

Magnolia Option Pricing

Building Permit Requirements - Must be selected with purchase and sale agreement

Electrical

<input type="checkbox"/> Personalized Solar Design (Must meet with NWR within 14 days of signing contract.)	\$1.00
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Exterior

<input type="checkbox"/> Additional Window Package (includes fixed window @ master, bed 2, bed 4, bed 5, and garage)	\$950.00
<input type="checkbox"/> Black Vinyl Windows (black coated exterior, white interior)	\$3,600.00
<input type="checkbox"/> Covered Back Patio	\$18,500.00

Fireplace

<input type="checkbox"/> Fireplace Package - Per Plan	\$12,000.00
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Garage

<input type="checkbox"/> 3rd Car Garage Bay (Includes Man Door to Rear of House)	\$28,000.00
<input type="checkbox"/> Garage Man Door (Pad, Light, Keyed Lock and Deadbolt)	\$1,150.00

Interior

<input type="checkbox"/> Bedroom #6 Option	\$3,800.00
<input type="checkbox"/> Full Bath on Main Floor	\$1,800.00
<input type="checkbox"/> Guest Bath on Upper Floor	\$4,500.00
<input type="checkbox"/> Optional Den with French Doors (includes door style selected)	\$470.00
<input type="checkbox"/> Upgrade Half Wall to Open Rail	\$2,000.00

Plumbing

<input type="checkbox"/> 6' Master Shower (Includes Tiled Walls, Bench Seat, Mudset Pan and Frameless Shower Door)	\$9,500.00
<input type="checkbox"/> Additional Hose Bib (Locations Limited)	\$150.00
<input type="checkbox"/> Double Sink in 2nd Bath - Includes Extra Light and Outlet (Note: Price subject to change depending on fixture style & finish)	\$750.00
<input type="checkbox"/> Double Sink in Master - Includes Extra Light and Outlet (Note: Price subject to change depending on fixture style & finish)	\$750.00
<input type="checkbox"/> Hot/Cold Hose Bib in Garage - Per Plan	\$380.00
<input type="checkbox"/> Laundry Sink with Base and Upper Cabinets (58" above finished floor)	\$5,200.00
<input type="checkbox"/> Shower Enclosure: Frameless Shower Door with Half Wall, Tiled Shower Walls, and Mudset Shower Pan (Includes 2 Shelves)	\$11,000.00

Designer Options - These options can be added with the purchase and sale agreement or at the pre-construction meeting

Appliances

<input type="checkbox"/> Appliance Package #1 - Whirlpool - Electric Freestanding Range - Stainless Steel	\$300.00
<input type="checkbox"/> Appliance Package #2 - Whirlpool - Gas Freestanding w/ Front Control Range - Stainless Steel	\$2,250.00
<input type="checkbox"/> Appliance Package #3 - Maytag - Gas Freestanding w/ Front Control Range - Stainless Steel	\$3,000.00

Appliances

<input type="checkbox"/>	Appliance Package #3A - Maytag (only available with Range Hood option, replaces Whirlpool range and dishwasher)	\$400.00
<input type="checkbox"/>	Appliance Package #4 - KitchenAid - Gas Freestanding w/ Front Control Range - Stainless Steel	\$3,800.00
<input type="checkbox"/>	Appliance Package #4A - KitchenAid (only available with Range Hood option, replaces Whirlpool range and dishwasher)	\$700.00
<input type="checkbox"/>	Personalized Appliance Package (Must Meet with Fred's Appliance Two Weeks Prior To Pre-Construction Date)	\$1.00
<input type="checkbox"/>	Range Hood - 36" Stainless Steel (includes Whirlpool gas range and dishwasher, Sharp microwave drawer, under cabinet lighting, and Group A full height back splash)	\$6,000.00
<input type="checkbox"/>	Range Hood w/ Double Wall Oven - 36" SS range hood, 30" gas cooktop, Kitchenaid double wall oven, Kitchenaid dishwasher, Sharp microwave drawer, under cabinet lighting, and Group A full height back splash)	\$12,500.00
<input type="checkbox"/>	Range Hood w/ Double Wall Oven - 36" stainless steel range hood, 30" gas cooktop, Whirlpool double wall oven, Whirlpool dishwasher, Sharp microwave drawer, under cabinet lighting, and Group A full height back splash)	\$11,000.00

