Greenstone
ENRICHED LIVING. LASTING VALUE.

Magnolia Option Pricing

Buyer: _____

Address: _____

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

Electrical

☐	Solar - 3,600 kWh Grid-Tied Photovoltaic System (Idaho Only)	$12,500.00
☐	Solar - 7.6kW Expansion Ready - Includes larger wire and larger inverter for future expansion (Add-on to the 3,600kWh system)	$2,250.00
☐	Solar - EV Charger (Add-on to solar photovoltaic system)	$1,350.00

Exterior

☐	Black Vinyl Windows (black coated exterior, white interior)	$6,400.00
☐	Covered Back Patio	$18,500.00
☐	Sliding Glass Door Off Master (Includes concrete patio, light and switch)	$3,500.00

Fireplace

☐	Fireplace Package - Full Height Stone Surround - Per Plan	$16,500.00
☐	Fireplace Package - Full Height Tile Surround - Per Plan	$16,000.00
☐	Fireplace Package - Per Plan	$13,800.00

Garage

☐	3rd Car Garage Bay (Includes Man Door to Rear of House)	$28,000.00
☐	Garage Man Door (Pad, Light, Keyed Lock and Deadbolt)	$1,150.00

Interior

☐	Bedroom #6 Option	$3,800.00
☐	Guest Bath on Upper Floor	$4,500.00
☐	Optional Den with Double Doors (includes door style selected)	$470.00
☐	Upgrade Half Wall to Open Rail	$3,400.00

Plumbing

☐	6' Master Shower with Composite Pan (Includes Tiled Walls, Bench Seat, and Frameless Shower Door)	$9,000.00
☐	6' Master Shower with Mudset Pan (Includes Tiled Walls, Bench Seat, and Frameless Shower Door)	$9,500.00
☐	Double Sink in 2nd Bath - Includes Extra Light and Outlet	$1,000.00
☐	Hot/Cold Hose Bib in Garage - Per Plan	$380.00
☐	Laundry Sink with Base and Upper Cabinets (58" above finished floor)	$5,200.00

Plumbing

☐	Mudset Master Shower w/ Half Wall - Includes Frameless Shower Door, Tiled Walls, and 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

☐	Appliance Package #1 - Whirlpool - Gas Freestanding w/ Front Control Range - Stainless Steel	$1,850.00
☐	Personalized Appliance Package (Must Meet with Fred's Appliance Two Weeks Prior To Pre-Construction Date)	$1.00
☐	Range Hood - 36" Stainless Steel (includes Whirlpool gas range and dishwasher, Zephyr microwave drawer, under cabinet lighting, and Group A full height back splash)	$6,000.00
☐	Range Hood - 36" Wood Hood with Liner/Blower (includes Whirlpool gas range and dishwasher, Zephyr microwave drawer, under cabinet lighting, and Group A full height backsplash)	$8,500.00
☐	Range Hood w/ Double Wall Oven - 36" SS range hood, 30” gas cooktop, Kitchenaid double wall oven, Kitchenaid dishwasher, Zephyr microwave drawer, under cabinet lighting, and Group A full height back splash)	$12,500.00
☐	Range Hood w/ Double Wall Oven - 36" wood hood with liner/blower, 30” gas cooktop, Kitchenaid double wall oven, Kitchenaid dishwasher, Zephyr microwave drawer, under cabinet lighting, and Group A full height backsplash)	$15,000.00

Cabinets

☐	3-Drawer Base Cabinet in lieu of Standard Base Cabinet (Permitted Locations Only)	$425.00
☐	3-Drawer Corner Cabinet in lieu of Standard Corner Cabinet	$900.00
☐	54" Upper Cabinets	$4,000.00
☐	Appliance Pantry (Includes base and upper cabinets, white melamine closet package, under cabinet lights, 4 outlets on one dedicated circuit)	$8,500.00
☐	Cabinet Door Upgrade - Laredo, Savannah, or Somerset Door Styles	$1,500.00
☐	Cabinet Hardware - Whole House	$1,000.00
☐	Cabinets Over Washer and Dryer (58" above finished floor)	$1,200.00
☐	Coffee Bar Cabinets (Includes base cabinets with laminate countertops, Group A single row tile backsplash, and outlet)	$2,150.00
☐	Mudroom / Drop Zone Cabinets	$3,600.00
☐	Pullout Garbage and Recycling Center (Two-Bin, Max 21" Cabinet Width; Pre-Determined Location)	$575.00
☐	Standard Rollout Shelves (3"; 2 rollouts per cabinet; base cabinets only, priced per cabinet)	$400.00
☐	Upgrade to Hickory Cabinets	$1,000.00
☐	Upgrade to Painted Cabinets (Maple Wood Only)	$3,500.00

