

The Village of TWIN CREEKS

Creek View Dr. Option List

Effective 2/7/08

PLUMBING

Garbage disposal	\$200.
Water line for Ice-maker (does not include hook-up to refrigerator)	\$110.
Sprayer at kitchen sink w/standard faucet	\$100.
Porcelain sink w/pull out faucet	\$700.
Upgrade Finish on Bath Faucet (each)	See Selection Book
Upgrade Finish on Bath tub Faucet, Showerhead, Drain & Overflow (each)	See Selection Book
Upgrade Bath Accessory Package - Toilet Paper Holder, Toilet Handle & Towel Bar/Ring (each)	See Selection Book
Upgrade Finish on Kitchen Faucet	See Selection Book
Upgrade Stainless Kitchen Sink - heavier gauge, deeper	\$150.
Laundry tub	\$300.
Plumbing rough-in only for laundry tub (water lines and drains)	\$150.
Washer pan (standard if laundry is located on 2nd floor)	\$150.
80 gallon electric hot water heater	\$450.
Extra frost-free exterior faucet	\$175.
Replace std. 5' tub/shower w/whirlpool tub shower (AKER SBW-3360/8JW)	\$1,400.
Replace std. 5' tub/shower w/whirlpool tub w/deck mounted faucet (AKER GT-4260/8JW)	\$2,450.
(does not include tile)	
Ceramic wall tile in bathroom	Go directly to Martin's Flooring
4' shower (door not included)	\$850
Replace std 5' tub/shower w/4' shower (door not included)	\$575.
Clear or obscure glass & chrome shower doors	\$425.
Bisque tub, toilet & vanity top (per bathroom)	\$300.

ELECTRICAL

Additional phone, TV or electric outlet - Before drywall	\$50.
Additional phone, TV or electric outlet - After drywall	\$150.
Additional exterior electric outlet	\$90.
Dedicated circuit (ex. freezer)	\$110.
Candle package - front only (outlet under each window or set of windows controlled by 1 switch)	\$340.
Additional recessed light	\$115.
Switch & wiring for future light - capped off	\$100.
Round dimmer switch	\$40.
Replace std. ceiling light w/paddle fan & light kit	\$250.
Add paddle fan with light kit	\$285.
Switch & wiring for future ceiling fan - capped off	\$150.
Closet light - 2' florescent - for bi-fold closets (walk -in closets have a reg. light std.)	\$95.
Rear double spot light	\$225.
Metal post light	See Selection Book
Switch & wiring for future post light	\$200.

LIGHTING PACKAGES

<u>Interior - Brushed Nickel</u>	<u>See Selection Book</u>
<u>Exterior - Brushed Nickel</u>	<u>See Selection Book</u>
<u>Interior - Antique Bronze</u>	<u>See Selection Book</u>
<u>Exterior - Antique Bronze</u>	<u>See Selection Book</u>
<u>Interior - Cobblestone</u>	<u>See Selection Book</u>

HEATING & AC

<u>Electronic air filter</u>	<u>\$800.</u>
<u>Electrostatic filter</u>	<u>\$170.</u>
<u>Humidifier</u>	<u>\$625</u>

INTERIOR

<u>Add odor eater/spill guard protection to carpet padding</u>	<u>\$400.</u>
<u>Other flooring selections are available at the floor covering store</u>	<u>.</u>
<i>Any and all upgrades are to be priced with and paid directly to the flooring contractor.</i>	
<u>Chair rail & crown molding (per room)</u>	<u>\$450.</u>
<u>Stained oak stairs</u>	<u>Price determined/house</u>
<u>Stained trim (std 6 panel painted doors)</u>	<u>Price determined/house</u>
<u>Finished garage (finished drywall, paint, trim & 2 electric outlets)</u>	<u>\$2,300.</u>
<u>Increase blown in ceiling insulation to R-50</u>	<u>\$425.</u>

KITCHEN

<u>Peninsula - 6' X 2' (subject to kitchen layout)</u>	<u>\$1,250.</u>
<u>Island - 4' X 2'</u>	<u>\$875.</u>
<u>12" overhang on countertop</u>	<u>\$225.</u>
<u>Radius corner (per corner)</u>	<u>\$60.</u>
<u>Add up to 2' of wall & base cabinets & countertop</u>	<u>\$675.</u>
<u>Add 2' pantry cabinet</u>	<u>\$825.</u>
<u>Bed molding on top of wall cabinets</u>	<u>\$450.</u>
<u>Upgrade Finish on countertops or Solid color countertops</u>	<u>\$200.</u>

MASONRY

<u>Brick instead of siding on front porch</u>	<u>Price determined/house</u>
<u>Stone instead of siding on front porch</u>	<u>Price determined/house</u>
<u>Masonry fireplace: Exterior: brick 16" X 24" chimney, inside: brick 6' wide halfway up wall with colonial style mantel or brick to ceiling and no mantel, raised hearth, outside air supply, ash clean-out.</u>	<u>Price determined/house</u>
<u>Gas fireplace: direct vent w/outside air supply, buried tank</u>	<u>\$3,350.</u>
<i>** Installation of tank and all gas lines by propane company at buyer's expense**</i>	
<u>Gas fireplace: direct vent w/outside air supply, above ground tank (enclosure included)</u>	<u>\$3,700.</u>
<i>** Installation of tank and all gas lines by propane company at buyer's expense**</i>	
<u>Blower kit</u>	<u>\$225.</u>

