50 Honed Calacatta Paonazzo tile.	\$475.00
	Carpet Level 1 & Pad	Upgraded Level 1 carpet with 1/2" 8 lb padding.	\$1,650.00
Countertops & Cabinets			
	Level 5 Granite/Quartz	Premium "Cashmere Taj" surfaces for Kitchen, Powder, Utility, and all Baths.	\$9,825.00
	Soft Close Drawer Boxes	Adds soft-close functionality to cabinet drawers with matte black hardware.	\$700.00
Plumbing & Appliances			
	Black Plumbing/Hardware	Color change to Black for all plumbing fixtures, door hardware, and shower frames.	\$2,225.00
	Bath 2 Tub to Shower	Converts the standard bathtub in the second bathroom into a walk-in shower.	\$3,150.00
	Water Softener Loop	Installation of a plumbing loop for a future water softener - include electrical outlet, sewer line drain, and isolation of exterior faucets from softened water.	\$1,400.00
	Stainless Appliance Pkg	Upgraded Super Series stainless steel appliance package and slide-in convection gas range.	\$2,200.00
Electrical & Lighting			
	Interior & Exterior Fans	Four additional ceiling fans located in Bedroom 2, Bedroom 3, Study, and Exterior patio.	\$1,500.00
	Upgraded Lighting Pkg	Includes Winslow Black fixtures, Crosby 5-light dining fixture, and Birkleigh island pendants.	\$2,375.00
	Additional Outlets	Five additional electrical outlets (4 interior, 1 exterior) in specific requested locations.	\$800.00
	Disc Lights w/ Switch	Adds two additional disc lights with a dedicated switch for the casual dining area.	\$375.00
Exterior & Miscellaneous			
	Full Gutters	Installation of a complete gutter system for the entire home.	\$1,625.00
	8' Mahogany Front Door	Upgraded 8-foot mahogany door with Marginal 6 Lite style and rain glass.	\$550.00
	Upgraded Mortar	White mortar upgrade for the exterior brickwork.	\$650.00
	Gas Line to Rear Patio	Installation of a dedicated natural gas line for an outdoor grill or heater.	\$525.00
	Smart Door Lock	Contemporary matte black keypad entry	\$325.00
		TOTAL BUILDER UPGRADES:	\$71,725.00

Homeowner Improvements & Upgrades			
	Upgrade/Improvement	Description	Price
	Plumbing		
	Whole House Water Treatment	Sediment prefilter, taste and contaminants filter, and water softener installed at water softener loop junction in garage	\$3,600.00
	Kitchen		
	Reverse Osmosis Drinking Water	5-filter reverse osmosis unit with storage tank installed at kitchen sink. Hole drilled in countertop for dispenser. Line run to supply refrigerator with pure water for drinking and ice.	\$900.00
	Countertop Disposal Switch	Hole drilled in countertop near kitchen faucet. Installed a pneumatic switch to control the disposal.	\$350.00
	Farmhouse Sink	2-bowl kitchen sink replaced by KRAUS Premier SS Farmhouse Sink with bottom rack	\$750.00
	Garbage Disposal Upgrade	InSinkErator Evolution Series garbage disposal provides more power, an upgraded grinding mechanism, and quieter operation	\$400.00
	Dishwasher Upgrade	Bosch 800-series 42 decibel dishwasher w. Crystal Dry feature. Near silent operation!	\$2,100.00
	New Refrigerator (Dec 2025)	LG French door refrigerator w. in door ice and water. Two drawer freezer with 2nd Craft Ice maker	\$2,300.00
	Vent Hood Upgrade	900 CFM 4-speed vent fan with combo gesture sensing/touch controls, and LED lighting	\$450.00
	Utility Room		
	LG Washer on Pedestal	LG Black Steel TurboWash 360 Front Load Washer	\$1,650.00
	LG Dryer on Pedestal	LG Black Steel True Steam 7.4 cu ft Electric Dryer	\$1,200.00
	Beverage Refrigerator	8.5 cu ft commercial display refrigerator	\$750.00
	Master Closet		
	Elfa Décor+ Closet System	Floor-to-ceiling natural maple closet organization system featuring soft-close drawers, slide out shoe racks, and storage shelves.	\$3,000.00
	Technology		
	Upgraded Digital Lock	Yale Assure Lock 2 Touch Deadbolt with fingerprint reader and phone app controls	\$250.00
	Video Doorbell	Google Nest wired doorbell w. camera	\$180.00
	Exterior Cameras	Google Nest outdoor cameras (wired, gen 2) overlooking front, back, and side yards.	\$400.00
	Intelligent Dimmer Switches	Touch dimmer switches installed throughout the house. These switches can be connected to Google home for voice control of lights. Automations can be set to automatically turn lights on and off at set schedules or in reaction to home events.	\$1,000.00
	Rachio Irrigation Controller	The 8-zone intelligent controller integrates with the weather station for hyper-local rain, wind, and temperature data for precise calculations of watering needs for each zone independently.	\$200.00
	Tempest Weather Station	The solar powered weather station connects through Wi-Fi to send weather information to the Rachio sprinkler controller, a phone app, and the Tempest weather network.	\$300.00
	Exterior & Miscellaneous		

	Leaf Filter Gutter Protection	Gutter protection system to prevent debris buildup and clogs. Fully transferable lifetime warranty.	\$7,500.00
	Backyard Garden Tool Shed	Lifetime Outdoor steel reinforced, double-wall utility shed - 75"x43"x69". Shed is screwed down to a pressure-treated plywood and garden timber foundation, which is then secured with 25" ground anchors.	\$500.00
	Garage Cabinets & Pegboard	Grey garage cabinets with one drawer and a countertop added for garage storage. Pegboard mounted to wall over counter.	\$600.00
	Attic Decking	23/32" plywood decked over garage for additional attic storage. Hand rail added at top of stairs for convenience and safety.	\$250.00
	Fenceline sealed for pets	Boards added along bottom of the fence to close gaps and keep pets contained.	\$125.00
	Rodent Exclusion	Weep holes and voids filled with wire mesh to prevent unwanted pests from gaining access to interior parts of the house	\$300.00
		TOTAL HOMEOWNER IMPROVEMENTS:	\$29,055.00