Countertops

☐	Solid Surface Backsplash - 2cm, 4in - Laundry	$110.00
☐	Solid Surface Backsplash - 2cm, 4in - Main Bath	$80.00
☐	Solid Surface Backsplash - 2cm, 4in - Master Bath	$160.00
☐	Solid Surface Backsplash - 2cm, 4in - Optional Upper Bath	$70.00
☐	Solid Surface Backsplash - 2cm, 4in - Upper Bath	$140.00
☐	Solid Surface Countertops Group A - Kitchen (Countertop overhangs may vary up to 4" from plan dimensions due to material and fabrication limitations. Greater reductions may require an additional seam to maintain the intended countertop dimensions.)	$4,360.00

Countertops

☐	Solid Surface Countertops Group A - Laundry	$1,820.00
☐	Solid Surface Countertops Group A - Main Bath	$720.00
☐	Solid Surface Countertops Group A - Master Bath	$1,480.00
☐	Solid Surface Countertops Group A - Optional Coffee Bar	$900.00
☐	Solid Surface Countertops Group A - Optional Kitchen Pantry	$1,630.00
☐	Solid Surface Countertops Group A - Optional Upper Bath	$600.00
☐	Solid Surface Countertops Group A - Upper Bath	$960.00
☐	Solid Surface Countertops Group B - Kitchen (Countertop overhangs may vary up to 4" from plan dimensions due to material and fabrication limitations. Greater reductions may require an additional seam to maintain the intended countertop dimensions.)	$5,600.00
☐	Solid Surface Countertops Group B - Laundry	$2,130.00
☐	Solid Surface Countertops Group B - Main Bath	$840.00
☐	Solid Surface Countertops Group B - Master Bath	$1,730.00
☐	Solid Surface Countertops Group B - Optional Coffee Bar	$1,160.00
☐	Solid Surface Countertops Group B - Optional Kitchen Pantry	$2,060.00
☐	Solid Surface Countertops Group B - Optional Upper Bath	$700.00
☐	Solid Surface Countertops Group B - Upper Bath	$1,160.00
☐	Solid Surface Countertops Group C - Kitchen (Countertop overhangs may vary up to 4" from plan dimensions due to material and fabrication limitations. Greater reductions may require an additional seam to maintain the intended countertop dimensions.)	$6,840.00
☐	Solid Surface Countertops Group C - Laundry	$2,440.00
☐	Solid Surface Countertops Group C - Main Bath	$970.00
☐	Solid Surface Countertops Group C - Master Bath	$1,980.00
☐	Solid Surface Countertops Group C - Optional Coffee Bar	$1,410.00
☐	Solid Surface Countertops Group C - Optional Kitchen Pantry	$2,500.00
☐	Solid Surface Countertops Group C - Optional Upper Bath	$800.00
☐	Solid Surface Countertops Group C - Upper Bath	$1,360.00

Electrical

☐	Additional Coaxial Jacks (Each) - Added via Red Line	$70.00
☐	Additional Light Switch	$75.00
☐	Additional Outlet - 110-V Duplex Receptacle (Each) - Added via Red Line	$75.00
☐	Can Light - 2ea (replaces standard surface mount light fixture)	$180.00
☐	Can Light - 4ea (replaces standard surface mount light fixture)	$300.00
☐	Can Light with Switch - 2ea (in addition to other light fixtures in space)	$250.00
☐	Can Light with Switch - 4ea (in addition to other light fixtures in space)	$370.00
☐	Can Light with Switch - 6ea (in addition to other light fixtures in space)	$490.00
☐	Cat-6 Data - Added via Red Line	$125.00