Cabinets

<input type="checkbox"/>	3-Drawer Base Cabinet in lieu of Standard Base Cabinet (Permitted Locations Only)	\$425.00
<input type="checkbox"/>	3-Drawer Corner Cabinet in lieu of Standard Corner Cabinet	\$900.00
<input type="checkbox"/>	42" Upper Cabinets	\$825.00
<input type="checkbox"/>	54" Upper Cabinets	\$3,500.00
<input type="checkbox"/>	Cabinet Door Upgrade - Laredo, Savannah, or Somerset Door Styles	\$1,500.00
<input type="checkbox"/>	Cabinet Knobs - Whole House	\$1,000.00
<input type="checkbox"/>	Cabinets Over Washer and Dryer (58" above finished floor)	\$1,100.00
<input type="checkbox"/>	Coffee Bar Cabinets (Includes base cabinets with laminate countertops, Group A single row tile backsplash, and outlet)	\$2,150.00
<input type="checkbox"/>	Mudroom / Drop Zone Cabinets	\$3,600.00
<input type="checkbox"/>	Pullout Garbage and Recycling Center (Two-Bin, Max 21" Cabinet Width; Pre-Determined Location)	\$575.00
<input type="checkbox"/>	Standard Rollout Shelves (3"; 2 rollouts per cabinet; base cabinets only, priced per cabinet)	\$400.00
<input type="checkbox"/>	Upgrade to Hickory Cabinets	\$1,000.00
<input type="checkbox"/>	Upgrade to Painted Cabinets (Maple Wood Only)	\$3,500.00

Countertops

<input type="checkbox"/>	Granite Countertops Group A - Kitchen	\$4,880.00
<input type="checkbox"/>	Granite Countertops Group A - Laundry	\$1,050.00
<input type="checkbox"/>	Granite Countertops Group A - Main Bath	\$920.00
<input type="checkbox"/>	Granite Countertops Group A - Master Bath	\$1,140.00
<input type="checkbox"/>	Granite Countertops Group A - Optional Coffee Bar	\$820.00
<input type="checkbox"/>	Granite Countertops Group A - Optional Full Bath	\$700.00
<input type="checkbox"/>	Granite Countertops Group A - Optional Kitchen Pantry	\$1,120.00
<input type="checkbox"/>	Granite Countertops Group A - Optional Upper Bath	\$600.00
<input type="checkbox"/>	Granite Countertops Group A - Powder	\$600.00
<input type="checkbox"/>	Quartz Countertops Group B - Kitchen	\$6,890.00
<input type="checkbox"/>	Quartz Countertops Group B - Laundry	\$1,720.00

Countertops

<input type="checkbox"/>	Quartz Countertops Group B - Main Bath	\$1,360.00
<input type="checkbox"/>	Quartz Countertops Group B - Master Bath	\$1,690.00
<input type="checkbox"/>	Quartz Countertops Group B - Optional Coffee Bar	\$1,370.00
<input type="checkbox"/>	Quartz Countertops Group B - Optional Full Bath	\$980.00
<input type="checkbox"/>	Quartz Countertops Group B - Optional Kitchen Pantry	\$1,890.00
<input type="checkbox"/>	Quartz Countertops Group B - Optional Upper Bath	\$810.00
<input type="checkbox"/>	Quartz Countertops Group B - Powder	\$810.00

