Capital Home Builders

Nandina Worksheet - 2.15.24

Date: 2.15.24 Project: B75 L30 - Leroy Cir - Shenandoah

Base Price			**$345,000**
	PRICE	**QTY**	
Upgrade Options:			
1. Add tray ceiling in dining room - As seen in model	**$1,700**		**$0**
2. Add tray ceiling in master bedroom	**$1,700**		**$0**
3. Add recessed outlet in great room - As seen in model	**$650**		**$0**
4. Ceiling fans in secondary bedrooms (each)	**$330**		**$0**
5. Exterior outlet - 4 included by code (each)	**$150**		**$0**
6. Garage door keypad (each)	**$150**		**$0**
7. Breaker panel generator pigtail hook up	**$750**		**$0**
8. Utility sink in the garage	**$950**		**$0**
9. Utility sink laundry (plan specific)	**$950**		**$0**
10. Add trellis over garage door	**$2,900**		**$0**
11. Add window to garage side (each)	**$350**		**$0**
12. Access door in garage exterior	**$950**		**$0**
13. 2nd water meter (used for irrigation)	**$1,680**		**$0**
14. Upgrade secondary bath tub with tile surround	**$2,900**		**$0**
15. Seat in master shower	**$750**		**$0**
16. Run propane line to cook top (the appliance from electric to propane will be separate)	**$900**		**$0**
17. Soft close drawers throughout	**$1,350**		**$0**
18. Remove fireplace	**-$2,000**		**$0**
19. Additional flood light - 2 are included (each)	**$250**		**$0**
20. Dedicated breaker for garage refrigerator	**$150**		**$0**
21. Granite backsplash (tile is standard)	**$1,000**		**$0**
22. Headerlight in the pantry	**$200**		**$0**
23. Electric Vehicle (EV) 240V plug in garage	**$450**		**$0**
24. Hood to replace microvent	**$2,400**		**$0**
25. LeafBlaster Pro gutter guards	**$2,800**		**$0**
26. 6' remote controlled golf cart garage door to the side of the garage	**$2,100**		**$0**
27. Upgrade insulation package to R15 in the walls and R38 blown in the ceiling	**$1,650**		**$0**
28. Add LP Techshield radiant barrier - As seen in model	**$1,850**		**$0**
29. Add master bedroom sitting area	**$4,500**		**$0**
30. T & G wood ceiling in great room	**$6,528**		**$0**
31. T & G wood ceiling on screen porch (vinyl standard)	**$4,360**		**$0**
32. Hardwoods in master bedroom	**$2,625**		**$0**
33. Hardwoods in bedroom #2	**$1,545**		**$0**
34. Hardwoods in bedroom #3	**$1,545**		**$0**
35. Hardwoods in study	**$1,080**		**$0**
36. Built-in on side of fireplace (only one side)	**$5,200**		**$0**
37. Stone to ceiling on fireplace - As seen in model (If putting TV above fireplace we strongly recommend adding a mantle)	**$3,490**		**$0**
38. Add wood mantle - As seen in model	**$700**		**$0**
39. Remove wall between kitchen and great room - As seen in model	**$1,000**		**$0**
40. Bonus room over the garage (includes altering roof line and front elevation)	**$34,000**		**$0**

Owner

Contractor

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	PRICE	QTY	
41. 1/2 bath in bonus room	**$10,950**		**$0**
42. Full bath in bonus room	**$13,330**		**$0**
43. Pocket door to master bathroom - As seen in model	**$950**		**$0**
44. Tile screen porch ($23 PSF)	**$4,968**		**$0**
			$0
			$0
			$0
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			$0
			$0
			$0
			$0
			$0
			$0
			$0
			$0
			$0
UPGRADE SUBTOTAL:	**$0**		
Additional PSF Upgrades:			
Additional sq ft in garage	**$105 / sq ft**		**$0**
Concrete Coating on garage floor	**$7 / sq ft**		**$0**
Additional driveway concrete (Labor and Material) (over 1000 SF)	**$8 / sq ft**		**$0**
Additional sq ft in bonus room	**$85 / sq ft**		**$0**
Additional sq ft on porch	**$105 / sq ft**		**$0**
Tile on porch	**$23 / sq ft**		**$0**
Additional heated sq ft	**$165 / sq ft**		**$0**
Lot Purchase:			**$25,000**
If Building on Your Lot:			
Capital Financing (if on your lot)	**$9,000**		**$0**
Initial Survey - Contact Newby Land Surveying at 864-942-2395	**+$850**		
Builders Risk Insurance - Contact PJ Poore at 864-889-0176	**approx. +$900**		
Landscaping:			**$16,000**
Site Prep and Foundation Upcharge:	**$20,000 - $80,000**		
GRAND TOTAL:			**$386,000**

Owner

Contractor