Electrical

☐	Cat-6 Data and Soffit Outlet (For Future Exterior Cameras) - Added via Red Line	$275.00
☐	Ceiling Fan Pre-Wire - Interior Only; Does Not Include Fan	$200.00
☐	Dedicated 110V/20 Amp Outlet - Media/Office/Bidet	$200.00
☐	Dedicated 220V/20 Amp Prewire - Interior	$275.00
☐	Dedicated 220V/30 Amp Prewire - Exterior	$500.00
☐	Dedicated 220V/30 Amp Prewire - Interior	$300.00
☐	Dedicated 220V/40 Amp Prewire - Garage	$800.00
☐	Dedicated 220V/40 Amp Prewire - Interior	$500.00
☐	Dedicated Freezer Circuit	$155.00
☐	Dimmer Switch (Each) - Added via Red Line	$95.00
☐	Exterior Waterproof Outlet (Each) - Added via Red Line	$100.00
☐	Floor Outlet - Each	$215.00
☐	Flush Mount Ceiling Light with Switch - 1ea (in addition to other light fixtures in space)	$90.00
☐	Garage Lighting - 48" LED Fixture (Each)	$100.00
☐	Hot Tub 50 Amp Prewire - (Buyer's Responsibility to Verify Compatibility)	$775.00
☐	LED Disk Light with Switch - 1ea (in addition to other light fixtures in space)	$75.00
☐	Pendant Lighting at Kitchen Bar (3) - Rough In Only	$200.00
☐	Pendant Lighting at Kitchen Bar - Group A (3ea)	$575.00
☐	Pendant Lighting at Kitchen Bar - Group B (3ea)	$875.00
☐	Pendant Lighting at Kitchen Bar - Group C (3ea)	$1,275.00
☐	Quad Outlet	$95.00
☐	Smurf Tube with Additional Outlet - Added via Red Line	$185.00
☐	Soffit Outlet (Must be selected with dedicated soffit outlet) (Each) - Added via Red Line	$140.00
☐	Soffit Outlet w/ Switch and Dedicated Circuit (Each) - Added via Red Line	$250.00
☐	Switched Exterior Waterproof Outlet (Each) - Added via Red Line	$135.00
☐	Switched Outlet - 110-V Duplex Receptacle (Each) - Added via Red Line	$110.00
☐	Under Cabinet LED Strip Lighting	$900.00
☐	Wire & Cap with Switch for Future Light	$75.00

Exterior

☐	Exterior Concrete - Additional Broomed Finished Concrete Per SQFT (flat areas only)	$13.00
☐	Exterior Concrete - Upgrade to Exposed Aggregate Finish - Front Porch and Walkway	$370.00
☐	Garage Stone Accent	$1,600.00
☐	Garage Stone Accent - 3rd Car Garage Option	$1,100.00
☐	Landscape: Upgraded Front Yard Landscaping (includes sod, concrete mow curbing, choice of rock in planter beds and larger plants)	$1,200.00

Exterior

☐	Stone Columns	$1,990.00
☐	Upgraded Front Door - Masonite Belleville - 3-Lite Smooth Fiberglass w/ Chinchilla Glass	$950.00
☐	Upgraded Front Door - Masonite Stained Wood Door, 4-Lite w/ Rain Glass	$2,500.00
☐	Upgraded Front Door - Masonite Winslow - Third-Lite Smooth Fiberglass w/ Clear Glass	$575.00
☐	Upgraded Front Door - Rogue Valley Stained Wood Door, 9-Lite w/ Clear Glass	$1,800.00

Fireplace

☐	Stone Surround on Fireplace	$1,000.00

Garage

☐	Belt Drive Garage Door Opener - Wi-Fi Capable (3rd Car Door Only)	$400.00
☐	Garage Door Upgrade - Carriage Panel	$650.00
☐	Garage Door Upgrade - Carriage Panel (3rd Car)	$450.00
☐	Garage Door Upgrade - Contemporary	$2,750.00
☐	Garage Door Upgrade - Contemporary (3rd Car)	$1,850.00
☐	Windows in 3rd Car Garage Door	$300.00
☐	Windows in Garage Door (Non-Insulated Glass)	$600.00