*** It is the buyer's responsibility to obtain their own gas company ***

EXTERIOR

Leaded glass in front door (half glass only)	\$425.
Decorative glass in front door (half glass only)	\$225.
Add a sidelight w/half or full glass (if space allows) (regular clear double pane glass)	\$300.
Replace regular half glass sidelight with leaded half glass sidelight (per sidelight)	\$340.
Replace regular half glass sidelight with leaded full glass sidelight (per sidelight)	\$400.
Replace regular half glass sidelight with decorative half or full glass sidelight (per sidelight)	\$150.
Single cylinder dead bolt (each) (Upgrade Finish add \$50. each)	\$125.
Bass handle set (front door)	\$180.
Upgrade Finish on Handle set (front door)	\$350.
Upgrade Finish on Exterior Door Knobs (each) (includes hinges)	\$50.
Upgrade Finish on Interior Door Knobs (each) (includes hinges, door bumpers & handrail brackets)	\$25.
Replace vinyl sliding patio door w/hinged patio door	\$300.
Replace vinyl window w/clad/wood window (each)	\$75.
Replace white vinyl windows & slider with tan vinyl (each)	\$30.
Additional white vinyl window	\$325.
Additional clad/wood window	\$400.
Additional pair of shutters	\$80.
(2) 9' X 7' garage doors instead of (1) 16' X 7' door (if space allows)	\$500.
Carriage House garage door - 16' X 7' (9' x 7' door \$250. each)	\$350.
Glass in Carriage House garage door (9' X 7' door \$225. each)	\$425.
Glass in standard overhead garage door (9' X 7' door \$175. each)	\$350.
Painted garage door	\$225.
Garage door opener w/2 controls	\$425.
Keypad for garage door	\$100.
Additional black top paving (if done at time of original driveway) (per square foot)	\$5.
Enlarge concrete patio (per square foot)	\$11.
Enlarge pressure treated deck (per square foot - width only)	\$14.
Architectural shingles (40 year)	\$600.
Architectural Shingles (50 years)	\$850.
Brick/Stone	Price to be determined /house
Optional siding styles	Price to be determined /house
Color trim - clay, almond or gray (soffet, fascia, gutters & downspouts)	\$350.

Floor plan changes will be priced according to the extent of the changes.
Minimum of \$300. plus the cost of additional materials and labor will be charged.

NOTE TO BUYERS & SALES AGENTS: The prices listed on this option sheet are used for options included on the original Addendum A to the Sales Agreement only. A \$100. service fee will be charged for options added after the cut off date on the builders addendum and the entire cost of these options is required as an additional deposit. Also, prices for options added after the cut off date may be more than listed above, depending on the stage of construction. Any special pricing for custom features will be invalid if those items are not included on the original Addendum A to the Sales Agreement. Information regarding option locations, colors, etc. must be given by the buyer when the option is added to the agreement. If a buyer chooses not to included an option that was ordered for them, there may be no refund for that option.

Buyer _____ Date _____ Buyer _____ Date _____

APPLIANCE UPGRADE

The Village of TWIN CREEKS

10/31/07

Dishwasher

Standard dishwasher - model # GLD 4500 (bisque, white or black)	Standard
Upgrade to stainless - model # GLD 4560	\$ 125.
Upgrade dishwasher - model # PDW 7800 (bisque, white or black)	\$ 325.
Upgrade to stainless - model # PDW 7880	\$ 415.
CREDIT for standard dishwasher (Buyer installs own dishwasher after settlement)	(\$ 250.)

Range

Standard electric range - model # JBP 35 (bisque, white or black)	Standard
Upgrade to stainless - model # JBP 35 S	\$ 225.
Upgrade to glass top range - model # JBP 66 (bisque, white or black)	\$ 190.
Upgrade to stainless glass top range - model # JBP 66 S	\$ 390.
Upgrade to gas range (includes gas piping to range) - model # JGBP 33 (bisque, white or black)	\$ 525.
Upgrade to stainless gas range - model # JGBP33SEL	\$ 710.
Gas piping and 110 volt outlet for Buyer's range installed after settlement	\$ 270.
CREDIT for standard electric range (Buyer installs own range after settlement)	(\$ 325.)

Microwave

Optional spacesaver microwave oven - model # JNM1731 (bisque, white or black)	\$ 325.
Optional spacesaver microwave oven - model # JVM1740 (stainless)	\$ 375.

Refrigerator

includes icemaker and waterline for icemaker

Optional refrigerator - model # GTS22IC (bisque, white or black)	\$ 1,085.
Optional refrigerator - model # GTS22IS (stainless)	\$ 1,265.

Laundry

Optional washer - model # WCSR2090EG (bisque or white)	\$ 500.
Optional dryer - model # DBXR463E (bisque or white)	\$ 450.
Gas piping to dryer	\$ 270.