Electrical

<input type="checkbox"/>	Additional Coaxial Jacks (Each) - Added via Red Line	\$70.00
<input type="checkbox"/>	Additional Light Switch	\$75.00
<input type="checkbox"/>	Additional Outlet - 110-V Duplex Receptacle (Each) - Added via Red Line	\$75.00
<input type="checkbox"/>	Can Light - 2ea (replaces standard surface mount light fixture)	\$180.00
<input type="checkbox"/>	Can Light - 4ea (replaces standard surface mount light fixture)	\$300.00
<input type="checkbox"/>	Can Light with Switch - 2ea (in addition to other light fixtures in space)	\$250.00
<input type="checkbox"/>	Can Light with Switch - 4ea (in addition to other light fixtures in space)	\$370.00
<input type="checkbox"/>	Can Light with Switch - 6ea (in addition to other light fixtures in space)	\$490.00
<input type="checkbox"/>	Cat-6 Data Outlets (For Future Exterior Cameras) - Added via Red Line	\$135.00
<input type="checkbox"/>	Cat-6 Data Outlets - Added via Red Line	\$135.00
<input type="checkbox"/>	Ceiling Fan (in addition to other light fixtures in space)	\$600.00
<input type="checkbox"/>	Ceiling Fan (replaces surface mount light fixture)	\$550.00
<input type="checkbox"/>	Ceiling Fan Pre-Wire (in addition to light fixtures in space) - Interior Only; Does Not Include Fan	\$200.00
<input type="checkbox"/>	Ceiling Fan Pre-Wire (replaces light fixture) - Interior Only; Does Not Include Fan	\$125.00
<input type="checkbox"/>	Dedicated 110V/20 Amp Outlet - Media/Office	\$200.00
<input type="checkbox"/>	Dedicated 220V/20 Amp Outlet - Interior	\$275.00
<input type="checkbox"/>	Dedicated 220V/30 Amp Outlet - Exterior	\$500.00
<input type="checkbox"/>	Dedicated 220V/30 Amp Outlet - Interior	\$300.00
<input type="checkbox"/>	Dedicated Freezer Circuit	\$155.00
<input type="checkbox"/>	Dimmer Switch (Each) - Added via Red Line	\$95.00
<input type="checkbox"/>	Electric Vehicle Charger with 3.8kW Inverter, Level 2 J1772 Charging Connector and 25ft Cord - Solar Powered and Grid-Tied (Located within 5ft of Electrical Panel; Requires Solar Panel System)	\$1,700.00
<input type="checkbox"/>	Exterior Waterproof Outlet (Each) - Added via Red Line	\$100.00
<input type="checkbox"/>	Floor Outlet - Each	\$215.00
<input type="checkbox"/>	Flush Mount Ceiling Light with Switch - 1 ea (in addition to other light fixtures in space)	\$90.00
<input type="checkbox"/>	Hot Tub 50 Amp Prewire - (Buyer's Responsibility to Verify Compatibility)	\$775.00
<input type="checkbox"/>	LED Disk Light with Switch - 1ea (in addition to other light fixtures in space)	\$75.00

Electrical

<input type="checkbox"/>	Pendant Lighting at Kitchen Bar (3) - Rough In Only	\$200.00
<input type="checkbox"/>	Pendant Lighting at Kitchen Bar - Group A (3ea)	\$575.00
<input type="checkbox"/>	Pendant Lighting at Kitchen Bar - Group B (3ea)	\$875.00
<input type="checkbox"/>	Pendant Lighting at Kitchen Bar - Group C (3ea)	\$1,275.00
<input type="checkbox"/>	Smart Dimmer Switch (Each)	\$125.00
<input type="checkbox"/>	Smart Dimmer Switch: 3-way (Includes Dimmer Switch and Accessory Switch)	\$200.00
<input type="checkbox"/>	Smart Dimmer Switch: 4-way (Includes Dimmer Switch and 2ea Accessory Switches)	\$275.00
<input type="checkbox"/>	Smurf Tube with Additional Outlet - Added via Red Line	\$185.00
<input type="checkbox"/>	Soffit Outlet (Each) - Added via Red Line	\$140.00
<input type="checkbox"/>	Soffit Outlet w/Switch (Each) - Added via Red Line	\$250.00
<input type="checkbox"/>	Switched Exterior Waterproof Outlet (Each) - Added via Red Line	\$135.00
<input type="checkbox"/>	Switched Outlet - 110-V Duplex Receptacle (Each) - Added via Red Line	\$110.00
<input type="checkbox"/>	Two Gang Outlet	\$95.00
<input type="checkbox"/>	Under Cabinet Lighting	\$950.00
<input type="checkbox"/>	Wire & Cap with Switch for Future Light	\$75.00

Exterior

<input type="checkbox"/>	Exterior Concrete - Additional Broomed Finished Concrete Per SQFT (flat areas only)	\$10.00
<input type="checkbox"/>	Exterior Concrete - Upgrade to Exposed Aggregate Finish - Per SQFT for Flat Areas	\$4.00
<input type="checkbox"/>	Garage Stone Accent	\$1,400.00
<input type="checkbox"/>	Garage Stone Accent - 3rd Car Garage Option	\$750.00
<input type="checkbox"/>	Landscape: Upgraded Front Yard Landscaping (includes sod, concrete mow curbing, choice of rock in planter beds and larger plants)	\$1,200.00
<input type="checkbox"/>	Rear Yard Landscaping (Bid Must Be Requested One Week Prior To Pre-Construction Date)	\$1.00
<input type="checkbox"/>	Stone Columns	\$1,990.00
<input type="checkbox"/>	Upgraded Front Door - Masonite Stained Wood Door, 4-Lite w/ Rain Glass	\$2,500.00
<input type="checkbox"/>	Upgraded Front Door - Rogue Valley Stained Wood Door, 9-Lite w/ Clear Glass	\$1,800.00
<input type="checkbox"/>	Upgraded Front Door - Therma Tru Pulse - 3-Lite Smooth Fiberglass w/ Chinchilla Glass	\$950.00
<input type="checkbox"/>	Upgraded Front Door - Therma Tru Smooth Star 601 - Half-Lite Smooth Fiberglass w/ Clear Glass	\$575.00

