



WOOD BUILDERS, INC.

Highpointe Ranch Townhome
Lot 6b
Price: \$359,900

March 19, 2019

Price Includes:

Excavation of basement and all utilities, graded for rough grade
Over excavation with engineered fill per engineer's specs
Landscaping in front yard, final rough grade in back yard
8" concrete foundation on spread footing with spray-on waterproofing and drain tile
9 foot basement walls
Walkout basement with concrete patio
2x6 9' exterior walls wrapped with Tyvek
Engineered floor joists and roof trusses
R-19 insulation in walls, R-38 in ceiling, spray foam in rim joists
Certaineed Landmark dimensional 30 year asphalt shingles
LP Smartside per plan
Rolex soffit and fascia, seamless gutters and downspouts
Amarr pre-finished steel garage doors with insulation and steel backing, with windows
Semi-custom cabinets with soft close doors and drawers, and dove-tail drawers
Granite countertops in kitchen, Oynx moulded tops in bathrooms
Stainless Steel 60/40 kitchen sink
Backsplash in kitchen
Engineered hardwood floors in main living areas and kitchen, carpet in bedrooms, tile in bathrooms
Appliance allowance of \$700 for dishwasher and microwave
Alder trim and base, 3 panel solid painted interior doors with oil rubbed bronze hinges
Kwikset door hardware
Recessed lighting in kitchen, living room, entry, and master bedroom; decor light switches
Anderson 400 Series casement windows stained to match trim
Heatilator Novus gas fireplace with stonework and mantel
Bayer-built fiberglass exterior doors with aluminum cladding
Tray ceilings in master bedroom
Sherwin Williams Cashmere paint; 2 colors max
95% efficient gas furnace and A/C
Electric water heater
Garbage disposal, ice maker hook-up, and sprinkler stub-in
200 Amp electrical service
Garage and basement unfinished
Hand texture throughout house
Broom finish on all concrete
Custom powder coated metal handrails on deck and interior
Tile shower in master bathroom with glass door and fiberglass pan
Stone wainscot on garage
12x12 rear covered deck with divider from other deck, Decks to be decked in Trex
Contractor to pay all utilities, permit costs, and realtor fees
Builder supplies construction note and pays interest and title fees
Buildertrend project manager with owners account
1 year builders warranty, 100% zero maintenance exterior

Does not Include:

Cabinet pulls (Installation is included in price)

Mirrors (Installation is included in price)

Stairs off back deck

Allowances:

Front Door-\$1,800

Flooring-\$10,950 includes labor (includes tile shower)

Lighting fixtures and bulbs-\$1,000

Plumbing fixtures (faucets)-\$1,000

Add-ons:

Deck Stairs in Trex with Custom Powder Coated Rails and Landing-\$9,500

Extra gas line-\$700 each

Extra can lights-\$75 each

Heated tile floor-\$3,200

Under cabinet lighting-\$750

Stair lights-\$650

Extra electrical circuits-\$200 each

Additional paint colors-\$250 each

Additional deck square feet-\$30/sqft