

SPECIFICATIONS SUMMARY

ADDRESS 10209 So. 214th Street
LOT & SUB Highland Trails Lot 130
PURCHASER

ENTRY, GREAT ROOM, & STAIRCASE STANDARD FEATURES

6'8" Insulated Fiberglass Entry Door & Clear Side Light Windows
9' Ceiling Height
Linear Electric Fireplace - Scion 43
Stone or Tile Fireplace Surround to Mantle Height
Network Outlet & Conduit Above Fireplace
Carpeted Great Room
Chamfered Drywall Corner Bead
Maple Railing & Newel Posts
Wrought Iron Spindles & Wood Nosing
Painted 3" Base & 2 1/4" Casing
Painted Skirt Boards
Luxury Vinyl Plank (LVP) Flooring Entry & Walkway to Kitchen
Rectangular Transom Window Above Front Door
Two Story Entry
Wired & Braced for Ceiling Fan in Great Room
4 Recessed Can Lights on switch w/ LED inserts
Three 3565 Windows (2 Operators) Living Room & Two 5965 Windows in Dinette

ENTRY, GREAT ROOM, & STAIRCASE OPTIONS

Doors & Windows

- ☒ 8' Fiberglass Entry Door
- ☒ Add 6'8" Three Panel Sliding Door vs. Windows in Great Room
- ☐ Add 8' Three Panel Sliding Door vs. Windows in Great Room

Fireplace

- ☒ Add Birch Mantle to Fireplace
- ☒ Fireplace Wall Stone or Tile to 9' Ceiling & Wrap Sides
- ☒ Built-in Cabinetry & Shelving on Fireplace Wall (Allowance)

Electrical

Architectural

- ☒ Stained Birch Window Seat with Sconces Above
- ☒ Stained End Caps & Risers

14 Caps

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BASEMENT STANDARD FEATURES

10 Year Basement Waterproofing Warranty

3/4 Bathroom Rough-In

50 Gallon Water Heater

9' Poured Concrete Foundation Wall

2" x 12" or 2" x 10" Floor Joists per plan with 3/4" Subflooring

High Efficiency Gas Furnace with 14.7 Seer A/C & Programmable Thermostat

Power Humidifier

Spray Foam Insulation at Rim Joists

Sump Pump with Outlet

Passive Radon System

BASEMENT OPTIONS

- ☒ Add 7525 Daylight Window on Flat Lot
- ☒ Wet Bar Rough-In
- ☒ White Vinyl Sliding Egress Window with Concrete Window Well

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GARAGE STANDARD FEATURES

16' x 8' and 9' x 7' Steel Panel Garage Doors
700 Square Feet Three Car Garage with Painted Walls & Baseboards
Girder Truss in Lieu of Support Columns
Prewired for Two (2) Garage Door Openers
Three (3) GFCI Outlets
R-11 Batt Insulated Walls
R-19 Blown-in Ceiling Insulation

GARAGE OPTIONS

- | | | |
|-------------------------------------|--|---------|
| ☒ | Additional Square Feet | 82 SqFt |
| ☒ | 9' x 8' Garage Door vs. 9' x 7' Garage Door | |
| ☒ | Add Transom Window (4723) | |
| ☒ | Add 50 Amp Outlet for Future Car Charger Install | |

SILVERSTONE BUILDING CO., LLC

CHANGE ORDER 1

WINDOWS		\$0
<i>No Changes</i>		
DOORS		\$0
<i>No Changes</i>		
LIGHTING		\$915
<i>Lighting Selections - Ferguson Order 2375757</i>	<i>\$3,415</i>	
<i>Lighting Allowance</i>	<i>-\$2,500</i>	
STONE/BRICK		\$0
<i>No Overage</i>		
PLUMBING FIXTURES		\$0
<i>No Overage - Standard Pkg</i>	<i>\$0</i>	
OTHER		\$0
	INITIAL PRICE	\$621,694
	CHANGE ORDER 1 TOTAL	\$915
	TOTAL PRICE	\$622,609

Signed and accepted this ____ day of _____, 20__

Purchaser:

Seller: Silverstone Building Co

Purchaser:

SILVERSTONE BUILDING CO., LLC

CHANGE ORDER 2

CABINETS		-\$1,178
Great Room Allowance	-\$3,970	
Great Room Cabinetry	\$2,468	
Add Tray Dividers to Kitchen	\$60	
Hardware Overage	\$264	
ELECTRICAL		\$490
2 Mini Cans Above Fireplace Cabinets and Switch	\$255	
2 Night Lights on Landings	\$140	
Primary Bath Light and Switch	\$95	
PAINT		\$955
2 Toned Kitchen Hood	\$50	
Additional Trim Color	\$100	
Stained Cedar Outside	\$315	
3 Extra Black Windows	\$165	
Deep Base Exterior Paint	\$325	
FLOORING & TILE		\$904
Flooring & Tile Overage	\$904	
APPLIANCES		-\$1,055
Appliances Allowance	-\$7,500	
Appliances Selections - Ferguson Bid No. B301091 (12/22/25) no bar frig	\$6,445	
OTHER		-\$1,620
1000 Extra SF of Sod @ .38	\$380	
Additional Sod & Sprinkler Allowance	-\$2,000	
	CURRENT PRICE	\$621,694
	CHANGE ORDER 1 TOTAL	\$3,762
	CHANGE ORDER 2 TOTAL	-\$1,504
	TOTAL PRICE	\$623,952

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Seller: Silverstone Building Co

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