

# Blue Mountain View Estates

## Option List

Effective 11/1/09

### PLUMBING

<u>Garbage disposal</u>	<u>\$225.</u>
<u>Water line for Ice-maker (does not include hook-up to refrigerator)</u>	<u>\$110.</u>
<u>Chrome Sprayer at kitchen sink w/standard faucet</u>	<u>\$100.</u>
<u>Porcelain kitchen sink w/pull out faucet (white or bisque)</u>	<u>\$780.</u>
<u>Upgrade Finish on Kitchen Faucet</u>	<u>See Selection Book</u>
<u>Upgrade Finish on Bath Faucet (each)</u>	<u>See Selection Book</u>
<u>Upgrade Finish on Bath tub Faucet, Showerhead, Drain &amp; Overflow (each)</u>	<u>See Selection Book</u>
<u>Upgrade Bath Accessory Package - Toilet Paper Holder, Toilet Handle &amp; Towel Bar/Ring (each)</u>	<u>See Selection Book</u>
<u>Replace std. 5' tub/shower w/whirlpool tub shower (AKER SBW-3360/8JW)</u>	<u>\$1,500.</u>
<u>Replace std. 5' tub/shower w/whirlpool tub w/deck mounted faucet (AKER GT-4260/8JW)</u> (includes floorplan change & 80 gal. HW heater - does not include tile)	<u>\$3,100.</u>
<u>Ceramic wall tile in bathroom</u>	<u>Go directly to Martin's Floor Covering</u>
<u>4' shower (door not included)</u>	<u>\$950.</u>
<u>Replace std 5' tub/shower w/4' shower (door not included)</u>	<u>\$575.</u>
<u>4'/5' clear or obscure glass &amp; chrome shower doors (upgraded glass &amp; finishes also available at additional cost)</u>	<u>\$425.</u>
<u>Bisque tub, toilet &amp; vanity top (per bathroom)</u>	<u>\$350.</u>
<u>Bisque toilet &amp; vanity top (powder room)</u>	<u>\$275.</u>
<u>Laundry tub</u>	<u>\$325.</u>
<u>Laundry tub with pump (if needed)</u>	<u>\$825.</u>
<u>Plumbing rough-in only for laundry tub (water lines and drains)</u>	<u>\$225.</u>
<u>Washer pan (for 1st floor laundry)</u>	<u>\$150.</u>
<u>80 gallon electric hot water heater</u>	<u>\$350.</u>
<u>Additional frost-free exterior faucet</u>	<u>\$175.</u>
<u>Sump pump 1/2 hp - for daylight basements (sump pump standard in non-daylight basements)</u>	<u>\$500.</u>

### HEATING & AC

<u>Trion Air Bear Media air filter</u>	<u>\$250.</u>
<u>Electronic air filter</u>	<u>\$800.</u>
<u>Electrostatic air filter</u>	<u>\$170.</u>
<u>Whole house UV air treatment system</u>	<u>\$425.</u>
<u>Humidifier (whole house - connected to furnace)</u>	<u>\$650.</u>
<u>Increase heating/AC system for future finished basement or other additional future expansion</u>	<u>TBD</u>
<u>Geothermal heating/AC system</u>	<u>Price determined/house</u>

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Water line for Ice-maker (does not include hook-up to refrigerator)	\$110.
Chrome Sprayer at kitchen sink w/standard faucet	\$100.
Porcelain kitchen sink w/pull out faucet (white or bisque)	\$780.
Upgrade Finish on Kitchen Faucet	See Selection Book
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
Replace std. 5' tub/shower w/whirlpool tub shower (AKER SBW-3360/8JW)	\$1,500.
Replace std. 5' tub/shower w/whirlpool tub w/deck mounted faucet (AKER GT-4260/8JW) (includes floorplan change & 80 gal. HW heater - does not include tile)	\$3,100.
Ceramic wall tile in bathroom	Go directly to Martin's Floor Covering
4' shower (door not included)	\$950.
Replace std 5' tub/shower w/4' shower (door not included)	\$575.
4'/5' clear or obscure glass & chrome shower doors (upgraded glass & finishes also available at additional cost)	\$425.
Bisque tub, toilet & vanity top (per bathroom)	\$350.
Bisque toilet & vanity top (powder room)	\$275.
Laundry tub	\$325.
Laundry tub with pump (if needed)	\$825.
Plumbing rough-in only for laundry tub (water lines and drains)	\$225.
Washer pan (for 1st floor laundry)	\$150.
80 gallon electric hot water heater	\$350.
Additional frost-free exterior faucet	\$175.

