

5354 NW 134th Avenue
Over \$88,000 in Upgrades included in Price!

<u>Category</u>	<u>Description</u>	<u>Amount</u>
Premium Lot	Premium Level Lot - extra 5 feet on each side of house	\$35,000.00
Architectural amenities	Add 2' x 4' skylight	\$630.00
Architectural amenities	Standard style 4-way wood wrapped windows	\$1,035.00
Architectural amenities	Add closet at Media/Bedroom	\$325.00
Architectural amenities	Add 60" paint grade wainscot to dining room	\$1,320.00
Cabinetry	Upgrade Cabinets to clear cherry traditional	\$1,445.00
Cabinetry	Vanity w/ 40" beveled rectangle mirror	\$695.00
Cabinetry	Optional Built-In in family room	\$5,205.00
Cabinetry	At upper cabinets in butler's pantry, add wine rack w/seed glass on both sides	\$655.00
Deco Selections	Upgrade master soaking tub face to cabinet face	\$225.00
Deco Selections	Lighting package to be modern nickel upgrade	\$235.00
Deco Selections	Upgrade bath bar lights to Package E	\$145.00
Deco Selections	Under cabinet lighting at kitchen	\$595.00
Deco Selections	Window treatment - Woodlore shutters	\$9,000.00
Electrical	Additional duplex outlet	\$65.00
Electrical	Add dimmer switches (3)	\$330.00
Electrical	Upgrade existing switch to dimmer switch (1)	\$45.00
Electrical	Exterior outlet-GFI (2)	\$160.00
Electrical	Add dedicated circuit (1)	\$135.00
Electrical	Additional telephone outlet (1)	\$90.00
Electrical	Add cable TV & duplex outlet (2)	\$280.00
Electrical	Add recessed lights, standard trim (8)	\$720.00
Electrical	Add recessed light, eyeball trim (1)	\$115.00
Electrical	Assemble & install ceiling fan, includes wiring for 2 switches & outlets (2)	\$550.00
Electrical	Upgrade nook to fan rated electrical box	\$25.00
Electrical	Add surface light outlet w/ switch (same fixture as entry way)	\$210.00
Electrical	Add wall sconce in dining room on each side of window	\$300.00
Electrical	Add switch for sconces	\$65.00
Electrical	Add cable TV outlet in living room & media room	\$280.00
Electrical	Add fluorescent light in pantry	\$225.00
Electrical	Add electrical outlet in pantry	\$65.00
Electrical	Add plasma TV prep	\$225.00
Electrical	Add 4 fluorescent lights at 3 closets upstairs and understair closet	\$900.00
Exterior	Add hose bibb at side yard - see diagram	\$190.00
Exterior	Add masonry numbers to house	\$165.00
Exterior	Delete small exterior light at rear patio - replace with 1 recessed, add 1 recessed for	\$90.00
Exterior	Add gate to dining room side of house	\$280.00
Exterior	Add 2 exterior lights at front of house to switch w/std front lights	\$290.00
Exterior	Add concrete per attached layout	\$3,036.00
Exterior	Backyard Landscaping - Hardscape & Irrigation System	\$3,500.00
Exterior	Backyard Landscaping - Plants, trees, shrubs	\$1,500.00
Fireplace	Upgrade standard mantel in family room to English revival mantel in cherry finish	\$1,100.00
Flooring	Upgrade Kahrs 3-strip hardwood flooring at entry, hall, powder bath, stair transition, kitchen, nook & butler's pantry to Kentwood engineered plank hardwood	\$1,305.00
Flooring	Add Kentwood engineered wood plank flooring in dining room	\$2,300.00
Garage	Upgrade to Lift Master garage door opener	\$160.00
Garage	Keyless key pad at garage door	\$75.00
Garage	Insulate all walls, and ceiling	\$305.00
Garage	Garage Service Door	\$995.00
Insulation	Add insulation in wall between master bedroom & media	\$75.00
Insulation	Add insulation in walls in powder bath area highlighted on floor plan	\$80.00
Insulation	Add insulation in walls in hall bath area highlighted on floor plan	\$160.00
Insulation	Add insulation in laundry room walls area highlighted on floor plan	\$140.00
Insulation	Add insulation in walls between stair landing & master bath area highlighted on floor	\$30.00
Mechanical-A/C	Gas line stub to rear patio for BBQ	\$375.00
Mechanical-A/C	13 SEER A/C including wiring & condenser pad	\$4,350.00
Mechanical-A/C	Programmable Focus PRO 6000 thermostat	\$95.00
Mechanical-A/C	Add whole house fan	\$1,435.00
Open Railing	Upgrade complete stair & balcony open railing to Craftsman style cherry split	\$3,200.00
Plumbing	Change all towel bars & paper holders to Moen Eva Chrome	\$190.00
Plumbing	Upgrade Hall Bath Water Closet to elongated water closet	\$50.00
Plumbing	Add over-flow pan with drain for washer at laundry room	\$405.00
Sounds System Pre-Wire	Pre-wire for surround sound audio (2) plus Built-in speakers in Family Room	\$1,200.00
		<u>\$88,371.00</u>