

Vintage Homes, Inc. 2010 Fall Creek Place Phase IV Pricing

Market Rate Broadway Full Unfinished Basement

Market Rate Broadway Crawl Space

Standard 20x20 detached Garage

	Sq. Ft.	Elev. A	Elev. B	Elev. A	Elev. B
Belmont	1,277	\$214,900	\$216,900	\$200,900	\$202,900
Winthrop	1,456	\$208,900	\$214,900	\$196,900	\$201,900
Evanston	1,780	\$228,900	\$227,900	\$214,900	\$213,900
Sutherland	1,961	\$233,900	\$231,400	\$219,900	\$217,400
Carmichael	2,176	\$259,900	\$252,900	\$243,900	\$236,900
Riley	2,281	\$259,900	\$258,900	\$243,900	\$242,900
Forsythe	2,560	\$265,900	\$270,900	\$248,900	\$253,900

Garage Options:

Upgrade to 22' x 22' Deluxe Garage: \$4,000.

Note: All pricing is subject to change without notice.

Prices include the following features:

Bamboo Hardwood floors on first floor

Maple Rossiter Cabinets with Hardware

36" Upper Kitchen Cabinets

Stainless Steel Appliances

Above Range Microwave

Dishwasher

8" Deep Stainless Steel Kitchen Sink

Decorator Pedestal Sink (Square Front)

Brushed Chrome Bath Accessories

Tight Mesh Shelving in Pantries

Ceiling Light in all Closets

Architectural Design 1x6 Base & 1x4 trim

Environmentally Green Features:

13 SEER Air Conditioner

Tree Friendly MDF Interior Trim

Gas forced air furnace

Customized changes available

Ceramic Tile floors in all 2nd floor baths

Staron Solid Surface Kitchen Counter Tops

Delta Designer Style Goose Neck Kitchen Faucet

Side by Side Frig w/ ice/water dispenser in the door, 23 cf

Smooth top electric range

Cultured marble tops with intergral bowls in 2nd floor baths

Delta Designer Style Faucets in all baths

Oval Tilting Mirror in Powder Room

Garage Door Opener

Brushed Chrome Interior Door Hardware

Bulkhead w/can lights and Wide Owner's Retreat Mirror

2-Panel Smooth Interior Doors

Recycled Blown Cellulose High Performance Insulation

Energy Efficient House Wrap

Tree Friendly Engineered I Joists

9 Foot First Floor Ceilings

Designer Exterior Front Elevations



Option Pricing (Market Rate)

(rev. 09/2010)

Appliance Options

Standard Appliances in Stainless Steel:

Amana 23 cf side x side refrigerator with ice & water dispenser in the door
Amana Smooth Top, Self-Clean Electric Range, Easy Touch oven controls
Amana 5-cycle Dishwasher, clean touch control pad, "quiet wrap", energy star rated
Amana 1.5 cu. ft. 1000 watt above range microwave / non-vented hood

Optional Amana Appliances (l/p/o of standards):

Sealed burner gas range	Stainless Steel	\$275
Washer – 5-cycle, 2-speed washer in White		
Dryer – 7-cycle, 4-temp electric dryer in White	Both	\$850

Appliance Credit

No appliances supplied by Vintage Homes (\$2950)

Basement Options

Move washer & dryer to basement (includes an ejector pump)	\$1,095
Finished bath with standard finishes (includes rough-in & ejector pump) – Note: must also purchase finished basement	\$3,795
Credit for one ejector pump if both options above are purchased	(\$450)
Bath rough-in	\$995
32" x 20" vinyl window	\$450
4' x 4' egress window with metal well, grate, & ladder	\$2,100
5' x 5' egress window with metal well, grate, & ladder	\$3,150
4' x 4' egress window with vinyl scape well	\$2,550
5' x 5' egress window with vinyl scape well	\$3,600
9' walls l/p/o 8' walls	\$2,995
Clear span first floor system to eliminate dropped beams in basement	\$1,495
Finished option (price per square foot) - includes exterior walls framed, insulated, drywalled, trimmed, & painted. Also includes basic electrical, properly sized HVAC runs, standard carpet, & finishing stairway to basement. Note: mechanical areas remain unfinished.	\$25
Finish stairs to basement only – includes drywall, paint, trim, & standard carpet.	\$1,195

