

The Laurel II Model

1.5 Story, 4 Bedrooms, 3.5 Baths

Terrybrook Farms at Maple Ridge - 10722 W 171st Ter

Base Price without Options	422,000
Lot Price	109,950
Base Price including Lot	531,950
<i>Options Shown in Model</i>	
A - Community Upgrade Package (CUP) for Terrybrook Farms at Maple Ridge	15,450
A - City Sidewalk - Required city sidewalk front (4 ft wide x 49 ft long @ \$6/sf); back (4 ft wide x 104 ft long @ \$6/sf) (\$3,672) and ADA Ramp on corner lot with sidewalk (\$700)	4,372
AA - Allowances included in base price: Standard Carpet , Standard Tile, Landscape per CUP (\$2,500), Light Fixtures (\$3,600)	Included
AA - Appliance Allowance incl in base price = \$3,876 (one wall oven, gas cooktop, dishwasher, built-in microwave, Vent-A-Hood liner)	Included
Appliances - Beverage fridge in Prep Kitchen and in the Loft (total of 2); includes 2 dedicated outlets (\$200)	2,500
Appliances - Refrigerator - French door stainless steel refrigerator allowance	2,450
Appliances - Upgraded glass range hood plus duct extension due to 10' tall ceilings.	479
Blinds - Allowance for blinds/shutters as shown in Model	6,770
Cabinets - Allowance for walk-up bar in Loft: Opening for beverage fridge & 1 dedicated outlet; Approximately 8' of upper & lower stained birch cabinets; Laminate top with wood edge; Std tile floor 2' out from bar cabinets; Stainless steel bar sink & chrome goose neck faucet; 2 GFCI outlets at backsplash; 2 mini can lights & 1 switch	4,000
Cabinets - Delete wood hood over Kitchen range and select a free-standing range hood from Factory Direct	-600
Cabinets - Kitchen cabinets extended to ceiling (\$750); upgrade cabinets to accept glass inserts (3@\$130ea) (glass priced separately in "Mirrors/Glass")	1,140
Cabinets - Master Bath vanity cabinet - Upgrade to "Lower Drawer Style"	450
Cabinets - Swap 2 standard upper cabinets in Prep Kitchen for 6 floating shelves	1,170
Countertops & Sinks - Bar Tops - Upgrade to Level 1 Quartz/Granite ILO laminate tops	1,550
Countertops & Sinks - Kitchen Sink - Blanco Diamond SilGranite Super Single sink ILO std stainless steel	350
Countertops & Sinks - Kitchen Tops - Level 1 Quartz/Granite (Included); Upgrade Kitchen Island to have a waterfall edge (\$2,200)	2,200
Countertops & Sinks - Loft Bar & Prep Kitchen Sinks - Blanco Diamond SilGranite sink ILO std stainless steel (2@\$195ea)	390
Countertops & Sinks - Main Floor 1/2 Bath Tops - Level 1 Quartz/Granite with white rectangle undermount bowl ILO std synthetic granite	700
Countertops & Sinks - Master Bath - Level 1 Granite/Quartz shower seat ilo std tiles	275
Countertops & Sinks - Master Bath Tops - Level 1 Quartz/Granite with white rectangular bowls ILO std synthetic granite	1,200
Drywall & Insulation - Insulate standard 3 car garage's walls and ceiling	1,450
Drywall & Insulation - Smooth ceilings for entire house	1,902
Electrical - Garage - Add 3 GFCI outlets (\$100ea) and 1 220V outlet (\$400ea)	700
Electrical - Kitchen - Under cabinet lights (includes fixtures)	750
Electrical - Loft - Add 2 std electrical outlets for projector screen and theater equipment (2 @ \$55ea)	110
Electrical - Master Tub area lighting - 2 can lights ILO 2 sconce light openings	100
Electrical - Prep Kitchen - Add 2 puck lights in each floating shelf (12 total): \$150 for the 1st light with 1 single pole switch + \$60ea x 11	810
Electrical - Stair lights at staircase to second level (2 @ \$140ea, includes 2 switches)	280
Exterior Doors & Windows - Color of Windows - Upgrade to painted MI black windows (black exterior, white interior)	8,500
Exterior Doors & Windows - Front Door - Upgrade to Mahogany 5-panel wood door with clear glass inserts	970
Exterior Doors & Windows - Master Bath - Delete standard 4' x 4' window; Add (3) 2' x 2' fixed tempered windows with "reed" glass	1,300
Fireplace - Mantle - Upgrade std box style mantle at GR fireplace from std Pine to #2 Hickory	200
Flooring & Tile - Carpet - Allowance to upgrade stair carpet (\$265); Balance of home within std allowance	265
Flooring & Tile - Hardwoods - Allowance to upgrade to pre-finished Storehouse Plank Hickory - Crate hardwoods in standard areas	9,650
Flooring & Tile - Hardwoods - Master Bedroom - Upgrade to pre-finished Storehouse Plank Hickory - Crate ilo std carpet	4,465
Flooring & Tile - Tile - Allowance to upgrade tile at 1/2 Bath vanity wall (\$1,250), Kitchen backsplash (\$720); Prep Kitchen backsplash (\$1,770); MBA floor (\$285); Master tub area floor (\$150); Master tub window wall (\$1,655) & Master shower (\$550)	6,380
Foundation - Walkout Lot Package	9,500
Interior Doors - Add a Pocket Door at Hall between 1/2 Bath & Mudroom	315

