Capital Home Builders

Flowering Peach Options Worksheet - With Basement

Enter a quantity in the QTY column - square feet on the per-SF lines. Totals calculate automatically.

Rev 11.12.26

Date:

Project:

Base Price **$364,000**

	#	Upgrade Options	Price	QTY	Total
INTERIOR FINISHES	0001	Add tray ceiling in dining room - As seen in model	$1,700		
	0002	Add tray ceiling in master bedroom - As seen in model	$1,700		
	0003	Coffered ceiling in great room - As seen in model	$2,400		
	0004	Hardwoods or luxury vinyl plank in master bedroom	$2,850		
	0005	Hardwoods or luxury vinyl plank in bedroom #2	$1,545		
	0006	Hardwoods or luxury vinyl plank in bedroom #3	$1,545		
	0007	Hardwoods or luxury vinyl plank in bonus room	$3,300		
	0008	Site-finished hardwood treads on bonus room stairs	$4,300		
	0009	Granite backsplash (tile is standard)	$1,000		
	0010	Herringbone backsplash	$650		
	0011	Upgrade paint finish on interior walls ($0.50 per SF)	$1,411		
	0017	Upgrade wire shelving to melamine - whole house	$2,700		
	0019	Pocket door to secondary bedroom area	$950		
	0021	Concrete coating on garage floor ($7 per SF) - As seen in model	$3,773		
CABINETRY	0101	Soft-close and melamine cabinet drawers throughout	$1,350		
	0102	Convert kitchen island to rectangular - As seen in model	$1,300		
	0103	Upper cabinets in laundry room	$1,480		
	0104	Doors on shelves in kitchen next to refrigerator	$900		
BATHROOMS	0201	Tile surround on secondary bath tub - As seen in model	$2,900		
	0202	Seat in master shower (bench or corner - specify location)	$750		
	0203	Frameless shower door in guest bath or bonus bath (each) - requires 0201, 0209, 0206 or 0210	$2,700		
	0204	Install grab bar (each)	$250		
	0205	Add full bath in bonus room	$13,330		
	0206	Tile surround in bonus bath (requires 0205)	$2,900		
	0207	Add 1/2 bath in bonus room	$10,950		
	0209	Upgrade to shower base with tile walls (in place of 0201)	$3,900		
	0210	Upgrade to shower base with tile walls in bonus bath (requires 0205; in place of 0206)	$3,900		
ELECTRICAL	0301	Add recessed outlet in great room - As seen in model	$650		
	0302	Additional interior outlet (each)	$75		
	0303	Additional exterior outlet - 4 included by code (each)	$150		
	0304	Dimmer switches (each)	$45		
	0305	Additional flood light - 2 are included (each)	$250		
	0306	Header light in pantry / closet (each)	$200		
	0307	Ceiling fans in secondary bedrooms / bonus room (each)	$330		
	0308	Dedicated breaker for large appliance (each)	$150		
	0309	30 amp breaker panel generator pigtail hook-up	$750		
	0310	Whole house surge protector	$450		
	0311	Electric Vehicle (EV) 240V plug in garage	$450		
	0312	Hot tub connection (no tempered windows)	$450		
	0313	Garage door keypad (each)	$150		
	0314	Vent hood to replace microvent (includes vent hood fixture; microwave or replacement microwave is part of the appliance allowance)	$2,400		
	0315	Rocker switches - whole house	$640		
	0316	Whole house Generac generator, 26 kW (includes buried 250 gallon propane tank)	$18,800		
PLUMBING & GAS	0401	Run propane line to the range (appliance change is separate)	$900		
	0402	Propane line to grill stub-out	$900		
	0403	Propane tankless water heater	$2,800		
	0404	Whole house Aquasana filtration system	$2,800		
	0405	2nd water meter (used for irrigation)	$3,180		
	0406	Water line for secondary ice maker	$400		
	0407	Air switch in countertop for disposal	$350		
	0408	Utility sink in the garage	$950		
	0409	Outdoor shower	$1,500		

	#	Upgrade Options	Price	QTY	Total
EXTERIOR & OUTDOOR	0501	Stone on the entire front of the garage (see 104 Driftwood Ln)	$5,400		
	0502	Add trellis over garage door - As seen in model	$2,900		
	0503	Upgrade to flagstone walkway - As seen in model	$1,980		
	0504	LeafBlaster Pro gutter guards	$2,800		
	0602	Tile on screen porch ($23 per SF) - As seen in model	$5,313		
	0603	T&G / V-groove ceiling on screen porch - vinyl is standard - As seen in model	$4,360		
	0604	Enclose screen porch as heated & cooled sunroom (9' ceiling)	$16,550		
	0609	Add stairs to deck (up to six feet)	$4,900		
STRUCTURAL, WINDOWS & DOORS	0701	Upgrade insulation to R-15 walls and R-38 blown ceiling - As seen in model	$1,650		
	0702	Add LP TechShield radiant barrier roof decking - As seen in model	$1,850		
	0703	Vaulted great room	$3,900		
	0704	Add radius / arched windows if vaulting great room (requires 0703)	$4,450		
	0705	Add master bedroom sitting area - As seen in model	$4,500		
	0707	Remove fireplace (credit)	-$2,000		
	0708	Add window to the house (each)	$350		
	0709	Remove window (each) - credit to buyer	-$350		
	0710	Double doors in great room - includes credit for removing dining area door	$2,650		
	0711	Replace 3 great room windows and dining room door with 12' slider (not with 0710)	$2,200		
	0713	Add exterior access door to side of garage	$950		
	0714	6' remote controlled golf cart garage door	$2,100		
	0715	Change single garage door to (2) 9' x 7' garage doors	$2,300		
	0716	Add 12x20 garage bay (includes 6' x 7' golf cart garage door)	$27,300		
	0717	Leave bonus room unfinished, floored for storage (credit)	-$12,000		
BASEMENT	0607	Convert covered patio to PT deck and handrail with aluminum balusters ($45 per SF)	$10,395		
	0608	Convert open patio to PT deck and handrail with aluminum balusters ($45 per SF)	$7,020		
	0610	Concrete patio under covered porch ($8 per SF)	$1,816		
	0611	Concrete patio under deck / open patio ($8 per SF)	$1,248		
	0720	Convert to unfinished basement ($50 per SF)	$95,950		
	0724	Finish the basement - includes one bathroom, no kitchenette, carpet throughout ($45 per SF; price may vary depending upon square footage) (requires 0720)	$45		
WRITE-IN OPTIONS					
		UPGRADE SUBTOTAL (all sections above):			
PER SQ FT	0801	Additional heated sq ft	$165		
	0802	Additional sq ft in bonus room	$85		
	0803	Additional sq ft in garage	$105		
	0804	Additional sq ft on covered porch	$105		
	0805	Additional sq ft of patio	$8		
	0806	Additional driveway concrete, labor and material (over 1,000 SF)	$8		
LOT & SITE	0901	Lot Purchase	$25,000	1	$25,000.00
	0902	Landscaping Allowance	$16,000	1	$16,000.00
	0903	Capital Financing (if building on your lot)	$9,000		
	0904	Initial Survey (if building on your lot) - Newby Land Surveying, 864-942-2395	$1,050		
	0905	Builders Risk Insurance (if building on your lot) - PJ Poore, 864-889-0176	approx. $1,100		
	0906	Site Prep and Foundation Upcharge ($20,000 - $100,000 by lot)			
		TOTAL COST OF HOME:			$405,000.00

Owner: _____ **Contractor:** _____