Bathroom Fixture Options

Recessed medicine cabinet (white with mirror door) (available per plan)	\$250
Bi-pass tub doors – Clear or Obscure glass with chrome trim	\$395

Note: Doors are standard in plans that depict a standard shower only unit

Cabinet & Countertop Options

Bookcases

Base cabinet on bottom w/ std bookcases on top by value request

Cabinet Style

See Supplemental Sheets for Wood Species & Door Styles for Market Rate & Low – Moderate

Cabinet Hardware

Included on all operable cabinet doors and drawers \$595

Kitchen

Open wall with 12" raised bar top & 2 ceiling light pre-wires (plan permitting)	\$695
End panel on side of open ended refrigerator	\$395
Standard crown molding on kitchen wall cabinets	\$495
Note: Color to match or two-tone available	
2 – piece crown molding on kitchen wall cabinets	
A.) With dental accent molding	\$695
B.) With rope accent molding	\$695
Mullion cabinet doors – clear glass (not available for all door styles)	by value request
36" upper kitchen wall cabinets	(standard)
42" upper kitchen wall cabinets	\$495
<u>Countertops</u>	
Staron - solid surface countertops	
Sanded colors	(standard)
Aspen colors l/p/o Sanded colors	price per lineal ft \$32
Pebble colors l/p/o Sanded colors	price per lineal ft \$38
Talus colors l/p/o Sanded colors	price per lineal ft \$46
Quarry colors l/p/o Sanded colors	price per lineal ft \$53
Tempest colors l/p/o sanded colors	price per lineal ft \$60
Integral Staron kitchen sink	each \$795
Integral Staron bath sink	each \$450
Under mounted 8" stainless steel kitchen sink	each \$1,350
Granite countertops l/p/o laminate tops	by value request

Laundry Room Cabinets

Two white upper wall mount 3030 cabinets \$450

Vanity Cabinets

Drawer stack added to knee space (plan permitting)	\$225
Vanity drawer added to knee space (plan permitting)	\$225
Powder room – replace pedestal sink with vanity	\$250

Cultured marble vanity tops with integral bowls (master & hall baths)

Marble and Solid Colors (Matte finish, add \$90)	(standard)
Onyx and Granite Colors (Matte finish, add \$60)	\$575
Vein Granite Colors (Matte finish, add \$75)	\$730

Window Seat

Drywalled window seat w/ Formica top	\$325
Cabinets w/ Formica top	\$695

Ceiling Options

"Tray" effect ceiling - per room (plan permitting)	\$795
Smooth ceilings (NO texturing) – Ranch plans - walls and ceiling are same paint color	\$995
Smooth ceilings (NO texturing) – Ranch plans - walls and ceiling are two different paint colors	\$1,995
Smooth ceilings (NO texturing) – 2-Story plans - walls and ceiling are same paint color	\$1,995
Smooth ceilings (NO texturing) – 2-Story plans - walls and ceiling are two different paint colors	\$3,995

Note: Vintage Homes must point out that some ceiling joints may be noticeable with smooth ceilings. Results will meet or exceed BAGI Builder Standards.

Electrical Options

Cable jack – RG-6	\$50
Phone jack – CAT-5	\$50
Carbon monoxide detector	\$125
Ceiling lights	
- Pre-wire	\$75
- Installation per fixture – must also purchase pre-wire	\$35

Fans

Fan / light pre-wire (w/ 2 switches)	\$165
Fan/ light installation (white or wood blades) – must also purchase pre-wire	\$225
Fan speed control	\$60

Fixtures

Can lights (each)	\$95
Puck lights (each)	\$80
Eyeball recess (each)	\$105
Two head exterior flood light	\$175

