

Roslyn + Option Pricing

Buyer: _____

Address: _____

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

Cabinets

- | | |
|---|------------|
| ☐ Laundry Sink With Upper Cabinets and Bench | \$4,000.00 |
|---|------------|

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) | \$4,500.00 |
| ☐ Covered Back Patio | \$18,500.00 |
| ☐ Sliding Glass Door Off Guest Suite (Includes concrete patio, light and switch) | \$3,500.00 |
| ☐ Sliding Glass Door Off Master (Includes concrete patio, light and switch) | \$3,500.00 |

Fireplace

- | | |
|---|------------|
| ☐ Fireplace Package - Per Plan | \$9,500.00 |
|---|------------|

Interior

- | | |
|--|----------|
| ☐ Optional Den with Double Doors (includes door style selected) | \$750.00 |
| ☐ Optional Pocket Door at Guest Bath | \$600.00 |

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 |

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 |

Buyer Initial _____

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Seller Initial _____

Appliances

☐	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
☐	54" Upper Cabinets (applies to both kitchens)	\$5,200.00
☐	Appliance Pantry (Includes base and upper cabinets, white melamine closet package, under cabinet lights, 2 outlets on one dedicated circuit)	\$5,500.00
☐	Cabinet Door Upgrade - Laredo, Savannah, or Somerset Door Styles	\$2,000.00
☐	Cabinet Hardware - Whole House	\$1,400.00
☐	Cabinets Over Washer and Dryer (58" above finished floor)	\$1,100.00
☐	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	\$1,250.00
☐	Upgrade to Painted Cabinets (Maple Wood Only)	\$4,500.00

Countertops

☐	Solid Surface Backsplash - 2cm, 4in - Independent Suite Bath	\$60.00
☐	Solid Surface Backsplash - 2cm, 4in - Laundry	\$80.00
☐	Solid Surface Backsplash - 2cm, 4in - Main Bath	\$130.00
☐	Solid Surface Backsplash - 2cm, 4in - Master Bath	\$120.00
☐	Solid Surface Countertops Group A - Independent Suite Bath	\$480.00
☐	Solid Surface Countertops Group A - Independent Suite Kitchen	\$2,540.00
☐	Solid Surface Countertops Group A - Kitchen	\$3,310.00
☐	Solid Surface Countertops Group A - Laundry	\$1,170.00
☐	Solid Surface Countertops Group A - Main Bath	\$850.00
☐	Solid Surface Countertops Group A - Master Bath	\$1,370.00
☐	Solid Surface Countertops Group A - Optional Kitchen Pantry	\$410.00
☐	Solid Surface Countertops Group B - Independent Suite Bath	\$560.00
☐	Solid Surface Countertops Group B - Independent Suite Kitchen	\$3,200.00
☐	Solid Surface Countertops Group B - Kitchen	\$4,300.00
☐	Solid Surface Countertops Group B - Laundry	\$1,320.00
☐	Solid Surface Countertops Group B - Main Bath	\$1,020.00

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Seller Initial ____

Countertops

☐	Solid Surface Countertops Group B - Master Bath	\$1,590.00
☐	Solid Surface Countertops Group B - Optional Kitchen Pantry	\$540.00
☐	Solid Surface Countertops Group C - Independent Suite Bath	\$630.00
☐	Solid Surface Countertops Group C - Independent Suite Kitchen	\$3,850.00
☐	Solid Surface Countertops Group C - Kitchen	\$5,280.00
☐	Solid Surface Countertops Group C - Laundry	\$1,470.00
☐	Solid Surface Countertops Group C - Main Bath	\$1,200.00
☐	Solid Surface Countertops Group C - Master Bath	\$1,820.00
☐	Solid Surface Countertops Group C - Optional Kitchen Pantry	\$680.00

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
☐	Cat-6 Data and Soffit Outlet (For Future Exterior Cameras) - Added via Red Line	\$275.00
☐	Ceiling Fan	\$550.00
☐	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 - 1 ea (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

