



Standard Features in Every Tuscany Place Home

Interior Treatments

Rounded drywall corners throughout entire house
Easy-care, no wax floors in kitchen, and baths
Tile or laminate wood entry
Brushed chrome door hardware
Pre-wired for telephone (three)
Stained & lacquered trim & windowsills
Insulated steel entry door with decorative window
White six panel colonial doors
Perimeter grid windows on front elevation
Ceiling fan/light combination in Living Room
Wired for ceiling fan with light in Master Bedroom
Wood-wrapped closets and patio door

Quality Construction Features

2x6 exterior walls at 16 inch on center
2x4 interior walls at 16 inch on center
Spacious two-car garage with insulated steel sectional
Overhead door and automatic garage door opener
Raised concrete foundation with crawl-space
200 AMP electrical service panel
Hose bibs front and rear
30- year laminate roof

Custom Crafted Kitchen

Laminated countertops with tile backsplash in kitchen and bathrooms
Custom Beech, Oak or Hickory Cabinetry
White steel sink
Sturdy garbage disposal
Quality self-cleaning gas range with sealed burners
Quality dishwasher
Quality space saver microwave with fan above range
One-Touch chrome faucet with hand-held vegetable sprayer
Smoke detectors
Gas and electric laundry

Exterior Treatments

Front yard sprinklers & landscaping
Masonry accents on garage fronts
Concrete walk and driveway

Broom finished entry and patio
Garage man-door
Easy-care lifetime hardi-plank, soffit, & fascia

Energy Efficient Features

Dual-glazed vinyl windows
Insulated garage door with opener
R-19 exterior wall insulation
R-38 ceiling insulation
R-19 under floor insulation
Thermostatically controlled gas forced air
Heating system (80% efficient) with programmable thermostat
Efficient 50-gallon gas hot water heater with Thermal expansion tank (per plan)
Gas hook-up to dryer

Classic Bath Designs

Custom crafted vanity cabinets
Trouble-free faucets in chrome finish
White porcelain sinks



Tuscany Place Homes

Pre-Construction Upgrades
 Addendum #____ (If Applicable)

Buyer's Name: _____

Address: _____

Floor Plan: _____ Square Footage: _____

Realtor: _____ Date: _____

Kitchen/Bathroom/Laundry

_____ Self cleaning gas range	\$350.00	<u>Included</u>
_____ Stainless Steel appliances	\$750.00	_____
_____ Stainless Steel kitchen sink	\$60.00	_____
_____ Step-in-shower (does not include shower door)	\$75.00	_____
_____ Clear shower door	\$500.00	_____
_____ Laundry Sink	\$480.00	_____
_____ Slab Granite Counter tops	\$55.00/ft	_____

Interior

_____ Pre-wire for air conditioner	\$1100.00	_____
_____ Air Conditioner (based on sq. ft.)	\$2700.00	_____
_____ Extra phone or TV jacks (3 standard)	\$60.00/ea	_____
_____ Extra Outlets	\$60.00/ea	_____
_____ Rocker style light switches	\$130.00	_____
_____ Dimmer Switch	\$40.00	_____
_____ Recessed ceiling lights	\$90.00	_____
_____ Extra switch and wire for ceiling fan (2 included)	\$150.00	_____
_____ LUX programmable thermostat	\$235.00	_____
_____ Gas fireplace w/hearth and mantel	\$2,900.00	_____
_____ White painted trim package	\$1,800.00	_____
_____ Change interior paint color	\$350.00	_____

Exterior

_____ Additional concrete (broom finish)	\$5.50/sq.ft.	_____
_____ Exposed aggregate walkway & front porch	\$5.50/sq.ft	_____
_____ Stamped concrete	\$10.00/sq.ft	_____
_____ Sprinklers (based on lot size)	\$2600.00/base	<u>Included</u>

Buyer (_____, _____); Seller (_____)

_____ Extra hose bib (2 standard)	\$90.00/ea	_____
_____ Shutters (per pair)	\$160.00	_____
_____ Extra brick or rock accents	\$24.00/sq.ft.	_____
_____ Pre-wire for hot tub	\$1100.00	_____
_____ Deadbolt	\$90.00/ea	_____

Garage

_____ Garage man door	\$525.00	<u>Included</u>
_____ Garage door with windows	\$535.00	_____
_____ Additional garage footage	\$23.00/sq.ft.	_____
_____ 8' garage overhead door	\$175.00	_____
_____ Keyless garage entry pad	\$50.00	_____

Other

_____ Bay with windows	\$1,200.00	_____
_____ Skylight (2x4)	575.00	_____
_____ Unfinished basement (exterior framing, insulation, wiring)	\$25.00/sq.ft	_____
_____ Finished basement	\$45.00/sq.ft.	_____
_____ Open Railing	\$80.00/ft	_____
_____	\$	_____
_____	\$	_____
_____	\$	_____
_____ Change order fee after plan has been signed	\$200	_____

SUBTOTAL: \$ _____

BASE PRICE: \$ _____

Lot Premuim: \$ _____

SALES PRICE: \$ _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Seller: _____ Date: _____