### HEATING & AC

Trion Air Bear Media air filter	\$250.
Electronic air filter	\$800.
Electrostatic air filter	\$170.
Whole house UV air treatment system	\$425.
Humidifier (whole house - connected to furnace)	\$650.
Increase heating/AC system for future finished basement or other additional future expansion	TBD
Geothermal heating/AC system	Price determined/house

## ELECTRICAL

<u>Additional phone, TV or electric outlet - Before drywall</u>	<u>\$70.</u>
<u>Additional phone, TV or electric outlet - After drywall</u>	<u>\$170.</u>
<u>Additional exterior GFI electric outlet</u>	<u>\$130.</u>
<u>Dedicated circuit (example: freezer)</u>	<u>\$130.</u>
<u>Candle package - (outlet under each std. window or set of windows except kitchen window controlled by 1 switch)</u>	<u>\$370.</u>
<u>Additional recessed light</u>	<u>\$145.</u>
<u>Switch &amp; wiring for future light - capped off</u>	<u>\$140.</u>
<u>Slide dimmer switch (next to toggle switch)</u>	<u>\$50.</u>
<u>Replace std. ceiling light w/paddle fan &amp; light kit</u>	<u>\$280.</u>
<u>Add paddle fan with light kit</u>	<u>\$310.</u>
<u>Switch &amp; wiring for future paddle fan with light kit - capped off</u>	<u>\$210.</u>
<u>Closet light - 2' florescent - for bi-fold closets (walk -in closets have a reg. light std.)</u>	<u>\$95.</u>
<u>Rear double spot light</u>	<u>\$225.</u>
<u>Exterior post light (Antique Brass/Oxford Silver)</u>	<u>\$550.</u>
<u>Switch &amp; wiring for future post light</u>	<u>\$275.</u>
<u>Bathroom exhaust fan timer (per bath)</u>	<u>\$50.</u>
<u>Under kitchen cabinet lighting</u>	<u>\$600.</u>

## KITCHEN

<u>Peninsula - 6' X 2' (subject to kitchen layout)</u>	<u>\$1,350.</u>
<u>12" overhang on countertop</u>	<u>\$275.</u>
<u>Island - 4' X 2'</u>	<u>\$975.</u>
<u>Add up to 2' of wall &amp; base cabinets &amp; countertop</u>	<u>\$775.</u>
<u>Add 2' pantry cabinet</u>	<u>\$925.</u>
<u>Taller (34 1/2") vanity in bathroom - (31 1/2" standard height) price per bowl</u>	<u>\$45.</u>
<u>Medium crown molding on top of wall cabinets</u>	<u>\$550.</u>
<u>Radius corner (per corner) on kitchen countertops</u>	<u>\$80.</u>
<u>Beveled Edge on kitchen countertops</u>	<u>\$700.</u>

## MASONRY

<u>Brick instead of siding on front porch</u>	<u>Refer to price sheet</u>
<u>Keystones in brick (each)</u>	<u>\$35.</u>
<u>Stone instead of siding on front porch</u>	<u>Refer to price sheet</u>
<u>Gas fireplace: direct vent w/outside air supply, above ground tank (enclosure included)</u>	<u>\$3,800</u>
<u>Flush hearth with slate surround and Colonial style mantel</u>	
** Installation of tank and all gas lines by propane company at buyer's expense**	
<u>Blower kit for Gas fireplace</u>	<u>\$225.</u>

## INTERIOR

Replace interior/exterior standard antique brass door knobs with antique brass lever door handles	\$200.
Replace interior/exterior standard antique brass door knobs with brushed nickel door knobs (includes hinges, door bumpers & handrail brackets)	\$365.
Note: Polished brass on bi-fold doors standard	
Replace interior/exterior standard antique brass door knobs with brushed nickel lever door handles (includes hinges, door bumpers & handrail brackets)	\$200.
Replace all interior Masonite doors with Classique or Carmelle style doors	\$150.
Note: front door and house to garage door will remain six panel doors	
Chair rail & crown molding (per room)	\$450.
Stained trim (std 6 panel painted masonite doors)	\$1.85/sq. ft.
Stained oak stairs	Refer to price sheet
One wall & One trim paint color - same throughout whole house (Bone White, Antique White, or Dover White)	\$500.
Upgrade wall paint color in master BR, kitchen, LR or FR (must select from chart provided)	\$
Upgrade wall paint color in additional BR, DR or bath (must select from chart provided)	\$
Finished garage (finished drywall, paint, trim & 2 additional electric outlets)	\$2,300.
Increase blown in ceiling insulation to R-50 (cathedral & vaulted ceilings N/A, only avail. in R-38 Batts)	\$425.

Additional flooring selections are available at the floor covering store.

