

3-Ponds, LLC

Common Options List

Revised 4-27-22

Structural items

Larson Full View Storm Door (Tradewinds or equivalent)	\$	850.00	
Additional double hung window	\$	600.00	ea
Passage Door in Garage (includes exterior light and paved walkway)	\$	1,000.00	ea
Add Pocket door (replace swinging door)	\$	350.00	ea
Insulate Garage Exterior Walls and Ceiling	\$	1,500.00	
Propane fireplace with tile or granite surround and pine mantle (very limited availability based on building setbacks)	\$	6,200.00	
- Fireplace Remote	\$	250.00	
- Fireplace Blower	\$	300.00	
Finish Basement (Laminate floor) - Individually quoted (Additional heating zone sold separately)		Starting at \$68	per SF
Finish basement Stairs (carpeted treads) (Additional heating zone sold separately)	\$	1,700.00	
Decks with Trex decking and vinyl railings (2 steps to grade)	\$	68.00	per SF
- Add for kneewall height stairs	\$	600.00	
- Add for full walkout stairs	\$	1,500.00	
Patios (Belgard or equivalent pavers)	\$	30.00	per SF
Front Porch Railings	\$	175.00	per section
Screened Porch per plan based on roof lines	\$140 - \$160		per SF
Doghouse in place of Bulkhead		\$1,000	

Finish items

Crown Molding (per linear foot)	\$	18.00	per LF
Oak stair treads and handrails with painted risers and ballusters other wood species available must be quoted	\$	2,800.00	
Eggshell Paint on all walls (ranch style plan) Includes 3rd coat of paint	\$	1,800.00	
Eggshell Paint on all walls (two story style plan) Includes 3rd coat of paint	\$	2,000.00	
Washable Matte Finish Paint on all walls (ranch style plan)	\$	800.00	
Washable Matte Finish Paint on all walls (two story style plan)	\$	1,000.00	
Additional Paint Color (light colors)	\$	300.00	
Additional Paint Color (dark colors)	\$	500.00	
Add blinds in slider	\$	800.00	
Painted smooth ceilings - entire house (not including garage)	\$	2.25	per SF
Tiled kitchen backsplash (level 1 tile)	\$	1,400.00	

<i>Change interior door knobs to lever style</i>	\$	25.00	<i>each</i>
<i>Change exterior door knobs to lever style</i>	\$	50.00	<i>each</i>

Electrical items

<i>Upgrade Garage door opener to BELT drive</i>	\$	125.00	<i>ea</i>
<i>-additional remote (Note: 2 remotes are standard)</i>	\$	50.00	<i>ea</i>
<i>Additional electrical outlets</i>	\$	150.00	<i>ea</i>
<i>Add Floor Outlet</i>	\$	250.00	<i>ea</i>
<i>Additional phone or cable outlets</i>	\$	100.00	<i>ea</i>
<i>Additional LED Recessed lighting (per fixture)</i>	\$	180.00	<i>ea</i>
<i>Add Dimmer to overhead lighting</i>	\$	40.00	<i>ea</i>
<i>Wire for ceiling light and install customer supplied fixture</i>	\$	150.00	<i>ea</i>
<i>Wire for ceiling fan/light and install customer supplied fixture/fan</i>	\$	175.00	<i>ea</i>
<i>Flood light single fixture with double head and motion sensor</i>	\$	200.00	
<i>(2) Pendant Lights over Optional Kitchen Island (Switch, Wire & Install Only, no fixtures)</i>	\$	325.00	
<i>(2) Pendant Lights over Optional Kitchen Island (Switch, Wire & Install w/Builder Supplied Pendants)</i>	\$	550.00	
<i>Under-cabinet Lighting</i>	\$	800.00	
<i>Wire for portable generator, not including generator</i>	\$	900.00	
<i>Stand-by Whole House Generac Propane Generator (14 kW generator)</i>	\$	10,850.00	
<i>50 amp 240 outlet with neema plug in the garage for electric car</i>	\$	430.00	

Plumbing items

<i>On Demand hot water heater</i>	\$	500.00	
<i>Additional gas piping for dryer or grill</i>	\$	450.00	<i>ea</i>
<i>Additional exterior faucet</i>	\$	250.00	
<i>Change bath faucets to 8 " spread Brantford</i>	\$	150.00	<i>ea</i>
<i>Upgrade kitchen sink to deluxe Kohler K-3356 Stainless Steel undermount</i>	\$	400.00	
<i>Upgrade kitchen sink to undermount white composite single bowl sink</i>	\$	350.00	
<i>Upgrade kitchen sink to stainless steel farmer's sink (with cabinet changes)</i>	\$	650.00	
<i>4' Shower Door with Brushed Nickel frame Clear Glass</i>	\$	1,350.00	
<i>5' Shower Door with Brushed Nickel frame Clear Glass</i>	\$	1,550.00	
<i>Note: Above are standard 4' and 5' doors, custom doors will need to be priced</i>			
<i>4' Tile Shower in Master Bath (standard tile, other options priced separately)</i>	\$	6,600.00	
<i>5' Tile Shower in Master Bath (standard tile, other options priced separately)</i>	\$	7,300.00	
<i>Add tiled bench to tiled shower</i>	\$	700.00	

<i>5' fiberglass tub with tile surround walls (Level 1 tile)</i>	\$ 3,100.00
<i>Install Moen 3667EPBN Handheld in shower</i>	\$ 1,200.00
<i>Safety Grab Bar for Shower (includes blocking in wall) Option available at time of contract only - not on change order</i>	\$ 250.00 ea
<i>Underslab drain plumbing with chamber for future pump for basement future bathroom</i>	\$ 1,500.00 ea
<i>Radiant heating under tile floor</i>	Priced individually
<i>Additional sink in vanity (includes plumbing and additional light fixture. Additional cabinetry and counter to be priced)</i>	\$ 950.00

Heating

<i>High Performance Air cleaner</i>	Standard
<i>Humidifier added to heating system</i>	\$ 850.00
<i>Vent Microwave/Hood to exterior - interior wall</i>	Priced per plan
<i>Vent Microwave/Hood to exterior - exterior wall</i>	\$ 750.00

Appliances

<i>Credit for Appliances and install</i>	\$ (1,800.00)
<i>Install all buyer supplied kitchen appliances (with Electric range)</i>	\$ 300.00
<i>Install all buyer supplied kitchen appliances (with Gas range)</i>	\$ 400.00
<i>Install buyer supplied Washer and Elec Dryer</i>	\$ 150.00
<i>Install buyer supplied Washer and Gas Dryer (gas piping charged separately)</i>	\$ 250.00
<i>Upgrade to Gas Range (includes standard gas range)</i>	\$ 675.00

Miscellaneous

<i>Credit for Shelving</i>	\$ (250.00)
<i>Credit for Interior Lighting Fixtures (single story)</i>	\$ (450.00)
<i>Credit for Interior Lighting Fixtures (2 story)</i>	\$ (500.00)

Hardwood Flooring Options by Plan

<i>Boysenberry Biscotti Plan - both Bedrooms</i>	\$ 3,700.00
<i>Heron Plan - both Bedrooms and Up Hall</i>	\$ 6,050.00
<i>Mallard Plan - both Bedrooms</i>	\$ 4,300.00
<i>Orkney - both Bedrooms, Up Hall, Loft</i>	\$ 7,350.00
<i>Vanilla Crescent - both Bedrooms</i>	\$ 3,850.00
<i>Vanilla Grand Torte - both Bedrooms</i>	\$ 3,500.00
<i>Vanilla Torte - both Bedrooms</i>	\$ 3,400.00