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Electrical

☐	LED Disk Light with Switch - 1ea (in addition to other light fixtures in space)	\$75.00
☐	Pendant Lighting at Kitchen Bar (Guest Suite) - Group A	\$400.00
☐	Pendant Lighting at Kitchen Bar (Guest Suite) - Group B	\$600.00
☐	Pendant Lighting at Kitchen Bar (Guest Suite) - Group C	\$850.00
☐	Pendant Lighting at Kitchen Bar (Guest Suite) - Rough In Only	\$200.00
☐	Pendant Lighting at Kitchen Bar (Main House) - Group A	\$575.00
☐	Pendant Lighting at Kitchen Bar (Main House) - Group B	\$875.00
☐	Pendant Lighting at Kitchen Bar (Main House) - Group C	\$1,275.00
☐	Pendant Lighting at Kitchen Bar (Main House) - Rough In Only	\$200.00
☐	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 (Includes Guest Suite Kitchen)	\$1,350.00
☐	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	\$340.00
☐	Garage Stone Accent - Includes 3rd Car Garage	\$4,300.00
☐	Landscape: Upgraded Front Yard Landscaping (includes sod, concrete mow curbing, choice of rock in planter beds and larger plants)	\$1,200.00
☐	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
☐	Stone Surround on Fireplace - Full Height	\$2,500.00
☐	Tile Surround on Fireplace - Full Height	\$2,000.00

Garage

☐	Belt Drive Garage Door Opener - Wi-Fi Capable (Each Door)	\$400.00
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Garage

☐	Garage Door Upgrade - Carriage Panel (Includes 3rd Car)	\$1,100.00
☐	Windows in Garage Door (Non-Insulated Glass, Includes 3rd Car Garage)	\$900.00

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	\$3,250.00
☐	Closet Organization System - Pantry	\$2,050.00
☐	Door Hardware - Lever Handles w/ Front Door Handleset (Multiple Styles and Finishes Available)	\$1,000.00
☐	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)	\$1,800.00
☐	Optional Door at Master Walk-in Closet	\$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]	\$6,000.00
☐	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]	\$11,000.00

Plumbing

☐	Additional Shelf in Shower (EA) - Requires Tiled Shower Walls	\$150.00
☐	Fiberglass Shower Stall in lieu of Tub/Shower - Guest Bath	\$0.00
☐	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)	\$4,400.00
☐	Plumbing Fixtures: Align Brushed Gold Kitchen Faucet	\$480.00
☐	Plumbing Fixtures: Align Chrome (Bath Hardware to Match)	\$1,900.00
☐	Plumbing Fixtures: Align Chrome Kitchen Faucet	\$400.00
☐	Plumbing Fixtures: Align Matte Black (Bath Hardware to Match)	\$3,900.00
☐	Plumbing Fixtures: Align Matte Black Kitchen Faucet	\$400.00
☐	Plumbing Fixtures: Arbor Spot Resistant Stainless Kitchen Faucet	\$200.00

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Plumbing

☐	Plumbing Fixtures: Belfield Brushed Nickel (Bath Hardware to Match)	\$3,900.00
☐	Plumbing Fixtures: Belfield Oil Rubbed Bronze (Bath Hardware to Match)	\$4,300.00
☐	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)	\$3,200.00
☐	Plumbing Fixtures: Cia Brushed Nickel (Bath Hardware to Match)	\$3,000.00
☐	Plumbing Fixtures: Cia Matte Black (Bath Hardware to Match)	\$3,300.00
☐	Plumbing Fixtures: Eva Brushed Nickel (Bath Hardware to Match)	\$1,650.00
☐	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
☐	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

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Seller Initial ____

Plumbing

☐	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)	\$4,450.00
☐	Roller Blind - Optional Slider at Master	\$1,100.00
☐	Slider Door Roller Shade: Per Door (Must be selected with a standard blind package)	\$860.00

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Seller Initial ____

Pricing as of: 09/27/2026

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Pricing subject to change without notification