*Any and all upgrades are to be priced with and paid directly to the flooring contractor.*

*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.*

## EXTERIOR DOORS & WINDOWS

Stained front door	\$250.
Leaded glass in front door (half glass only)	\$475.
Decorative glass in front door (half glass only)	\$275.
Add: One sidelight w/half glass (if space allows) (regular clear double pane glass)	\$330.
Add: One sidelight w/full glass (if space allows) (regular clear double pane glass)	\$360.
Replace regular half glass sidelight with leaded half glass sidelight (per sidelight)	\$430.
Replace regular half glass sidelight with leaded full glass sidelight (per sidelight)	\$460.
Replace regular half glass sidelight with decorative half glass sidelight (per sidelight)	\$225.
Replace regular half glass sidelight with decorative full glass sidelight (per sidelight)	\$265.
Antique brass single cylinder dead bolt (each) (latch inside/key outside)	\$175.
Brushed nickel single cylinder dead bolt (each) (latch inside/key outside)	\$200.
Antique brass handle set (front door)	\$240.
Brushed nickel handle set (front door)	\$275.
(2) 9' X 7' garage doors instead of (1) 16' X 7' door (Select models only)	\$500.
Carriage House garage door - 16' X 7' (9' X 7' door \$250. each)	\$350.
Glass in Carriage House 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.
Decorative vinyl garage door surround - 16' X 7' door (2 - 9' X 7' doors \$550.)	\$450.
Garage door opener w/2 controls (Keypad for garage door \$100.) (Additional controls \$50.)	\$450.
Replace vinyl Certainteed sliding patio door w/single hinged Thermatru patio door	\$300.
Replace white vinyl Certainteed window w/Anderson Series 200 clad/wood window (each)	\$75.
Additional white vinyl Certainteed window (Installed in Basement + \$100.)	\$325.
Additional Anderson Series 200 clad/wood window (Installed in Basement + \$100.)	\$400.
32 X 24 white vinyl tilt-in basement window (not available in tan vinyl)	\$150.

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Note: Polished brass on bi-fold doors standard	
Replace interior/exterior standard antique brass door knobs with brushed nickel lever door handles (includes hinges, door bumpers & handrail brackets)	\$200.
Replace all interior Masonite doors with Classique or Carmelle style doors	\$150.
Note: front door and house to garage door will remain six panel doors	
Chair rail & crown molding (per room)	\$450.
Stained trim (std 6 panel painted masonite doors)	\$1.85/sq. ft.
Stained oak stairs	Refer to price sheet
One wall & one trim paint color - same throughout whole house (Bone White, Antique White, or Dover White)	\$500.
Finished garage (finished drywall, paint, trim & 2 electric outlets)	\$2,300.
Increase blown in ceiling insulation to R-50 (cathedral & vaulted ceilings N/A, only avail. in R-38 Batts)	\$425.

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## **EXTERIOR**

Optional siding styles (Carolina beaded, S8 Brushed, D5 Woodgrain, T3 Brushed)	Refer to price sheet
Accent siding styles (Vertical, 1/2 Round, Split Shakes)	Refer to price sheet
Additional pair of standard shutters (raised panel or louvered)	\$110.
Replace standard shutters with board & batten shutters (each) (Additional pair \$140.)	\$30.
Add decorative hinges & S hooks to shutters (each)	\$15.
Color trim - clay, almond or gray (soffet, fascia, gutters & downspouts)	\$350.
Architectural shingles - Lifetime	\$850.
Patriot Red & Sienna Sunset Architectural shingles (Lifetime)	\$850.
Biscayne Blue Architectural shingle (30 year) (50 year/Lifetime - \$ 850.)	\$150.
Additional black top paving	Price determined/request
Enlarge concrete patio (per square foot)	\$12.
Enlarge standard 12' X 14' treated wood deck - width only (per square foot)	\$15
Trex decking board, railing, spindles & stair treads (support posts, joists & stair stringers are standard treated wood material)	
Replace standard 12' X 14' treated wood deck	\$3,000.
Enlarge Trex deck (per square foot)	\$29.
Vinyl railing & spindles on standard 12' X 14' treated wood deck	\$800.
Enlarge standard 12' X 14' treated wood deck with vinyl railing & spindles - width only (per square foot)	\$17.
10' High poured concrete foundation walls	Price determined/house
Replace egress window with Bilco door	\$2,500.
Enclosure for propane tank - located against side of house (3 sides - 5' pressure treated fence, 3 X 3 concrete pad, accommodates up to a 420 lb. tank/115 Gal.)	\$450.

**NOTE TO BUYERS & SALES AGENTS:** The prices listed above are used for options included on the **original** Option Addendum only. A \$100. service fee will be charged for options added after the date listed on the Builders Addendum(1.) and the entire cost of these options is required as an additional deposit. Prices for options added after this date may be more than listed above, depending on the stage of construction. Also, any special pricing for custom features will be invalid if those items are not included on the **original** Option Addendum. 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 \_\_\_\_\_