



## Phase 3 Upgrade List

We believe our units, without upgrades are a great deal and very livable. So in our ongoing effort to offer a superior home at a reasonable price the following upgrades are available.. If you don't find an upgrade/customization on these pages that you desire, it probably isn't available. However, we still offer a great deal of customization, at no charge for those Standard Items for which we offer options.

Customer Name / Date	
Customer Telephone	
Customer Email	
Lot / Unit Being Purchased	
Describe the Condominium Being Purchased	

Layout, products and pricing subject to change or cancellation without notice. Substitutions to be of like quality and use. Please contact us for updates.

## Phase 3 Upgrade List

Item	Price	Quantity	Total
<b>OPTIONS FOR MORE LIGHT</b>			
Awning Window 36 inch	\$600.00		
Awning Window 48 inch	\$710.00		
<b>DARK PAINT COLOR COST BY ROOM</b> (LIGHT AND MODERATE COLORS ARE FREE)			
Any Bedroom	\$225.00		
Any Hallway	\$225.00		
Mudroom / Laundry	\$225.00		
Any Bathroom	\$175.00		
Living Room, Dining Room, Kitchen combination	\$575.00		
		SubTOTAL	\$
<b>ELECTRICAL</b>			
Dimmer Switch: Lights in both MBR (1), 2nd BR (1), LR (1), DR (1), Kitchen (3)	\$425.00		
Additional cable hookup	\$175.00		
Metal conduit for solar wire	\$550.00		
220 electric range outlet for dual fuel range	\$410.00		
110 electric outlet in basement	\$185.00		

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Item	Price	Quantity	Total
<b>GAS FIREPLACES / WOODSTOVES</b>			
Gas wood stove installed on an exterior wall   Direct Vent	\$4,925.00		
Gas wood stove interior or exterior wall   thru roof vent pipe	\$5,950.00		
Gas wood stove interior or exterior wall   with chase to conceal pipe	\$6,995.00		
Gas fireplace exterior wall *   Direct vent	\$7,275.00		
Gas fireplace interior or exterior wall   with chase to conceal pipe	\$8,250.00		
* Replace triple LR wall window w/2 separate windows, fireplace between windows	\$425.00		
<b>EXTEND YOUR LIVING SPACE</b>			
4 Season Room: (for 1310 sq.ft.) **	\$24,750.00		
4 Season Room: (for 1500 sq.ft.) **	\$25,350.00		
3 Season Room: (for 1500 sq.ft. or 1310 sq.ft. models) **	\$22,500.00		
7' sun room **	\$12,250.00		
Bump out back living room wall of 1500 sq.ft. unit by 3'x17'10" + -	\$6,125.00		
Bump out back master bedroom wall of 1310 sq.ft. unit by 4'x12'4" + -	\$5,750.00		
Add a first floor storage unit between garages & master bedrooms 7'x18' or 21'	\$11,000.00		

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\* Buyer may purchase this upgrade directly from our approved supplier/installer. See us for contact information.

\*\* Each home includes a 14x14 porch patio. We call it a porch/patio because the first 7'x14' of the area is covered by a roof and has a vertical privacy wall connecting to the roof that shields you from the neighbor in the next building. The remaining 6 or 7 feet of the porch patio is open, no roof. The roof allows you a way to be on your porch patio in inclement weather while the privacy wall allows use of a portion of the outdoor space with seclusion from your neighbor in most cases. The remaining patio area is not covered so it's perfect for a grill or chairs when you want some sun. There is also an easement on to the Home Owners Association owned land at the end of the porch patio that is 4'x14' thus allowing you to extend your porch patio by 4'x14'. This is an upgrade and pricing can be found on the Upgrade Sheet.

Our 7' sun room (7'x14') and four season room (14'x14') are both merely extensions to your home. Both will take up some or all of the porch patio and that is one reason people purchase the additional 4'x14' patio area we offer (so they have some outdoor seating area). Both the 7' sun room and the four season room have full basements, heat/air conditioning vent, finished walls, trim and the same flooring as the rest of the house. They really are just 7'x14' and 14'x14' additions to the home. But they are constructed for maximum light and air. There are windows virtually anywhere a window can go. There is very little exterior wall in these room so you can get the experience of a screened porch without the hassles of cleaning up rain water, snow and debris that typically get into a screened room. You also get to decide whether the extension will be separated from the rest of the house by short side walls on either side of an opening to the space or left wide open to the rest of the homes interior space.

Three season porches are the same as a four season room except they are built on a slab instead of a basement foundation, have no heat, have to have the back slider window wall separating it from the interior home space and there is a 7" step down from the homes interior to the floor of the three season room. We haven't sold a 3 season room in some time as the price of the 4 season room is very competitive with the 3 season when calculating the value of the components of each.

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Item	Price	Quantity	Total
Screen / storm door: Anderson 300 w/ full glass and roll-up screen	\$525.00		
4'x14' patio extension (added to the end of patio or 4 season room)	\$5,900		
<b>MORE GARAGE SPACE (FOR 1310 MODEL ONLY)</b>			
Add an additional garage bay (restrictions apply, see us for details) Includes an 8'x23' + - storage room behind second bay. (This adds 2 weeks to the construction time of the unit).	\$18,800.00		
<b>MORE CLOSETS (FOR 1310 MODELS ONLY)</b>			
Linen closet w/ adjustable wood / mdf shelves at guest bath/bedroom door	\$525.00		
Linen closet w/ stationary wire shelves at guest bath/bedroom door	\$490.00		
Bedroom closet w/ one clothes shelf at guest bath/bedroom door	\$420.00		
<b>LAUNDRY</b>			
Water line to dryer for steam cycle, prior to construction	\$175.00		
Water line to dryer for steam cycle after construction	\$225.00		
		<b>TOTAL</b>	\$

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Paid by Check #:	Bank:	Amt. of Check: \$
		Balance Due: \$
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		Balance Due: \$
<p><i>Products and labor prices are not guaranteed until upgrades are paid in full, contractor and seller reserve the right to change products to products of like use and quality at any time without further notice prior or after payment.</i></p>		
Buyers Signature:		Date Signed:
Buyers Signature:		Date Signed:
Buyers Signature:		Date Signed:
Seller's Signature:		Date Signed:
Contractors Signature:		Date Signed:

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