Hot tub pre-wire	\$250
220 volt outlet	\$125
G.F.C.I. outlet (garage, etc.)	\$65
Interior outlet	\$40
Exterior outlet	\$60
Recessed plug	\$60
Dedicated 20 amp circuit (freezer, etc.)	\$125
Brass floor plug	\$195
Panel surge suppressor	\$315
Satellite system or home theater pre-wire	by value request
Speaker pre-wire (each installed)	\$150
Note: Includes blank plate junction box at each end (no terminals) with 16 gauge stranded wire between.	
Stair Lights (each installed)	\$125

Switches

Decora – wide toggle switch (whole house)	\$195
Dimmer switch (each)	\$50

Exterior & Miscellaneous Options

30 year dimensional shingles	\$795
Hardiplank fiber cement siding l/p/o vinyl siding	by value request
Deep color exterior trim (color to be approved by Vintage homes)	by value request
Interior design changes	by value request
Structural and / or elevation changes	by value request
Low E windows (price per window)	\$60
Additional concrete flatwork (price per square foot)	\$5
1 st floor wooden deck (price per square foot)	\$25
2 nd floor wooden deck (price per square foot)	\$35
Transom vinyl window	\$295
Single, vinyl single-hung window	\$295
Twin, vinyl single-hung window	\$595
Triple, vinyl single-hung window	\$795

Fireplaces - Direct Vent Options (Options 1 – 4)

Option 1 – ceramic surround and hearth (1 row) with casing & shelf mantle	\$2,995
Option 2 – Traditional - ceramic surround and hearth (1 row) with full mantle & legs surround	\$3,595
Option 3 – Contemporary – Granite hearth	\$3,595
Option 4 – Stone or Brick surround	by value request
Option 5 – Electric Fireplace – 45" with black glass door kit and stainless steel surround	\$2,795

Options

Additional row of tile at hearth	\$150
Art or television niche above fireplace	\$295
Blower with switch	\$295

Fireplace Remote Controls

On / off remote	\$175
On / off remote with thermometer readout	\$195
On / off remote with thermometer and thermostat that can be adjusted up or down to automatically turn fireplace on & off	\$275

Flooring Options

<u>Carpet – (stairs, 2nd floor hall, BRs, loft, etc.) price per square foot</u>	
1 st Upgrade	\$0.50
2 nd Upgrade	\$0.75
3 rd Upgrade	\$1.00
Additional color selections – one selection standard	\$125
Carpet Pad – note: Berber selections include 8 lb pad	
8 lb pad upgrade for carpets other than berber	\$495

Vinyl – (mechanical room, laundry room, etc.) price per square foot

1 st Upgrade	\$0.65
2 nd Upgrade	\$0.75
Additional color selections - one selection standard	\$125

Hardwood – (first floor except mechanical, laundry, etc.) price per square foot

Bamboo – nail down	(standard)
Oak – nail down	\$0.90
Maple – nail down	\$0.90
Cherry – nail down	\$1.90

Ceramic – (full baths) price per square foot

Level 1 tiles	(standard)
Level 2 tiles	\$0.50
Level 3 tiles	\$1.25
Any above choices laid at a 45 degree angle, add per square foot	\$3.50

Garage Options

Storage above garage (decked floor & pull down stairs)	\$750
Insulated garage door	\$195
Keyless entry pad for garage door opener	\$150
Workbench (includes workbench, peg board, one outlet & light)	\$450

Heating and Cooling Options

Upgrade to 90% gas furnace & power vent water heater	\$1,495
Honeywell electronic air cleaner	\$1,295
Media filter (Space Guard 4")	\$550
Honeywell power humidifier	\$850
Honeywell programmable thermostat	\$250

Interior Trim & Interior Finish Options

Standard wall colors: White or Antique White	no charge
Custom wall paint color (wall color to be approved by Vintage Homes)	by value request
Additional wall paint colors (per room)	\$495
Arches (per opening)	\$250
Chair rail (price per room)	\$495
Chair rail & panel mold squares (Wainscot effect – per room)	\$1,125
Note: Area from baseboard to chair rail painted with trim paint	
One piece crown mold (price per room)	\$595
Two piece crown mold – crown mold with panel mold below and wall between painted trim color (price per room)	\$995
Painted jamb extensions & casing for windows (price per window)	\$110
5-0 French interior true divided light door	\$795
Add transom above atrium doors	\$395
Lever style door knobs throughout	\$350

