



# The "TRAVELER"

August 4, 2009

21005 W. 81st Place, Lenexa, KS



**Base Price**  
**Lot Price**  
**Total Sales Price**

**\$388,000.00**  
**\$99,400.00**  
**\$487,400.00**

**Standard Items Included:**

Carpet & Pad - Installed	\$20.00/sq. vd.
Hearth Room Carpet & Pad - Installed	\$53.50/sq. vd.
Ceramic Tile Floor Allowance (Utility and Secondary Baths)	\$9.50/ Sq. ft.
Ceramic Tile Kitchen Backsplash	\$9.50/ Sq. ft.
Ceramic Tile in Secondary Baths (Shower Walls Only)	\$5.50/ Sq. ft.
Sprinkler System w/ Shrub Zones	\$4,600.00
Landscaping Allowance	\$4,000.00
Lighting Allowance	\$2,000.00
Appliance Allowance	\$1,800.00
Hearthroom Faux Stone Fireplace Allowance	\$1,200.00
Undermount Kitchen Sink Allowance	\$350.00
Granite Countertops Allowance (Level 1) with Standard Edge	Included
Entertainment Center Cabinet	Included
Wrought Iron Spindles	Included
Fully Sodded Lot (based on an 11,000 sq. ft. home site)	Included
LP Smart Panels & Trim	Included
True Stucco Front	Included
Steel Insulated Garage Doors	Included
Tiled 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 not including great room or dining room)	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
Knock Down Ceilings Throughout	Included
Walk-In Pantry with Window	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
Moenstone Granite Bar Sink	Included
Plate Mirrors with Cutouts for Light Fixtures	Included
Framed Mirrors in Master Bathroom	Included
9' Foundation	Included
Dual Zone HVAC with Humidifier on Main Level Furnace	Included
2-Heatilator Sealed Gas Burning Fireplaces with Gas Logs	Included
Whole House Tyvek Wrap with Expanding Foam & Caulk Package	Included
2 Paint Colors - \$250 per additional Color - Dark Colors are Additional	Included
Ice Maker Line with Valve Box In Wall	Included
2 - 40 Gallon Hot Water Heaters	Included
Plate Glass Mirrors in all Baths	Included

Building the Traveler Plan in a different subdivision will raise the base price an additional \$5,000.00. Sales commission is based on a lot price of \$95,000.00. When you purchase a K.C. Building Co., Inc. home, we request that a decorating upgrade allowance be added to the contract to pay for possible change orders.

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**See Reverse for Optional Features Shown in Model and Basement Finish Breakdown**