Fireplace

<input type="checkbox"/>	Stone Surround on Fireplace	\$1,000.00
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Garage

<input type="checkbox"/>	Belt Drive Garage Door Opener - Wi-Fi Capable (Each Door)	\$250.00
<input type="checkbox"/>	Finish Interior of Garage: Includes Texture and White Paint	\$2,710.00
<input type="checkbox"/>	Finish Interior of Garage: Includes Texture and White Paint (Includes 3 Car Garage)	\$3,930.00
<input type="checkbox"/>	Garage Door Upgrade - Carriage Panel	\$650.00

Garage

<input type="checkbox"/>	Garage Door Upgrade - Carriage Panel (3rd Car)	\$450.00
<input type="checkbox"/>	Windows in 3rd Car Garage Door	\$300.00
<input type="checkbox"/>	Windows in Garage Door (Non-Insulated Glass)	\$600.00

HVAC

<input type="checkbox"/>	Gas Piping for Range	\$500.00
<input type="checkbox"/>	Gas Stub to Exterior	\$550.00

Interior

<input type="checkbox"/>	Appliance Pantry (Includes base and upper cabinets, white melamine closet package, under cabinet lights, 2 outlets on one dedicated circuit)	\$8,500.00
<input type="checkbox"/>	Chamfered Drywall Corners	\$1,400.00
<input type="checkbox"/>	Closet Organization System - Master Closet	\$7,400.00
<input type="checkbox"/>	Closet Organization System - Pantry	\$4,900.00
<input type="checkbox"/>	Door Hardware - Lever Handles w/ Front Door Handleset (Multiple Styles and Finishes Available)	\$600.00
<input type="checkbox"/>	Interior Door Upgrade: Denman/Yarrow/Mercer/Aberdeen Doors (Whole House)	\$500.00
<input type="checkbox"/>	Optional Door at Master Walk-in Closet	\$400.00
<input type="checkbox"/>	Optional Door at Upper Bath	\$400.00
<input type="checkbox"/>	Trim Package A [Site Painted; 3-1/4" Base; Windows: Sill & Apron (Excludes Clerestory, Transoms and Sills Above 5 Feet); Closet: No Wrap; Skirts at Stairs]	\$6,500.00
<input type="checkbox"/>	Trim Package B [Site Painted; 5-1/4" Base Main Floor, 3-1/4" Base Upper; Windows: Full Wrap Throughout (Excludes Clerestory); Closets: Full Wrap; Skirts at Stairs; Cased Openings as Designated on Plans]	\$13,000.00

Plumbing

<input type="checkbox"/>	Additional Shelf in Shower (EA) - Requires Tiled Shower Walls	\$150.00
<input type="checkbox"/>	Grab Bar (24"; Finish to Match Plumbing Fixtures; Location Pre-Determined and Only Available with Tiled Walls)	\$350.00
<input type="checkbox"/>	Handheld Showerhead to Replace Existing Showerhead (Finish to Match Other Plumbing Fixtures)	\$100.00
<input type="checkbox"/>	Kitchen Sink - Cast Iron Farmhouse, Single Bowl (Only Available with Granite or Quartz)	\$1,650.00
<input type="checkbox"/>	Kitchen Sink - Composite Equal Compartment, Multiple Colors Available (Only Available with Granite or Quartz)	\$500.00
<input type="checkbox"/>	Kitchen Sink - Composite Single Bowl - Specify From Available Colors	\$650.00
<input type="checkbox"/>	Kitchen Sink - Stainless Farmhouse Single or Double Bowl (Only Available with Granite or Quartz)	\$1,150.00
<input type="checkbox"/>	Kitchen Sink - Stainless Single Bowl (Only Available with Granite or Quartz)	\$75.00
<input type="checkbox"/>	Plumbing Fixtures: Align Brushed Gold (Bath Hardware to Match)	\$3,500.00
<input type="checkbox"/>	Plumbing Fixtures: Align Brushed Nickel (Bath Hardware to Match)	\$2,800.00
<input type="checkbox"/>	Plumbing Fixtures: Align Chrome (Bath Hardware to Match)	\$1,400.00
<input type="checkbox"/>	Plumbing Fixtures: Align Matte Black (Bath Hardware to Match)	\$3,000.00
<input type="checkbox"/>	Plumbing Fixtures: Belfield Brushed Nickel (Bath Hardware to Match)	\$2,800.00
<input type="checkbox"/>	Plumbing Fixtures: Belfield Chrome (Bath Hardware to Match)	\$1,300.00
<input type="checkbox"/>	Plumbing Fixtures: Belfield Oil Rubbed Bronze (Bath Hardware to Match)	\$3,200.00