HVAC

☐	Gas Piping for Range	$650.00
☐	Gas Stub to Exterior (1/2 in.)	$500.00

Interior

☐	Chamfered Drywall Corners	$1,400.00
☐	Closet Organization System - Master Closet	$7,400.00
☐	Closet Organization System - Pantry	$4,900.00
☐	Door Hardware - Lever Handles w/ Front Door Handleset (Multiple Styles and Finishes Available)	$600.00
☐	Insulate Interior Walls with Rockwool - Per LF of Wall	$25.00
☐	Interior Door Upgrade, Hollow Core: Yarrow/Aberdeen/Denman/Mercer (Whole House)	$500.00
☐	Interior Door Upgrade, Solid Core: Yarrow/Aberdeen/Denman/Mercer (Bi-fold and bomber doors will not be solid core)	$2,000.00
☐	Optional Door at Master Walk-in Closet	$400.00
☐	Optional Door at Upper Bath	$400.00
☐	Stackable Washer/Dryer Connection (Removes wire shelf. Not available with cabinets over washer and dryer)	$0.00
☐	Trim Package A [Site Painted; 5-1/4" Base; Windows: Sill & Apron (Excludes Clerestory, Transoms and Headboard Windows); Closets: Full Wrap; Skirts at Stairs]	$8,000.00
☐	Trim Package B [Site Painted; 5-1/4" Base; Windows: Full Wrap Throughout (Excludes Clerestory); Closets: Full Wrap; Skirts at Stairs; Cased Openings as Designated on Plans]	$12,000.00

Plumbing

☐	Additional Shelf in Shower (EA) - Requires Tiled Shower Walls	$150.00
☐	Fiberglass Shower Stall in lieu of Tub/Shower - Guest Bath	$0.00
☐	Fiberglass Shower Stall in lieu of Tub/Shower - Upper Bath	$0.00
☐	Freestanding Tub in lieu of Slide-in Tub in Master Bath	$4,000.00
☐	Grab Bar (24"; Finish to Match Plumbing Fixtures; Location Pre-Determined and Only Available with Tiled Walls)	$350.00
☐	Handheld Showerhead to Replace Existing Showerhead (Finish to Match Other Plumbing Fixtures)	$100.00
☐	Kitchen Sink - Cast Iron Farmhouse, Single Bowl (Only Available with Granite or Quartz)	$1,650.00
☐	Kitchen Sink - Composite Equal Compartment, Multiple Colors Available (Only Available with Granite or Quartz)	$500.00
☐	Kitchen Sink - Composite Single Bowl - Specify From Available Colors	$650.00
☐	Kitchen Sink - Stainless Single Bowl (Only Available with Granite or Quartz)	$75.00
☐	Plumbing Fixtures: Align Brushed Gold (Bath Hardware to Match)	$5,200.00
☐	Plumbing Fixtures: Align Brushed Gold Kitchen Faucet	$480.00
☐	Plumbing Fixtures: Align Chrome (Bath Hardware to Match)	$2,250.00
☐	Plumbing Fixtures: Align Chrome Kitchen Faucet	$400.00
☐	Plumbing Fixtures: Align Matte Black (Bath Hardware to Match)	$4,600.00
☐	Plumbing Fixtures: Align Matte Black Kitchen Faucet	$400.00
☐	Plumbing Fixtures: Arbor Spot Resistant Stainless Kitchen Faucet	$200.00
☐	Plumbing Fixtures: Belfield Brushed Nickel (Bath Hardware to Match)	$4,600.00
☐	Plumbing Fixtures: Belfield Oil Rubbed Bronze (Bath Hardware to Match)	$5,100.00
☐	Plumbing Fixtures: Belfield Oil Rubbed Bronze Kitchen Faucet	$480.00
☐	Plumbing Fixtures: Belfield Spot Resistant Stainless Kitchen Faucet	$350.00
☐	Plumbing Fixtures: Cia Brushed Gold (Paired with Black Bath Hardware)	$3,800.00
☐	Plumbing Fixtures: Cia Brushed Nickel (Bath Hardware to Match)	$3,600.00
☐	Plumbing Fixtures: Cia Matte Black (Bath Hardware to Match)	$3,900.00
☐	Plumbing Fixtures: Eva Brushed Nickel (Bath Hardware to Match)	$1,900.00
☐	Plumbing Fixtures: Nio Matte Black Kitchen Faucet	$600.00
☐	Plumbing Fixtures: Nio Spot Resistant Stainless Kitchen Faucet	$550.00
☐	Second Shower Head - Handheld Shower w/ Slidebar (Finish to Match Other Plumbing Fixtures, Not Available in ORB)	$950.00
☐	Second Shower Head - Master Shower (Align BG)	$900.00
☐	Second Shower Head - Master Shower (Align BL)	$800.00
☐	Second Shower Head - Master Shower (Align CH)	$600.00
☐	Second Shower Head - Master Shower (Belfield BN)	$850.00
☐	Second Shower Head - Master Shower (Belfield ORB)	$900.00
☐	Second Shower Head - Master Shower (Cia BG)	$900.00
☐	Second Shower Head - Master Shower (Cia BL)	$950.00

