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854 Tilden Oaks Trail Winter Garden, FL 34787

Custom Build on Owner's Lot (On Your Lot)

Effective 2/16/2021

(Pricing guideline only. Final price based on actual plan & specifications.)

Starting price/SF range with base features as follows:

<u>SF Under AC</u>	<u>Base Price/SF</u>
2000 & under	\$225
2500	\$205
3000	\$200
3500	\$195
4000	\$190
5000	\$190

A Exterior (structural/architectural/features)

- 2 car garage - 498 SF (21'4" x 21'4" interior)
Add \$95/SF for increase garage SF
Front porch - 210 SF
Rear lanai - 300 SF
Add \$85/SF for increase front porch/lanai SF
- Reinforced concrete masonry construction with **monolithic foundation** on 1st floor.
Add \$18K - \$25K for stemwall foundation if required.
Framed 2x6 - 2nd floor construction
- Brick paver (standard gray mix) driveway - (700 SF - 20' x 35')
Add \$6.50/SF above 700SF.
- Brick paver (standard gray mix) walkway, front porch & steps, lanai
Add \$6.50/SF above base SF.
- Architectural asphalt shingle roof with off ridge vents. Roof pitches 6/12 or lower.
Add \$28K - \$50K for upgrade to cement tile roof.
Add \$35K - \$60K for upgrade to metal roof.
- Textured stucco exterior finish
Upgrade to sanded stucco finish - add \$5K-\$10K
Upgrade to old world stucco finish - add \$7K- \$12K
Upgrade to full or partial siding - add \$30K-\$50K
- Termite treatment with one year warranty.
- Vinyl vented soffits.
Upgrade to "hardie" vented soffits - add \$5,000 - \$7,500
- Vinyl beadboard ceilings on porches and lanai.
Upgrade to stained tongue & groove wood plank ceiling - add \$10k - \$15K
- Sherwin Williams exterior paint, "flat" finish over primer coat on exterior walls w/semi-gloss on trim.
- Garage interior painted masonry block.
- Connect to municipal water supply.
Option: Add \$12K to \$15K for well/water treatment system if required
- Connection to municipal sewer.
Option: Add \$8K - \$10K for sanitary septic system
- Connect gas fueled appliances to gas utility service if available or owner provided propane tank.

Charge per connection \$700.

15 Building permit fees included

16 **Impact fees not included**

Add \$25K - \$30K for impact fees.

17 **Plan design/engineering fees not included**

Add \$3.00 - \$4.00/SF for gross SF under roof.

B Landscape/Sod/Irrigation

1 Automatic sprinkler system with time clock control (builders standard) to service standard sod and landscaped area, connect to municipal water source.

2 Landscape allowance (\$5,000) for plants, trees, mulch, landscape lighting, rocks, etc.

3 Bahia sod 7500 SF allowance

Add .25/SF for bahia sod above 7500 SF.

Add upgrade to zoysia @ \$.58/SF

Add upgrade to St. Augustine @ \$.42/SF

C Doors/Windows

1 Paneled 8' fiberglass front entry door with 3/4 panel clear glass insert

2 Double pane glass 8' sliding doors to exterior per plan.

3 White vinyl single hung double pane low E windows & screens. Window internal grid pattern on front elevation per plan.

4 8' x 16' Amarr 2000 insulated overhead garage door.

5 Automatic "liftmaster" 8365 chain drive garage door opener with MYQ interface & 2 remotes.

6 Molded 8' interior hollow core doors per plan. Choice of 6 standard door styles.

Add \$200-\$250 per door for upgrade to solid core interior doors

7 Door hardware – Kwikset Signature Series front door handset.

Kwikset Signature Series interior door passage/privacy hardware

Choice of coordinating door hinge colors.

D Interior/Finishes/General

1 9'4" ceilings 1st floor and 9' ceilings 2nd floor

Upgrade ceilings to 10' 1st floor - \$20/LF of exterior walls - \$9,000 - \$15,000+

2 Closets and pantry per plan with ventilated vinyl coated shelving

3 Laundry room with electric washer/dryer hookups, dryer vent to exterior, 48" base cabinetry w/48" x 30" upper cabinetry
No laundry sink in base features.