**Optional Features Shown In Model - Not Included In Base Price**

Basment Finish as Shown (see below for basement breakdown)	\$76,819.00	Master Bathtub Accent Liner with Glass Tiles	\$300.00
12 x 14 Cedar Deck	\$5,600.00	Master Bedroom Fireplace	\$1,800.00
Brick Stoop	\$1,250.00	Master Shower Tiled Accent Liner	\$635.00
Brick Border on Walkway	\$1,100.00	Multi-Use Room Below Office	\$6,800.00
Brick Border on Driveway	\$1,725.00	Paint - Dark Colors	\$400.00
Built-in Cabinet in Upstairs Hallway	\$850.00	Polystone Countertops in Master Bath	\$625.00
Pre-Stain Cabinet Conditioning ( <i>recommended</i> for darker)	\$650.00	Refrigerator	\$2,096.00
Carriage Design Garage Doors	\$850.00	Retaining Walls	\$3,600.00
Decorative 3/4 Glass Front Door & Sidelights	\$750.00	Rope Copper Drop-In Sink in Powder Bath	\$350.00
Dining Room Carpet Inlay	\$330.00	Screened in Porch	\$9,600.00
Dining Room Hardwood Border	\$375.00	Security System	\$1,650.00
Enamel Color Change (per change)	\$200.00	Stained Deck	\$850.00
Entertainment Center w/ Surround Sound (Hearth Room)	\$5,575.00	Stair Landing on Deck	\$750.00
Exterior Stone with Brick Caps (not including porch columns)	\$3,100.00	Stair Carpeting (not including to basement)	\$1,835.00
Porch Columns - Half Faux Stone with Brick Caps	\$950.00	Stamped Patio	\$2,100.00
Faux Painting in Front Bedroom	\$300.00	Tiled Vanity Splashes-Hollywood-\$115 & Guest-\$105	\$220.00
Framed Mirrors in Master Bathroom	\$160.00	Under Cabinet Lighting	\$350.00
Glass Block Window Above Master Bathtub	\$350.00	Upgraded Carpeting (not including basement)	\$530.00
Glass Block Window in Master Shower	\$225.00	Upgraded Landscaping	\$2,700.00
Glazing on Hearthroom Entertainment Cabinet	\$350.00	Upgraded Lighting (not including basement)	\$3,900.00
Glazing on Kitchen Island	\$400.00	Upgraded Plumb Fixtures (1st bar & pwr rm.)	\$400.00
Glazing on Powder Bath Cabinet & Frame	\$350.00	Upgraded Tile Around Mirror in Stair Landing	\$190.00
Glazing on Master Bath Mirrors and Fireplace	\$425.00	Upgraded Tile on Greatroom Fireplace	\$125.00
Granite Countertop in Powder Room (standard edge included)	\$760.00	Upgraded Tile on Master Bath Floor	\$225.00
Ogee Edge on Powder Bath Granite Top	\$170.00	Vault Back Bedroom Ceilings (\$550 ea.)	\$1,100.00
Great Room Glazing on Wainscoat & Fireplace	\$600.00	Wainscoat in Private Office	\$850.00
Great Room Hardwood Flooring	\$1,890.00	Walk-out Basement w/ 12 X 14 Patio	\$4,800.00
Great Room Wainscoat	\$675.00	Wallpaper in Master Bath	\$800.00
Home Networking/Automation Pre-Wire	\$1,450.00	Wallpaper in Powder Bath	\$460.00
Kitchen & Bar Backsplash Accent ONLY	\$290.00	Whole House Audio (not including basement)	\$3,350.00
Kitchen & Bar Backsplash Tile on Diagonal	\$180.00	Wine Cooler	\$648.00
Master Bathroom Tiled Vanity Backsplashes	\$270.00	Wood End Stair Caps	\$1,625.00

**Total Extras (includes basement finish) \$164,633.00**

**Total Sales Price \$652,033.00**

**Basement Finish Breakdown**

Finished Basement (1,244 sq. ft. @ \$34.00 per sq. ft.)	\$42,296.00
3 Additional Windows in Basement	\$1,650.00
Upgraded Carpeting Throughout Basement	\$295.00
Upgraded Lighting Throughout Basement	\$1,150.00
Enamel Color Change (\$200 per change)	\$200.00
Stair Carpeting (last 6-stairs)	\$470.00
Paint - Dark Colors	\$200.00
<b><u>REC ROOM:</u></b>	
Basement - Back Door Entry Tile	\$235.00
Basement Fireplace (firebox only)	\$1,800.00
42" Plasma TV	\$1,650.00
Manzanita Cliffstone on Fireplace w/ Wood Mantle (Basement)	\$2,100.00
<b><u>THEATRE:</u></b>	
Home Theatre Trimwork	\$2,500.00
Entertainment Center w/ Surround Sound (Basement Home Theatre)	\$9,750.00
<b><u>BAR:</u></b>	
Basement Bar (includes standard sink & faucet)	\$4,500.00
Basement Bar Backsplash	\$310.00
Basement Bar Front Tile Inserts	\$250.00
Basement Bar Island Tile with Wood Egde	\$515.00
Basement Bar Tiled Flooring	\$615.00
Basement Bar Refrigerator	\$328.00
Upgraded Basement Bar Faucet	\$185.00
<b><u>BATHROOM:</u></b>	
Finished 3/4 Bath in Basement	\$4,400.00
Basement Bath Tiled Flooring	\$360.00
Basement Bath Tiled Shower Walls	\$390.00
Basement Bath Tiled Vanity Splash	\$95.00
<b><u>EXERCISE ROOM/BEDROOM:</u></b>	
Mirrors	\$400.00
Wallwords in Exercise Room	\$175.00

**Total Basement Finish As Shown \$76,819.00**

**Prices are subject to change without notice.**

Décor/accessories throughout, upgraded bath hardware, furniture & window treatments not included.