



Upgrade List	
Changes to floorplan, 3 provided. Each after	\$500.00
Shakes	Quoted separately
Central air conditioning, 2 ton	\$4,800.00 and up
Eaves Troughs	\$2,700.00 and up
Hardwood flooring	\$12.00/sq. ft.
LVT vinyl flooring - carpet credit applied	\$8.50/sq. ft.
Laminate flooring - carpet credit applied	\$8.50/sq. ft.
Subfloor (Dricore)	\$8.50/ sq. ft.
Hardwood Stairs - red oak stained to match floors, no railing	\$9,000.00 and up
Spindles of black metal with railing - red oak stained to match floor. Builder grade	\$4,900.00 and up
Customized railings, treads, staircase	Quoted separately
Backsplash	Quoted separately
Special countertops	Quoted separately
36" Black, Fireplace, Builder grade	\$6,500.00 and up
Fireplace Mantle, Builder grade	\$800.00 and up
Fireplace stone surround, Builder selections	\$54.00 sq. ft.
Finished basement includes carpet floors - At time of construction/sq. ft.	8' ceiling- \$70.00
	9' ceiling- \$80.00
- After construction/sq. ft.	8' ceiling- \$100.00
	9' ceiling- \$100.00
Basement bathroom, finished- 3 piece	\$15,000.00 and up
Walk out Basement	\$22,000.00 and up
Basement Window, 54 x 32 Foundation, if applicable	\$750.00
Decks	\$54.00 sq. ft.
Decks above a walk out basement	\$70.00 sq. ft.
Extra sono tubes for decks, each	\$700.00

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Covered deck, main floor elevation	\$215.00 sq. ft. and up
Covered deck, second floor	\$315.00 sq. ft. and up
Vaulted ceiling, living room	\$9,500.00 and up
Step down ceiling- per room	\$4,300.00 and up
Garage bay added, approx. 12 x 22 with exterior standard doors	\$30,000.00
Garage, man door	\$1,150.00
Garage wall, window	Quoted separately
Garage full insulation of ceiling and all walls, drywall ready: Supply, install, warranty	Quoted separately
Garage, Drywalled and gaz taped. Supply, install, warranty	Quoted separately
Stairs from inside the garage to inside the basement, concrete opening and stairs	\$6,500.00 and up
Garage door, opener, Builder grade	\$1,050.00
Garage door, window	Quoted separately
Electrical radiant floor heating	Quoted separately
200-amp panel	\$1,100.00
Pot lights, soffit lights at time of construction	\$230.00
Plugs, fixture outlets, switches	\$100.00
First plug in basement	\$160.00
Dedicated outlets	\$190.00
Coaxial, data drops (one with home)	\$230.00
Dimmer switches	\$100.00
Hard wired driveway lamp post includes pad, post	\$6,000.00 and up
House Generator	10KW- \$10,750
	12KW- \$13,950
	16KW-\$16,100
	20KW- \$21,500
Water treatment system	Quoted separately
IRM/ Sulfate filter system	Quoted separately

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Reverse Osmosis	Quoted separately
Water softener system	Quoted separately
Water line to fridge	\$590.00
Soaker tub and faucet, 6' tubs, specialty tubs and faucets, pot fillers, added plumbing or associated electrical costs may apply	Vendor Quoted
Bidets, specialty bathroom accessories- added plumbing or electrical costs may apply	Vendor Quoted
Replace tub/shower combination with walk in shower: - Approx. 32x60 with fiberglass basin, glass doors, builder grade ceramic walls, shower accessories	\$4,000.00
Replace shower fiberglass basin with ceramic floor	Quoted separately
Shower Bench	\$950.00
Shower Niche, single	\$850.00
Shower Niche, double	\$1,350.00
2 nd Laundry in basement, rough-in: Foundation pieces, drainage, venting, water lines.	\$4,600.00
Extra sinks	Quoted separately
Frost free hose bib- at time of construction (2 with house)	\$425.00
Custom cabinetry	Vendor Quoted
Floating vanities	Quoted separately
Sliding door, barn doors, specialty doors	Quoted separately
Tankless hot water system purchase includes supply, install and warranty	Quoted separately
50 gal. tank hot water system purchase includes supply, install and warranty	Quoted separately
Gas BBQ line	\$590.00
Asphalt paved driveway	Quoted separately
Topsoil supplied and installed with hydro seed	\$1.40/ sq. ft.
House wrap defined as full front, 20' on each side, 50' in the back. City front ditches excluded	

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