Add standard drop in acrylic laundry sink/faucet in standard base cabinetry - +\$1,285 installed

Add free standing laundry utility sink - \$775 installed

4 Interior drywall with textured knockdown finish on ceilings and orange peel finish on walls.

5 Trim – Wood window sills

Traditional 3-1/4" milled casing on doors

Upgrade to flat stock 3-1/4" casing on doors - add \$80/door

No casing on windows in standard price

Add traditional 3-1/4" milled casing on windows - add \$125/window

Add flat stock 3-1/4" casing on windows - add \$130/window

Traditional 5-1/4" x 9/16" milled baseboards throughout home

Traditional 5 1/4" crown molding in living areas & MBR

No ceiling treatments in standard price.

Add painted wood beam to ceiling - add \$25/LF

7 Interior Paint - living areas/BRs flat & bath walls semi-gloss (single color all walls) -
semi-gloss on all trim & doors (single color) – ceiling flat (white).

(Charge of \$200 per additional color)

8 Interior staircase (if applicable)

Stained red oak treads, handrail & newel posts
Painted wood risers
Standard wood or metal balusters

E Flooring/Bath Tile/Kitchen Backsplash Tile - (includes installation, tax, freight)
All flooring, carpet & tile products & installation sourced through J&J Design Center

- 1 Main Flooring: Throughout 1st floor main living areas, excluding laundry, BRs & baths
Choice of:
Engineered wood - Level 1
Floor tile - up to Level 4
Laminate (Mannington Restoration) - Level 1
Luxury Vinyl plank (Mannington LVP) - up to Level 3
- 2 Carpet: All bedrooms/closets/2nd floor common areas
Carpet - up to Level 4 with 8 pound pad
- 3 Baths & Laundry tile:
Floor tile - up to Level 4
Wall tile (7' high surround in showers) - up to Level 5
- 4 Shower floor tile: up to Level 4
- 5 Kitchen backsplash tile: 40 SF allowance - up to Level 4

F Plumbing/Bath Trim (all allowances include tax & freight)

- 1 Standard glass vanity mirrors in baths.
- 2 Standard 50 gallon electric hot water heater
[Option: Upgrade to tankless gas HW unit - add \\$2,700](#)
- 3 Four (4) exterior hose bibs per plan.
- 4 Master Bath Shower - Frameless 3/8" glass shower door. Tiled walls to 7'.
[Option: Add freestanding tub to M Bath - add \\$2,500+ tub/faucet/installation](#)
- 5 Guest baths - Standard enameled polyresin & fiberglass composite tub/shower in guest baths
Standard shower curtain rod in guest bath tub/showers
[Option: Upgrade guest baths from tub to tiled shower - add \\$3,300](#)
- 6 Faucet/valves: Choice of standard Moen, Kohler or Delta fixtures
Sourced through J&J Design Center
Master Bath - 2 - widespread faucets
1 - primary shower fixture
[Option: Add additional faucet/fixture \(handheld spray or rainhead\) - add \\$800+](#)
Guest Baths - 1 - standard spread faucet
1 - Primary tub/shower fixture

Powder Bath - 1 - widespread faucet

Standard pull out spray SS kitchen faucet
Standard chrome laundry faucet
- 7 Toilets - Standard 17" elongated 2 piece, 1.6 GPF, white, comfort height
Sourced through J&J Design Center
- 8 **Sinks: Sourced through Creative Designs in Kitchen & Baths**
Standard porcelain under mount bath sinks, choice of linen/white and oval/rectangle

Standard stainless steel kitchen sink (single or double bowl)
Standard Pro flo white acrylic drop in single basin laundry sink

G Cabinets/Vanities - Custom Made

Sourced through Creative Designs in Kitchen & Baths

- 1 Choice of maple, alder or oak wood material or Door Board.
Choice of 5 standard door styles:
(Shaker 2-1/4" rail, Shaker 3" rail, recessed panel w/bevel, raised or flat panel)
Plywood 3/4" box construction, dove tail joints in drawers, self close drawers and light rail.
Choice of 9 paint colors on Door Board or 6 stain colors on wood.