Stairs

Painted stair railing and square spindles l/p/o half wall (per floor)	\$795
Oak end caps (painted or stained) over treads & risers with 2' carpet runner up the center of stairs (per flight of stairs)	\$3,695
Oak or Maple treads & risers stained (per flight of stairs)	\$4,895
Oak or Maple stained treads & painted Poplar risers (per flight of stairs)	\$4,995

Note: Skirt boards in all above scenarios will be painted

Plumbing Options

Kitchen pull out sprayer faucet (chrome or white)	\$250
Single lever faucets throughout l/p/o standard faucets	\$295
Additional gas line	\$295
Hose bib - add an extra cold water hose bib (2 are standard)	\$150
Laundry tub (plan permitting)	\$595
5' shower with bi-pass doors l/p/o 5' tub/shower combo	\$595
5' garden tub with ceramic surround and a separate 4'x3' shower with bi-pass doors l/p/o standard bath layout. Also includes a 50 gallon water heater l/p/o standard 40 gallon (plan permitting)	\$3,195
Add jets to garden tub	\$575
Elongated stool bowl l/p/o round front (per stool)	\$80
Double bowl vanity l/p/o single bowl vanity with knee space	\$495
50 gallon gas water heater l/p/o 40 gallon	\$195
75 gallon gas water heater l/p/o 40 gallon	\$795
Water softener rough-in	\$450
Water softener installed (includes rough-in)	\$1,495
Powder room – Vessel sink l/p/o pedestal	\$1,795

Security Options

Standard package consists of a control pad with battery back up, police & fire panic buttons, silent panic feature, exterior door contacts, motion sensor, interior siren, and AC power monitoring.

Additional Keypad	\$150
Window sensor (each)	\$60
Motion or glass break detector	\$150
Heat detector	\$95
Additional interior siren	\$95
Outdoor siren	\$100
Wireless Panic	\$225
Sump pump monitor	\$150

Shelving Options

Free slide shelving throughout	\$250
MDF solid shelving throughout l/p/o wire shelving	\$1,395

Lofts per Plan

<u>Plan</u>	<u>Square Footage</u>	<u>Finished</u>	<u>Unfinished</u>
Adams	334	\$14,350	\$10,250
Belmont	632	\$26,800	\$19,150
Benjamin	"A" – 321 ; "B" - 272	\$12,950	\$9,250
Evanston	533	\$21,715	\$15,545
Forsythe	725	\$25,750	\$18,450
Riley	498	\$23,950	\$17,150
Sutherland	556	\$20,650	\$14,800
Winthrop	"A" – 440 ; "B" - 422	\$15,250	\$10,950

Note: Unfinished loft includes room & attic trusses, finished stairwell, exterior door, base electrical, sub floor decking, & capped off heat runs.

Finished loft includes all of the above plus R-19 wall & R-38 ceiling insulation, drywall, paint, standard carpet & pad, interior trim, heat registers, & standard light fixtures. The exterior door from the unfinished loft is replaced with an interior door.

Supplemental Options – (prices and availability are subject to change without notice)

Lavata Vanities

Vanity Styles for Full Baths

SOHO

Quantity 1 in lieu of a standard double bowl vanity in Maple Rossiter with sinks, faucets, mirror, etc. \$1350

One additional SOHO in the same bath to accomplish having two vanities/sinks (room permitting) \$2150

SOUTH BEACH

Quantity 1 in lieu of a standard double bowl vanity in Maple Rossiter with sinks, faucets, mirror, etc. \$1625

Note this vanity only comes as a double bowl

SANTA FE

Quantity 1 in lieu of a standard double bowl vanity in Maple Rossiter with sinks, faucets, mirror, etc. \$1850

One additional SANTA FE in the same bath to accomplish having two vanities/sinks (room permitting) \$2650

Vanity Style for Half Baths

LA SAMANNA

Quantity 1 in lieu of standard Kohler pedestal sink, faucet, mirror, etc. \$825