

Quail Run Condominiums 4/24

Available Lots: LOTS 45 and 46 \$27000 each

Lots 47 and 48 \$34,000 each

Lots 49 and 50 \$42,000

Lots 51 and 52 \$48,000

Lots 53 and 54 \$42,000

Lot 55 \$27,000 Lot 56 \$20,000

Lot 57 \$20,000 Lot 58 \$27,000

Lot 59 and 60 \$27,000

Lot 61 and 62 \$27,000

Lot 63 and 64 \$27,000

Oriole Model \$365,584

Kingfisher Model \$389,907

Osprey Model \$431,398

Base price \$_____

Lot number _____ Lot price: \$_____

Total Price Before Upgrades: \$_____

Feature		Upgrade Price	Upgrade Amount \$\$
Siding	Horizontal Standard		
Siding Color	Color		
Window/Door Trim Style	Ultra White		
Vertical Siding (Front Only)		\$1,150	
Shaker Trim Style / Color	Style Color		
Stone Front Stone Choice / Color	100 sq ft standard Upgrade by square foot	\$45 / sq ft	

Deck	Standard -12x12 treated lumber w/stairs		
Treated lumber	Upgrade 12x16 treated lumber	\$650	
Trex Deck Upgrade	Upgrade 12x12 Composite with Aluminum railing /stairs	\$5,618	
Trex Deck Upgrade	Upgrade 12x16 Composite with Aluminum railing /stairs	\$6,575	
Concrete Patio	\$6 / sq ft		
Sun-porch	Kingfisher only 12x16 Upgrade	Upgrade price \$33,400	

* All pricing subject to change based on material cost increase (for example: lumber increases, construction material increases). 1

Roof	30 Yr Architectural standard		
	Color choice		
Front Door	Steel 6 Panel prepainted - standard Garage to house fire door Upgrade - Thermatru prepainted front door Upgrade - Thermatru prepainted fire door	Allowance \$700 Allowance \$400 Upgrade \$1235 Upgrade \$950	
Garage	Door 7 foot Opener, Keyless Upgrade 16 foot x 8 foot Upgrade to insulate garage walls and ceiling Water faucet in garage Water faucet and sink	Standard Allowance \$3025 Upgrade 8 foot \$640 Oriole upgrade Upgrade \$1540 Kingfisher upgrade \$1775 Osprey upgrade \$2000 Upgrade \$300 Upgrade 1500	
	Third car garage in Osprey Two Doors	Upgrade price \$	
	Style of Garage door		

Windows	<p>Front: Double hung w/grid Remainder slider</p> <p>Black Clad Windows</p> <p>Slider or French door with out blinds</p> <p>Blinds in slider</p> <p>Additional windows</p>	<p>Oriole Upgrade \$4500 Kingfisher Upgrade \$5200 Osprey upgrade \$4,700</p> <p>Upgrade \$1,200</p> <p>Upgrade \$1000 each</p>	
Interior Doors	<p>Standard Hollow six panel</p> <p>Upgrade 2 panel arch or square</p> <p>Kingfisher upgrade 2 panel arch or square</p> <p>Osprey upgrade 2 panel arch or square</p>	<p>Oriole upgrade \$595</p> <p>Upgrade \$403</p> <p>Upgrade \$ 836</p>	
Fireplace	<p>Standard none</p> <p>Upgrade 36 inch gas insert, framing</p> <p>Drywall finish standard</p> <p>TV mount above fireplace</p>	<p>Oriole and Kingfisher upgrade \$6000 Osprey upgrade \$6500</p> <p>Brick upgrade \$40-65 per square foot for brick for wallcovering</p>	
Appliances	<p>Standard none</p> <p>Hood vent none</p> <p>Gas stove hookup standard</p>	<p>Add any upgrade you would like.</p> <p>Upgrade vent to exterior \$600</p> <p>Upgrade to cost of hood vent \$ 400 allowance</p> <p>Upgrade to electric hookup \$400</p>	
Trim	<p>Standard 3.25 and 5.25 primed pine</p>		
Lower Level	<p>Standard no finish plumbed for bath</p>		
	<p>Oriole 720 sf,,1 bed,1bath.1 family</p> <p>Kingfisher 1115 sq ft 3beds,1bath,,1family</p> <p>Osprey 1230 sq feet 1 bed,1bath.1 family</p>	<p>Oriole upgrade \$41,830</p> <p>Kingfisher upgrade 53,555</p> <p>Osprey upgrade \$53,720</p>	
	<p>Wet Bar in lower level</p>	<p>upgrade \$5,145</p>	
Baths/ Shower	<p>Standard - one piece</p>		