Plumbing

<input type="checkbox"/>	Plumbing Fixtures: Eva Brushed Nickel (Bath Hardware to Match)	\$1,600.00
<input type="checkbox"/>	Plumbing Fixtures: Eva Oil Rubbed Bronze (Bath Hardware to Match)	\$1,700.00
<input type="checkbox"/>	Plumbing Fixtures: Genta Brushed Nickel (Bath Hardware to Match)	\$1,400.00
<input type="checkbox"/>	Plumbing Fixtures: Genta Chrome (Bath Hardware to Match)	\$400.00
<input type="checkbox"/>	Plumbing Fixtures: Genta Matte Black (Bath Hardware to Match)	\$1,500.00
<input type="checkbox"/>	Second Shower Head - Handheld Shower w/ Slidebar (Finish to Match Other Plumbing Fixtures)	\$950.00
<input type="checkbox"/>	Second Shower Head - Master Shower (Note: Price subject to change depending on fixture style & finish)	\$575.00
<input type="checkbox"/>	Second Shower Head - Rainshower (10", mounted from ceiling, finish to match other plumbing fixtures)	\$1,200.00
<input type="checkbox"/>	Shower Enclosure: Barn Door Shower Door w/ Tiled Shower Walls (Includes 2 Shelves)	\$7,200.00
<input type="checkbox"/>	Shower Enclosure: Framed 5ft By-Pass Door - BN or ORB	\$1,450.00
<input type="checkbox"/>	Shower Enclosure: Framed 5ft By-Pass Door - Chrome	\$1,300.00
<input type="checkbox"/>	Shower Enclosure: Framed 5ft By-Pass Door - Black	\$2,100.00
<input type="checkbox"/>	Shower Enclosure: Framed Shower Door (Black) w/ Tiled Shower Walls (Includes 2 Shelves)	\$5,000.00
<input type="checkbox"/>	Shower Enclosure: Framed Shower Door (BN or ORB) w/ Tiled Shower Walls (Includes 2 Shelves)	\$4,400.00
<input type="checkbox"/>	Shower Enclosure: Framed Shower Door (Chrome) w/ Tiled Shower Walls (Includes 2 Shelves)	\$4,300.00
<input type="checkbox"/>	Shower Enclosure: Frameless Shower Door w/ Tiled Shower Walls (Includes 2 Shelves)	\$6,400.00
<input type="checkbox"/>	Square Undermount Vanity Sink (per sink) - Only Available with Granite or Quartz	\$150.00
<input type="checkbox"/>	Tiled Corner Shower Bench (30" Across Front) - Requires Tiled Shower Walls	\$400.00
<input type="checkbox"/>	Tiled Mudset Shower Pan (Only Available with Tiled Shower Walls - Choice of Tile at Design Center)	\$3,000.00
<input type="checkbox"/>	Tiled Shower Niche: Three Shelves (Approx. 11x36 Finished Opening, Dimensions Vary, 16x42 Rough Opening) - Requires Tiled Shower Walls	\$1,000.00
<input type="checkbox"/>	Tub/Shower Walls to be Tiled (Slide-in Tub in lieu of Fiberglass Tub/Shower)	\$3,250.00

Window Coverings

<input type="checkbox"/>	Faux Wood Window Blinds (Pre-Determined Window Locations, Generally Excludes Clerestory, Transoms, Bathrooms and Garages)	\$3,420.00
<input type="checkbox"/>	Faux Wood Window Blinds - Additional Window Package (excludes garage windows)	\$500.00
<input type="checkbox"/>	Slider Door Roller Shade: Per Door (Must be selected with a standard blind package)	\$2,000.00