

Subdivision: **Aliana 70's - Saratoga**
 Address: **17203 Endel Way**
 Plan/Elevation: **297H**



STRUCTURAL & CABINET OPTIONS ADDED TO BASE PLAN			
	STANDARD	UPGRADE	COST:
Extended Master			\$6,500
Butler Pantry	Aliana 70' Standard Feature	Wine Fridge & Bottle Storage Opt.	\$3,000
Extended Patio			\$8,500
Mud Bench			\$2,900
Wet Bar		Located in Game Room	\$6,500
Alt. Computer Desk		Located in Play Room	\$4,500
Linen Cabinets		Located in Master Bath	\$3,000
Out Door Fireplace			\$11,500
16' Garage Door ILO 8'			\$900
8' Solid Core Int. Door w/ 6" Baseboards			\$3,000
Planning Desk			\$7,500
1st Floor Powder Bath			\$5,000
Media Room			\$22,000
5th Bedroom w/ Bath			\$22,000

EXTERIOR SELECTIONS			
	STANDARD	UPGRADE	COST:
Mortar Color		Cream	\$20,000
Stone Choice		Country French Blend Chopped	
Stucco Main Color			
Stucco Trim Color			
Brick Accent	Boral Copper Canyon		
Front Door Style		Knotty Alder Arch 2 Panel	\$1,100
Front Door Stain	Ebony		

INTERIOR PAINT & STAIN			
	STANDARD	UPGRADE	COST:
Interior Color	Highland White		\$0
Main Trim Color	Pure Snow		\$0
Int. Stain Color	Ebony		\$0
Door Hardware		Lever Handles	\$1,050
Optional Beams		Located in Family Room	\$4,200
Built-In Bookcases - Stain Grade Wood		Located in Study	\$7,700
Media Room	Racoon		\$0



FIREPLACE			
	STANDARD	UPGRADE	COST:
Selection		FP9 Transitional	\$5,200
Stone/Tile Selection		Upgrade EM Peninsula Upton 16x32	
Mantle Color		Oak - Ebony Stain	

STAIRCASE			
	STANDARD	UPGRADE	COST:
Handrail Stain	Ebony		\$0
Baluster Style	Option B Knuckle		\$0
Baluster Finish	Satin Black		\$0
Full Oak Treads/Caps & Risers			\$6,600

TILE FLOORING			
	STANDARD	UPGRADE	COST:
Kitchen/Breakfast/Planning/Pantry/Butlers		MZ - Upgrade - Timeless - 12x24 - laid offset - w/g#381 Bright White	\$2,965
POWDER BATH @ 1st Floor		MZ - Upgrade - Timeless - 12x24 - laid offset - w/g#381 Bright White	\$180
UTILITY & HALL TO BED #2		MZ - Upgrade - Timeless - 12x24 - laid offset - w/g#381 Bright White	\$757
MASTER BATH		MZ - Upgrade - Lounge 14 - Spritzer - 12x24 - laid offset and horizontally - w/g#386 Oyster Gray	\$1,107
BATH #2		MZ - Upgrade - Timeless - 12x24 - laid offset - w/g#381 Bright White	\$259
JACK N JILL BATH #3		MZ - Upgrade - Lounge 14 -Side Car - 12x24 - laid offset and horizontally - w/g#386 Oyster Gray	\$437
BATH #4		MZ - Upgrade - Lounge 14 -Side Car - 12x24 - laid offset and horizontally - w/g#386 Oyster Gray	\$226
POWDER BATH @ 2ND Floor		MZ - Upgrade - Lounge 14 -Side Car - 12x24 - laid offset and horizontally - w/g#386 Oyster Gray	\$218

WOOD FLOORING			
	STANDARD	UPGRADE	COST:
ENTRY/Ext.		Option B Mesa Flats Stonehenge	\$1,316
ENTRY/Hall to Powder			
CLOSET UNDER STAIRS		Option B Mesa Flats Stonehenge	\$201
STUDY		Option B Mesa Flats Stonehenge	\$1,947
DINING		Option B Mesa Flats Stonehenge	\$1,112
FAMILY		Option B Mesa Flats Stonehenge	\$3,407
GALLERY		Option B Mesa Flats Stonehenge	\$532
UPSTAIRS LANDING/HALL		Option B Mesa Flats Stonehenge	\$899

CARPET FLOORING			
	STANDARD	UPGRADE	COST:
ROOMS:	Bed2/3/4/5 & Closets, Master/Master Closet, Media, Game, Play Room		\$2,651
Carpet Level		Opiton C Navigator	
Carpet Level Color		110 Winter Cloud	
Carpet Pad		1/2" - 8LB	\$952

KITCHEN & BUTLER PANTRY			
	STANDARD	UPGRADE	COST:
Cabinet Color		Maple Slate Dry Brush w/ Delaware Door	\$3,870
Island Color		Maple Slate Dry Brush w/ Delaware Door	
Glass Inserts		At Butler Pantry	\$1,020
Countertop Level		Silestone Level 3	\$5,414
Countertop Color		Yukon Blanco	
Countertop Edge	T40 1.5" Edge		
Kitchen Backsplash		DT - L191 Chenille White Hex Mosaic Honed - L1912HEXMS1U - 12x12 Mesh - laid straight - w/g#381 Bright White	\$2,510
Kitchen Sink:	Standard 60/40		\$0
Appliance Package	Stainless 	Full Monogram Package w/ Double Ovens	\$4,470
Vent	Stainless 	Monogram 36" Designer Vent Hood	\$2,640

