Capital Home Builders

Flowering Peach Worksheet - 2.15.24

Date: 2.15.24 Project: L1 B70 - Moragne Ln & Charlotte Dr - Shenandoah

Base Price			**$358,000**
	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 - As seen in model	**$1,700**		**$0**
3. Coffered ceiling in great room - As seen in model	**$2,400**		**$0**
4. Add recessed outlet in great room - As seen in model	**$650**		**$0**
5. Ceiling fans in secondary bedrooms (each)	**$330**		**$0**
6. Exterior outlet - 4 included by code (each)	**$150**		**$0**
7. Garage door keypad (each)	**$150**		**$0**
8. Breaker panel generator pigtail hook up	**$750**		**$0**
9. Utility sink in the garage	**$950**		**$0**
10. Utility sink laundry (plan specific)	**$950**		**$0**
11. Add trellis over garage door - As seen in model	**$2,900**		**$0**
12. Add window	**$350**		**$0**
13. Access door in garage exterior	**$950**		**$0**
14. 2nd water meter (used for irrigation)	**$1,680**		**$0**
15. Upgrade secondary bath tub with tile surround - As seen in model	**$2,900**		**$0**
16. Seat in master shower	**$750**		**$0**
17. Run propane line to cook top (the appliance from electric to propane will be separate)	**$900**		**$0**
18. Soft close drawers throughout	**$1,350**		**$0**
19. Remove fireplace	**-$2,000**		**$0**
20. Additional flood light - 2 are included (each)	**$250**		**$0**
21. Dedicated breaker for garage refrigerator	**$150**		**$0**
22. Granite backsplash (tile is standard)	**$1,000**		**$0**
23. Headerlight in the pantry	**$200**		**$0**
24. Electric Vehicle (EV) 240V plug in garage	**$450**		**$0**
25. Hood to replace microvent	**$2,400**		**$0**
26. LeafBlaster Pro gutter guards	**$2,800**		**$0**
27. 6' remote controlled golf cart garage door to the side of the garage	**$2,100**		**$0**
28. Upgrade insulation package to R15 in the walls and R38 blown in the ceiling - As seen in model	**$1,650**		**$0**
29. Add LP Techshield radiant barrier - As seen in model	**$1,850**		**$0**
30. Double doors in place of picture window in great room--includes credit for removing single door from dining area.	**$1,450**		**$0**
31. Doors on shelves in kitchen next to refrigerator	**$900**		**$0**
32. Hardwoods in master bedroom	**$2,850**		**$0**
33. Hardwoods in bedroom #2	**$1,545**		**$0**
34. Hardwoods in bedroom #3	**$1,545**		**$0**
35. Hardwoods in bonus room	**$3,300**		**$0**
36. Site finished oak stair treads	**$4,300**		**$0**
37. Change single garage door (2) 9' x 7' garage doors	**$2,300**		**$0**
38. Adjustment for not finishing the bonus room (the bonus room will be framed to have flooring for storage)	**-$12,000**		**$0**
39. Enclose the screen porch to create a heated and cooled sunroom with arched opening and 9' ceiling	**$16,550**		**$0**
40. Upgrade to flagstone walkway - As seen in model	**$1,980**		**$0**

Owner

Contractor

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	PRICE	QTY	
41. Add master bedroom sitting area - As seen in model	**$4,500**		**$0**
42. Add 1/2 bath in bonus room	**$10,950**		**$0**
43. Add full bath in bonus room	**$13,330**		**$0**
44. Cabinets in laundry room	**$1,480**		**$0**
45. Stone on the entire front of the garage (see 104 Driftwood Ln)	**$5,400**		**$0**
46. Vaulted great room	**$3,900**		**$0**
47. Add arched windows like the Nandina floorplan if vaulting great room	**$4,450**		**$0**
48. Convert kitchen island to be rectangular - As seen in model	**$1,300**		**$0**
49. Tile screen porch ($23 PSF) - As seen in model	**$4,560**		**$0**
50. T & G wood ceiling on screen porch (vinyl standard) - As seen in model	**$4,360**		**$0**
			$0
			$0
			$0
			$0
			$0
			$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:			**$399,000**

Owner Contractor