



The "TRAVELER ESTATE"

11688 S. Sumac St. - Lot 100 The Woods

Base Price	\$438,950.00
Lot Price	\$105,000.00
Total Sales Price	\$543,950.00

Standard Items Included:

Carpeting with Pad Installed	\$20.50/sq. yd.
Hearth Room Inlay Carpeting with Pad Installed	\$53.50/sq. yd.
Ceramic Tile Floor Allowance (Utility, Master Bath and Secondary Baths)	\$9.50/ Sq. ft.
Ceramic Tile Kitchen Backsplash	\$9.50/ Sq. ft.
Tiled Vanity Splashes in Master & Secondary Baths	\$9.50/ Sq. ft.
Ceramic Tile in Secondary Baths (Shower Walls Only)	\$5.50/ Sq. ft.
Landscaping Allowance	\$4,500.00
Sprinkler System (Allowance)	\$4,300.00
Lighting Allowance	\$3,000.00
Appliance Allowance	\$2,500.00
Ledge Stone Fireplace w/ Wood Mantle in Hearthroom Allowance	\$1,200.00
Upgraded Plumbing Fixtures (Bar & Powder Room)	\$400.00
Undermount Kitchen Sink Allowance	\$350.00
Granite Kitchen Countertops Allowance (Level 1) with Standard Edge	Included
Entertainment Center Cabinet	Included
Wrought Iron Spindles	Included
10' Wall First Floor w/ Transom Windows	Included
LP Smart Panels & Trim and Tyvek Home Wrap	Included
True Stucco Front	Included
3-Car Garage	Included
Walk-in Shower in Master Bathroom w/ Double Shower Heads	Included
Oval Jetted Master Tub	Included
Moen Brand Faucets Throughout	Included
Hardwood Flooring (areas as shown in Model)	Included
Squared Ceiling in Hearth Rm. & Lighted Vault in Master Bedroom	Included
Custom Kitchen Cabinetry w/ Over Sink Valance & Rope Molding	Included
Glacier Glass Fronts on Upper Cabinets and Clear Glass Below	Included
Vinyl Clad Casement & Fixed Windows	Included
Oil Rubbed Bronze Door Knobs, Door Stops & Hinges Throughout	Included
50 Year Presidential Composition Roof	Included
Vaulted Ceiling and Plant Shelf in Guest Bedroom	Included
Upgraded Carpet Inlay in Hearth Room	Included
Cable & Phone Lines in All Bedrooms, Office, & Hearth Room	Included
Painted Garage Walls	Included
2-Garage Door Openers w/ Keypad	Included
Plate Mirrors with Cutouts for Light Fixtures	Included
Framed Mirrors in Master Bathroom	Included
9' Foundation	Included
Dual Zone HVAC	Included
2 Rooms with Dark Paint Colors	Included
Humidifier	Included
Ice Maker Line	Included
Plate Glass Mirrors in All Baths	Included

Additional Options

Covered Deck	\$10,600.00
Retaining Walls	\$5,810.00
12' x 14' Stained Cedar Deck w/ Black Aluminum Spindles	\$5,800.00
Country Front Porch	\$5,400.00
Walk-out Basement with Patio	\$6,800.00
Additional Trim Throughout (Office & Master Bed Wainscot & Squares, Corbels, etc.)	\$4,400.00
Add Secret Playroom behind Closet	\$3,480.00
Whole House Audio	\$3,350.00
Additional Site Costs	\$3,325.00
Exterior Stone	\$2,050.00
Hardwoods in Dining Room	\$1,990.00
Granite Countertops in Master Bath	\$1,850.00
Master Bedroom Fireplace	\$1,800.00
Upgraded Stair Carpeting	\$1,800.00
Exterior Shutters (\$575.00 per set)	\$1,725.00
Security System	\$1,650.00
Wood End Stair Caps	\$1,625.00
Home Networking/Automation Pre-Wire	\$1,450.00
Dome Vault in Entry	\$1,200.00
Granite Vanity Top with Ogee Edge in Powder Bath	\$1,050.00
Built-in cabinet in upstairs hallway	\$850.00
Carriage Style Garage Doors	\$850.00
Stained Deck	\$850.00
Upgrade Light Fixtures	\$775.00
Stair Landing on Deck Stairs	\$750.00
Pre-wire for Surround Sound with rear speakers	\$575.00
Master Bathroom Shower Accent Liner	\$485.00
Paint - Dark Colors	\$400.00
Kitchen & Bar Backsplash Accent	\$355.00
Under Cabinet Lighting	\$350.00
Copper Sink in Half Bath	\$350.00
Raised Foyey Entry Tile Diagonal Layout Pattern	\$280.00
Master Bathroom Floor Brick Layout Pattern	\$260.00
Master Bathroom Tiled Vanity Splashes	\$235.00
Gas Line to Cooktop	\$185.00
Round Stainless Steel Undermount Bar Sink	\$175.00
Master Bath Shower Accent Liner	\$120.00

Total Extras	\$75,000.00
Total Sales Price	\$618,950.00
Price Reduction	\$68,950.00
Total Sales Price	\$550,000.00