The Laurel II Model

1.5 Story, 4 Bedrooms, 3.5 Baths

Terrybrook Farms at Maple Ridge - 10722 W 171st Ter

Interior Doors - Add doors to Loft - Double 2'6" full view glass French doors with a ball catch, no divided lite (\$1,150); upgrade to frosted glass (\$800)	1,950
Interior Doors - Doors to Office - Upgrade to double 3'0" glass French doors with a ball catch, no divided lite (\$1,250); upgrade to frosted glass (\$800)	2,050
Landscaping - Sod for lots up to 12,000 sf included in TFMR's CUP. Sod overage (14,481sf - 12,000sf allowance = 2,481sf overage)	868
Landscaping - Sprinkler system - Included in TFMR's CUP for lots up to 12,000sf; overage for 12,001 - 15,000 square foot lots (\$125)	125
Lighting & Hardware - Swap standard 6" can-light trim and light bulb for LED \$25ea x 15 on main level + 1 @ 30ea for eyeball can at fireplace	405
Lighting & Hardware - Upgrade Bath hardware as selected from Gallery Design	106
Lighting & Hardware - Upgrade to extra deep strikeplates for interior doors due to thicker door casings	178
Low Voltage - 4-Zone Audio - Finish std pre-wired system with "Silver" 4-room, single source system controlled by phone app	1,800
Low Voltage - Security System - Finish std pre-wired system (Requires minimum 6 month monitoring agreement with Select Living Systems)	525
Low Voltage - Theater - Loft Area - Platinum Home Theater Package Excludes: Equipment stand and (2) electrical outlets	5,300
Low Voltage - Theater - Loft Wiring - HDMI Wire Kit \$350 Theater 5.1 speaker wiring \$300	650
Mirrors/Glass/Shower Doors - Add frosted glass to 6 cabinet doors (\$35ea)	210
Mirrors/Glass/Shower Doors - Upgrade MBA shower door handle to 6" MT Series Round Tubing Mitered Corner Back-to-Back Pull Handle	50
Mirrors/Glass/Shower Doors - ORB stand off hardware and mirror - 1/2 bath main floor	275
Paint - Enameled Kitchen cabinets, including Prep Kitchen, same color as trim. Excludes ultra deep base colors	1,000
Paint - Front Door - Stain (wood doors) or gel stain (fiberglass textured doors) the interior side of front door (\$200). Exterior side stain/gel stain (Included).	200
Paint - Interior Stain - 1 stain color included; 1 additional stain color @ \$250ea	250
Paint - Theater Screen Trim - Enamel the theater screen's trim black	450
Plans - Custom "T" shower opening with 2 clear heavy glass panels and standard swinging door	985
Plumbing - Add air ride switch for Kitchen garbage disposal in ORB	116
Plumbing - Loft Bar Faucet - Upgrade to ORB DELTA 1903-RB-DST	235
Plumbing - Sink Flanges - Upgraded at Kitchen, Prep Sink, and Loft Sink (3 total @ \$70ea) ilo std chrome	210
Plumbing - Upgrade to Maxx "Optik" 6032 (5' long x 2'-8" wide) freestanding Master soaking tub	1,860
Plumbing - Upgraded Plumbing Fixture Package - Kitchen (\$51), 1/2 Bath (\$92); Master Bath (\$470)	693
Roof - Base price includes Certainteed's Landmark (30 year) asphalt shingles in "weathered wood" color	Included
Trim - Dining Room - 1x12 Floating "cross" beams with eased edges in #2 Hickory (2 @ \$1,080ea)	2,160
Trim - Entry - 1X6 cased opening between Entry and Kitchen/Great Room ilo std arched opening	450
Trim - Great Room - 1x12 Ceiling Beams (up to 16' long) installed front to back - #2 Hickory box-style beams with eased corners (\$1,300ea x 4)	5,200
Trim - Loft - Add paint grade trim for home theater projector screen, enameled same color as trim (excludes home theater upgrade)	550
Trim - Tall base in secondary bedrooms - 1x6 base used in the secondary bedrooms (1x4 is standard)	300
Sub-Total	121,644
Total Sales Price	653,594

Window treatments/blinds, decorator items, landscaping, dark paint colors, alarm system & monitoring, home theatre system & low voltage per bid.

Pricing, square footage, renderings, etc are deemed reliable but not guaranteed, and are subject to change without notice. Consult Builder for details.