	Custom tile base and walls in shower Custom shower glass door Glass coating on shower door	Upgrade \$3,600 Upgrade \$1910 Upgrade \$215	
Generator		Upgrade - hookup only \$600 Upgrade 18KW Honeywell Generator \$11,130	
Furnace	Oriole - 60,000 BTU 96% Amana, 2 ton ,14 Seer Media Filter Osprey and Kingfisher 80,000 BTU 96% Amana,3ton,14seer,media filter	Upgrade to Oriole 60,000 BTU, 2 stage, 3 ton, 16 seer \$5830 Upgrade to Osprey and Kingfisher 97% 80kTU 2 stage furnace with 3 ton 16 seer AC \$5,830	
Miscellaneous	Garbage Disposal - not recommended with Septic	Upgrade \$690	
	Gable Decor in outside peaks	Upgrade \$955	
	Closet shelves wire mesh budget \$700	Upgrade custom time and materials	
	Water Softener Sterling included		
Allowances			
Kitchen Cabinets	Oriole - Kitchen Cabinets Standard Budget \$8363		
	Kingfisher - Kitchen Cabinets Standard Budget \$11,236		
	Osprey - Kitchen cabinets Standard Budget \$12,500		
Kitchen Countertops	Oriole - Kitchen Countertops Standard Budget \$5247		
	Kingfisher - Kitchen Countertops Standard Budget \$5480		
	Osprey - Kitchen Countertops Standard Budget \$5124		
Bathroom Vanities and Tops	Oriole - Bathroom Vanities and Tops Standard 4929		
	Kingfisher - Bathroom Vanities and Tops Standard Budget \$4709		
	Osprey - Bathroom Vanities and Tops Standard Budget \$5344		
	Kitchen and Bath Hardware Standard budget \$250 Same Kingfisher Osprey \$500 Towel bars and mirrors \$400		

	Exterior Door handle budget \$150 Interior Door handle budget \$200		
Flooring	Oriole Materials and Labor Standard budget \$7164 Kingfisher Materials and Labor Standard budget \$8586 Osprey Materials and Labor Standard Budget \$10,100		
Electrical	All lighting fixtures standard Budget \$1000 Osprey \$1500		
	Oriole Standard 8 recess LED can lights Kingfisher Standard 10 recess LED can lights Osprey Standard 12 recess LED can lights	Upgrade cost per can light \$125	
Well	Standard includes ¾ pump for irrigation \$12,700		
Stone	Oriole Provia stone front elevation budget \$4,400 Kingfisher Provia stone front elevation budget \$5,000 Osprey Provia stone front elevation budget \$4,600		
Landscaping	Standard \$15,700 Grass and Gravel edge,,,,,1 tree 2 pines		
Irrigation	Standard \$4,500 <input type="checkbox"/>		
Lower Level If finished	Oriole Add standard budgets Electrical \$700 fixtures Plumbing fixtures \$1475 Bathroom Vanity and top \$1500 Flooring \$3000 Closet shelves \$200	Upgrade interior doors to lower \$380	
	Kingfisher Add to standard budgets Electrical fixtures \$700 Plumbing fixtures \$1475 Bathroom Vanity and top \$1500 Flooring \$5500		

	Osprey Add standard budgets Electrical fixtures \$300 Plumbing fixtures \$1475 Bathroom and vanity top \$1500 Flooring \$600	Upgrade interior doors to lower \$836	
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Total Price Before Upgrades: \$ _____ (From Page 1)

Total Upgrades: \$ _____

Total Cost of Construction: \$ _____

_____ Date: _____ Seller/Builder: Kevin McClelland

_____ Date: _____ Purchaser:

_____ Date: _____ Purchaser

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