

The Essex I Cottage

3,378 sq ft, 4 Bedroom, 3 ½ Bath, Two Story

Base Price: \$415,000.00

Inclusions & Features in base price:

- Survey & Permit allowance \$2,000.00
- Grading & Stone allowance \$5,000.00
- Excavation allowance \$2,300.00
- 2x6 exterior walls with OSB Sheeting for solid bracing and nailing.
- Arches & Ceilings per plan
- R-50 blown insulation in accessible ceilings & R-19 Insulation in ext walls
- Andersen -----
- 9' high by 10" wide poured concrete walls with Membrane waterproofing & 1 inch foam insulation – brick ledge as per model
- Siding done with Primed Cement Board, cedar trim, bracket & shutter detailing per model.
- Exterior painting
- 1 High efficiency furnace and A/C with separate zones for first & second floor (extra zoning is typically an upgrade)
- 2 upgrade programmable thermostats
- Drywall with orange peel texture – includes garage completed with sand texture (upgrade included in price)
- \$12,000 in exterior masonry veneer included, brick allowance 65 cents/brick should approximate the amount of masonry seen on the model without exposure brick
- Great room fireplaces allowance of \$3,000, Master Bedroom fireplace allowance of \$2,300
- 30 Year dimensional shingles, & standing seam steel roof at porch (add \$700 to upgrade to copper at front porch)
- Tile allowance of \$11,500.00 based on \$5.00 per sq ft tile at master shower, master floor, laundry, powder, bath 2 & bath 3
- \$9,240 wood flooring allowance for foyer, kitchen, dinette, back hall & dining room & 6 upgraded wood vent covers to match flush with floor
- \$7,300 in carpet allowance has been priced to include 240 yards of carpeting at an approx price of \$30/yard including install over a ½" 6# pad.
- \$2,117 in garage doors & openers
- \$2,000 in mirrors & shower doors
- Plumbing allowance \$24,000.00 – includes fixture allowance, gas to range & 2 fireplaces, 75 gallon hot water heater & future lower level plumbing.
- Electric included: 56 single switches, 19 three-way switches, 2 four-way switches, 84 duplex receptacles, 26 standard light fixture openings & install, 12 fan rated light fixture opening & install, 3 keyless light fixture opening & install, 5 pull chain, 9 vanity light fixture opening & install, 1

- complex light fixture opening, 5 ceiling fan assembly & install, 1 furnace circuit & wiring, 1 A/C circuit & wiring, 1 200 amp electrical service with 1 – 42 space Cutler Haller circuit breaker panel, 1 sump pump, 2 exterior outlets, 9 GFIC receptacles, 3 peninsula/island receptacles, 8 smoke detectors, 1 doorbell & chime, 1 240 V wall oven, 1 110V gas range/cook top wiring, 1 Range hood wiring & install, 1 microwave circuit & receptacle, 1 refrigerator circuit & receptacle, 1 Dishwasher circuit & wiring, 1 garbage disposal, 1 washer circuit & receptacle, 1 240v dryer circuit & receptacle, 2 fireplace wiring, 5 Broan #671 vent fans, 19 6" recessed cans/trim/bulb, 2 recessed shower cans/trim/bulb, 2 6" recessed eyeball cans/trim/bulb, 4 Halogen under cabinet light fixture, wiring & install, 3 Ariadni single pole dimmers, 7 Outdoor wall lights, 1 future lamp post wiring, 5 CAT.5 Phone jacks, 5 CATV jacks, Misc. energy code caulking & draft stopping
- \$2,200 in door & cabinet hardware
- \$26,000 custom cabinet allowance – includes lockers in back hall and a significant amount of cabinets per plan layout & design
- \$11,765 Counter top allowance: estimated kitchen, master, powder in granite, Corian A or B in baths 2 & 3, and laminate in Laundry
- Light fixture allowance of \$3,825.00
- Millwork: Painted 3 ½" casing, painted 4 ¼" base & painted 6'8" solid core doors and other wood work details
- Painting & Staining: stained custom cabinetry, priming of orange peel texture, a spray coat of one color on ceilings & closets and rolling one coat of up to three colors on the walls (sheen change is considered color change)
- Front Door allowance \$2,500.00 (will get you a solid wood door with side lites & flexibility in design selections
- Stained box newel & hand rail with iron balusters
- Construction cleaning (includes window cleaning & window audit)

*Pricing subject to change without notice



Essex I Traditional Front Available