- 2 Kitchen perimeter: Standard 42" kitchen upper cabinets, crown molding, 2 pot/pan drawers, refrigerator trim, 2 base cabinet sections with drawer stacks. Other standard base cabinets with fixed shelving.

- 3 Kitchen Island: Standard cabinet size 90" L x 24" deep base cabinet run, cabinet base molding and rear of island wrapped with cabinet material. Standard island countertop size - 93" x 54"

- 4 Master Bath Vanities: Standard 8' total vanity length, 36" high, standard base cabinetry with single drawer stack

Other Full Baths Vanities: Standard 36" vanity length, 36" high, standard base cabinetry with single drawer stack

Powder Bath Vanity (if applicable): Standard pedestal sink

- 5 Laundry: Standard base cabinetry with drop in laundry sink, 48" wide x 30" high upper cabinets, no crown molding.

H Countertops (includes tax, delivery & install)

Sourced through Creative Designs in Kitchen & Baths

- 1 Kitchen & bath countertops per plan - up to Level 2 granite or Level 1 quartz
- 2 Laundry countertops: Standard mica countertops 48" wide.

I Appliances (allowance includes tax, delivery & install)

Sourced through Aggressive Appliances

Samsung SS package including appliances below or \$7,500 allowance.

36" Electric cooktop
SS Exhaust hood over cooktop
30" Wall oven
Microwave in wall cabinet.
Dishwasher
25 cf refrigerator
Included:
Plumb for ice/water line to refrigerator
Vent to exterior over cooktop or range
1/2 HP garbage disposal

J Electrical/Lighting (include fixtures, tax & delivery)

- 1 Hanging/wall mount light fixtures/fans/bulbs - Choice of standard light/fan/bulb packages

Sourced through J&J Design Center

Pre-wire for fixtures included in package:

- 1 - Foyer ceiling hanging
1 - DR ceiling hanging

- 2 - Kitchen island pendants hanging
- 2 – Master bath vanity (wall mount)
- Guest baths/powder vanities (1 per bath wall mount)
- 2 - Coach lights on garage with switch
- 2 - Coach lights on front porch with switch
- Interior fan/light outlets with wall switches in BR's, FR & Study.
- 1 - Exterior fan/light outlet with wall switch (1) lanai

Included in standard features:

2 **LED ceiling mount light fixture w/switch:**

- Laundry room (1)
- Walk in closets (1) each
- Walk in pantry (1)
- Garage ceiling: (2) LED strips
- Recessed lighting (LED bulbs) with switch:

- 6 - kitchen
- 4 - FR
- 4 - MBR
- 4 - Lanai
- Toilet water closets, showers, tubs per plan
- Halls & stairwell per plan.

3 Electrical service - 200 Amp service, interior outlets/switches per code

- GFI exterior outlets - 4 waterproof GFI electrical outlets .
- GFI outlets in garage Qty – 2
- Under-counter LED lighting in kitchen with wall switch.
- Decorative white rocker switches and face plates.

4 Total (8) low voltage drops for phone, TV or internet connected to central panel.

5 Smoke alarms per code.

6 Doorbell.

7 Standard bath exhaust fans.

K HVAC/Insulation

1 High efficiency Comfort Maker A/C system (equal to 16 seer) with vents in all living areas, BRs, baths, laundry room, walk-in pantry & walk-in closets.

2 Radiant barrier sheathing on all roof areas.

Insulation in air conditioned space - R-30 attic insulation, energy saving icynene foam filled masonry walls, R-4.1 foil batt on interior of masonry walls, R-19 batt on any exposed wood frame exterior walls.

* All materials and installation methods are builder's standard unless specified otherwise above.

Not included in standard features pricing:

- 1 Impact fees/municipal service fees
- 2 Plan design & engineering fees
- 2 Well/water treatment system
- 3 Retaining walls or stemwall
- 4 Culvert under driveway if required
- 5 Site work - i.e, Lot clearing, fill, grading, tree removal/trimming, sidewalks, etc.
- 6 Cost to bring utilities to building pad and utility connection fees
- 7 Mortgage loan fees or construction interest
- 8 Sanitary septic system
- 9 HOA fees, dues or ARC application fees