

Colby Estates Residential Community | Upgrades

5-1-2022

BASE PRICE:

- Please note the base price of the home regarding floor covering is based on the main floor only. If a Buyer wants the basement finished the following is the base price in the basement: (carpet in all areas of the basement, except bathroom (vinyl) and nothing in a mechanical room or storage room.
- Hard composite siding such as Hardy Board, Smart Choice Board will be used on the exterior of the home.
- Roof is Heritage 30-year shingles.
- Windows as the home plan shows in both A & B.
- Ten Can Lights, ceiling fan/light fixture/s in bedrooms, living area (total of 5 ceiling fans).
- Concrete on both A & B includes driveway, sidewalk, and front porch area.
- Countertop in the kitchen is formica and in bathrooms, formica, or onyx.
- Slider patio door (\$850).
- Towel holders, toilet paper holders, mirrors over vanities in bathrooms.
- Plan B kitchen island with Formica top.
- Kitchen sink (Base cost is \$185).
- Kitchen faucet (Base cost is \$85.)
- Kitchen cabinets (with Formica).
- Base price for master bathroom vanity and top (assumes two sinks and 2 faucets) \$650.
- Base price for guest bathroom vanity and top (assumes 1 sink and 1 faucet) \$380.
- Lot will be graded for drainage.
- Passive radon mitigation in basement.
- Garage doors & remotes.
- Garage will be sheet rocked and painted.

UPGRADE LIST:

- Floor covering without carpet or vinyl is a \$2.25 per sq. ft.
- Malarkey 50-year high impact shingles, Plan A: \$1,725 Plan B: \$2,185.
- Update carpet to laminate on the main floor is \$5.75 per sq. ft.
- Updating 12"x12" ceramic tile flooring is \$11.50 per sq. ft. labor, plus the cost of the tile (tile starts at about \$3.45 per sq/ ft.)
- Gas fireplace (simple mantel/anything else is an additional upgrade) \$4,025.
- Rock/Stone for Plan B \$28.75 per sq. ft.
- Any additional windows will be an upgrade, (based on

style and cost. Plan B arched windows in front are in the base price, but black is an upgrade.)

- Can lights (LED) \$46.00 per light
- Covered Patio on the rear of the home, add \$63.80 per sq. ft. (14'x16' covered patio with 2' overhang all the way makes a finished 18'x18' patio) Patio will have finished ceiling, tie into the roofline, and have can lights.
- Any additional concrete, such as sidewalk to rear, apron around the home, will be an upgrade of \$8.00 per sq. ft.
- Upgrade to handicap toilet is \$90.
- Upgrade for the master shower to onyx (4'x5'x8') shower with 2 shower heads is an upgrade of \$5,175.
- Upgrade for an additional electric box for electrical switch or outlet is \$40.00.
- LED lighting in the kitchen under cabinets \$345.
- Guttering \$8.00 per sq. ft.
- Plan A: Full finished basement \$69,300.
- Plan B: Full finished basement \$79,200.
- Brick base on current market price, but approximate \$12.00 to \$14.00 per sq. ft.
- 3rd Car Garage \$25,000
- We do not do fences or landscaping.
- Additional upgrades are possible, however, said upgrades must be presented to the builder before the new build. No upgrade will be considered within 60 days of the construction start date. A cost to upgrade requested will be given to the buyer/customer, if accepted an addendum to the build contract will be signed by all Parties as well as an executed work order form.
- Upgrades will be requested and put on the work order form with the price of said upgrade/s approved by buyer/customer and builder.
- Please note the base price of the homes, including the lot, leveling of land, basement, city hook-up fees for utilities, all engineering and preparation, etc. **There are no special assessments on the new build home. The developer has taken care of the cost of street/sidewalks, curb, and guttering.**
- **These prices will be evaluated 8-1-2022 as well as starting home prices.**