Plumbing

☐	Second Shower Head - Master Shower (Cia BN)	$900.00
☐	Second Shower Head - Master Shower (Eva BN)	$750.00
☐	Second Shower Head - Master Shower (Eva CH)	$575.00
☐	Second Shower Head - Rainshower (10", mounted from ceiling, finish to match other plumbing fixtures)	$1,500.00
☐	Shower Enclosure: Framed 5ft By-Pass Door - BN or ORB	$1,450.00
☐	Shower Enclosure: Framed 5ft By-Pass Door - Black	$2,100.00
☐	Shower Enclosure: Framed 5ft By-Pass Door - Chrome	$1,300.00
☐	Shower Enclosure: Framed Shower Door (BN or ORB) w/ Composite Pan and Tiled Shower Walls (Includes 2 Shelves)	$5,600.00
☐	Shower Enclosure: Framed Shower Door (BN or ORB) w/ Fiberglass Pan and Tiled Shower Walls (Includes 2 Shelves)	$4,400.00
☐	Shower Enclosure: Framed Shower Door (Black) w/ Composite Pan and Tiled Shower Walls (Includes 2 Shelves)	$6,200.00
☐	Shower Enclosure: Framed Shower Door (Black) w/ Fiberglass Pan and Tiled Shower Walls (Includes 2 Shelves)	$5,000.00
☐	Shower Enclosure: Framed Shower Door (Chrome) w/ Composite Pan and Tiled Shower Walls (Includes 2 Shelves)	$5,500.00
☐	Shower Enclosure: Framed Shower Door (Chrome) w/ Fiberglass Pan and Tiled Shower Walls (Includes 2 Shelves)	$4,300.00
☐	Shower Enclosure: Frameless Shower Door w/ Composite Pan and Tiled Shower Walls (Includes 2 Shelves)	$7,200.00
☐	Shower Enclosure: Frameless Shower Door w/ Fiberglass Pan and Tiled Shower Walls (Includes 2 Shelves)	$6,000.00
☐	Square Undermount Vanity Sink (per sink) - Only Available with Granite or Quartz	$150.00
☐	Tiled Corner Shower Bench (30" Across Front) - Requires Tiled Shower Walls	$400.00
☐	Tiled Mudset Shower Pan (Only Available in Master Shower with Tiled Shower Walls - Choice of Tile at Design Center)	$3,000.00
☐	Tiled Shower Niche: Three Shelves (Approx. 11x36 Finished Opening, Dimensions Vary, 16x42 Rough Opening) - Requires Tiled Shower Walls	$1,000.00
☐	Tub/Shower Walls to be Tiled (Slide-in Tub in lieu of Fiberglass Tub/Shower, Includes 2 Shelves)	$3,250.00

Window Coverings

☐	Faux Wood Window Blinds (Pre-Determined Window Locations, Generally Excludes Clerestory, Transoms, Bathrooms and Garages)	$5,940.00
☐	Roller Blind - Optional Slider at Master	$1,100.00
☐	Slider Door Roller Shade: Per Door (Must be selected with a standard blind package)	$1,200.00