OPTIONAL PLANNING DESK			
	STANDARD	UPGRADE	COST:
Cabinet Stain		Delaware Door - Maple Slate Dry Brush	\$1,100
Countertop Level		Silestone Level 3	\$1,074
Countertop Color		Yukon Blanco	
Countertop Edge	T40 1.5" Edge		
Backsplash		DT - L191 Chenille White Hex Mosaic Honed - L1912HEXMS1U - 12x12 Mesh - laid straight - w/g#381 Bright White	\$1,200

POWDER BATH-DOWN			
	STANDARD	UPGRADE	COST:
Cabinets/Pedestal/Stain	Pedestal		\$0
Mirror Frame	80051		\$0

MASTER BATH			
	STANDARD	UPGRADE	COST:
Cabinets	Painted White	Delaware Door / Drawers (inc. Linen)	\$1,150
Countertop Level		Granite Level 3	\$1,788
Countertop Color		Colonial White - (HM) empire to contact	
Countertop Edge	Straight		
Shower Surround		EM - Diamond St Moritz Silver - 12x24 - laid offset and horizontally - w/g#386 Oyster Gray	\$375
Shower Pan--TILE SIZE 4X4 OR 6X6-NO TILE LARGER DUE TO PAN SLOAP		DT - L191 Chenille white Hex Mosaic Honed L1912HEXMS1U w/g#386 Oyster Gray	\$830
Tub Face, Deck & Splash		EM - Medtro Cream Vein Cut Honed Limestone V4 2x2 - 12x12 Mesh - w/g#386 Oyster Gray	\$1,545
Tub Style	Acrylic Soaker	Add Jets	\$900
Mirror Frame		Oil Rubbed Bronze	\$1,550
Sink		Undermount Rectangle (2x)	\$580
Glass Inserts		Add at Optional Linen Cabinet - 4X	\$680

BATH #2-DOWN			
	STANDARD	UPGRADE	COST:
Cabinets	Painted White		\$0
Countertop Level		Portofino	\$232
Countertop Color		Breccia Aurora A101	
Countertop Edge	Straight		
Tub/Shower Surround		EM - Paladino Albanella Polished - 12x24 - laid offset and horizontally - w/g#381 Bright White	\$920
Sink		Undermount Rectangle	\$290

JACK & JILL BATH			
	STANDARD	UPGRADE	COST:
Cabinets	Painted White		\$0
Countertop Level		Portofino	\$460
Countertop Color		Perlato Royal	
Countertop Edge	Straight		
Tub/Shower Surround		EM - Paladino Albanella Polished - 12x24 - laid offset and horizontally - w/g#381 Bright White	\$920
Sink		Undermount Rectangle	\$580

FULL BATH UP			
	STANDARD	UPGRADE	COST:
Cabinets	Painted White		\$0
Countertop Level		Portofino	\$212
Countertop Color		Perlato Royal	
Countertop Edge	Straight		
Tub/Shower Surround		EM - Paladino Albanella Polished - 12x24 - laid offset and horizontally - w/g#381 Bright White	\$920
Sink		Undermount Rectangle	\$290

POWDER BATH-UP			
	STANDARD	UPGRADE	COST:
Cabinets	Painted White		\$0
Countertop Level		Portofino	\$207
Countertop Color		Perlato Royal	
Countertop Edge	Straight		
Sink		Undermount Rectangle	\$290

WET BAR			
	STANDARD	UPGRADE	COST:
Cabinets (paint std)		Maple Slate Dry Brush	\$450
Countertop Level	Granite Level 1		\$0
Countertop Color	Black Beauty		
Countertop Edge	Bullnose		
Backsplash		Em - Ancient tumbled silver - 3x6 - laid offset - w/g#381 Bright White	\$460

ELECTRICAL, LIGHTING & PLUMBING UPGRADES			
		UPGRADE	COST:
Interior Door Knobs		Oil Rubber Bronze Common Wealth Lever	\$1,050
Floor Plugs		2X added in Family Room	\$900
Additional 110V plugs		3x wall mounted for TV's - media, family & masater	\$360
Pre-plumb for Gas		Located at Covered Patio	\$460
Pre-plumb for Outdoor Sink		Located at Covered Patio	\$950
Optional Pendant Lights		Located at Kitchen Island	\$320
Exterior Façade Lights			\$850
Rain Head Shower on Separate Valve		Master Bath	\$1,265
Undercabinet Lights		Kitchen/Butler Pantry	\$840

EXTRAS			
	STANDARD	UPGRADE	COST:
Landscaping Stones		Front Flower Beds	\$2,250

BASE PRICE	\$458,990
STRUCTURAL OPTIONS	\$106,800
LOT PREMIUM	\$20,000
COSMETIC UPGRADES	\$113,188
FULL LIST PRICE OF HOME	\$698,978
HIGHLAND HOMES DISCOUNT	-\$78,978
NEW LIST PRICE:	\$620,000

STD DOOR
HARDWARE SHAPE

Round

FIREPLACE	STANDARD	UPGRADE	NOTES
Selection			
Stone/Tile Selection			
Clay Color Tile Selection(HI 6 & HI 8 Only)			
Mantle Color			
Special Instructions:			

INTERIOR PAINT & STAIN	STANDARD	UPGRADE	NOTES
Main Interior Color			
Main Interior Ceiling Color			
Main Trim Color			
Accent Paints Rooms:	Kitchen/Breakfast-Revised 1/21/16	Alpaca SW 7022	KE 1/21
	Planning Area-Revised 1/21/16	Alpaca SW 7022	KE 1/21
	Butler's Area-Revised 1/21/16	Alpaca SW 7022	KE 1/21
	Study-Revised 1/21/16	Requisite Gray SW 7023	KE 1/21
	Master Bath-Revised 1/21/16	Repose Gray SW 7015	KE 1/21
Media Room (both wall and ceiling)	N/A		
Study Trim	Painted White		
Optional Faux Beams			
Special Instructions			