

The Inglewood

2060 SQ. FT. LIVING AREA

Base Price: 2060 sq. ft. living area; 3268 sq. ft. total area | \$350,200.00
NorthLake Construction & Development, LLC / Kevin Stablier

INTERIOR UPGRADES (not included in base price; all prices include labor & material within the Rouzan standard allowances)

• Oversized Garage & Storage Area (710 sf - 542 sf standard size = 168 sf extra @ \$85/sf)	\$14,280.00
• Brick Hall Entry w/ Wood Beam headers @ \$1250.00 ea. (standard is sheetrock openings)	\$2,500.00
• Living room fireplace - extend brick face to ceiling	\$1,300.00
• Shiplap on the kitchen ceiling, dining room ceiling, hall ceiling and two large beams	\$5,475.00
• Interior Shiplap accent walls	\$525.00
• 1200 sf Attic Decking	\$1,575.00
• Net & Blow wall insulation	\$850.00
• Solid Core Interior Doors (4 @ \$65 ea)	\$260.00
• Triple atrium doors leading to outdoor living area (*with transoms)	\$4,475.00
• Tiled kitchen wall behind hood; to top of cabinets (material allowance \$4.00/sf)	\$375.00
• Wood flooring in the master bedroom (standard is carpet)	\$2,250.00
• Tiled kitchen wall behind hood; to top of cabinets (material allowance is \$4.00/sf)	\$375.00
• Decorative tile surround behind the master tub (standard is sheetrock walls)	\$1,875.00
• Decorative shaker panels behind the master tub (standard is sheetrock walls)	\$950.00
• Wood burning gas fireplace (standard is gas only, ventless)	\$1,750.00
• Gas logs for fireplace	\$1,200.00
• Professional series appliances (amount is over Rouzan's standard appliance allowance; Refrigerator, washer & dryer not included)	\$1,850.00
• Family Room Cabinets w/ bookshelves both sides fireplace	\$4,200.00
• Bedroom #2 & hall desk w/ bookshelves	\$2,250.00
• Drawer cabinets in master closet	\$2,250.00
• Free standing tub in master bath (amount is over standard plumbing allowance)	\$1,795.00
• Floor mounted faucet for free standing tub (standard is deck mounted)	\$1,250.00
• 2nd wall mounted shower head to be handheld (standard is 1 wall-mounted, fixed showerhead)	\$475.00
• 3rd showerhead to be ceiling mounted rain shower	\$475.00
• Tankless water-heater (standard is two 50 gallon water heaters)	\$995.00
• Light fixtures (amount is over Rouzan's standard lighting allowances)	\$1,200.00

EXTERIOR UPGRADES (not included in base price; all prices include labor & material within the Rouzan standard allowances)

• Brick chimney above the ceiling line	\$4900.00
• Chimney flashing with cricket (\$550) + Metal 4-sided chimney cap (\$550)	\$1,500.00
• Bead board porch ceiling (standard is plybead; this is for entire front & side porch)	\$850.00
• Exterior shiplap walls (Outdoor Living Area)	\$850.00
• Gutters	\$1,875.00
• Privacy shutters on the side porch (this is for 7 pairs)	\$5,975.00
• Louvered side door for outdoor living area to yard	\$1,200.00
• Tile on front porch (app. 278 sq. ft.; material allowance \$3.50/sf)	\$2,750.00
• Tile on side porch (app. 220 sq. ft.; material allowance is \$3.50/sf)	\$2,258.00
• Outdoor kitchen cabinet with pull-out trash, u/c refrigerator, grill, and granite top	\$4,800.00
• Outdoor kitchen exhaust hood	\$2,750.00
Price per sq. ft. before options	\$170.00