

**SPEC INVENTORY**  
**LOT 38 - THE SANCTUARY**  
**17308 EARNSHAW STREET, OVERLAND PARK, KS 66221**



CONTRACT SALES PRICE \$ 1,071,319.00  
CHANGE LOG TOTAL \$ -  
**TOTAL SALES PRICE \$ 1,071,319.00**

BASE COSTS	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
BASE PRICE - ROANOKE	\$ 634,950.00			\$ -		
LOT PRICE	\$ 170,000.00			\$ -		
SITE COSTS (ALLOWANCE)	\$ 10,000.00			\$ -		
WALKOUT PACKAGE (19'x13' PATIO, UPGRADE TO EVERGRAIN, DOWNWALLS, WINDOWS (3), DOOR, & SAFE ROOM)	\$ 25,750.00			\$ -		
COMMUNITY REQUIREMENTS (4 SIDED ARCHITECTURE, 4 SIDED TRIM PAINT, IRRIGATION SYSTEM & INTERIOR DRAIN TILE)	\$ 28,000.00			\$ -	THE MEADOWS AT THE SANCTUARY COMMUNITY REQUIREMENTS	
ELEVATION & EXTERIOR	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
FRONT PORCH	\$ 6,500.00			\$ -		
STONE WRAPPED COLUMNS	\$ 9,430.00			\$ -		
UPGRADE TO BLACK WINDOWS (9) ON FRONT ELEVATION (\$475/EACH)	\$ 4,275.00			\$ -	GERKIN WINDOWS	
METAL EYE BROWS OFFICE (\$3,525) & GARAGE (\$1,750)	\$ 4,625.00			\$ -		
BOARD & BATTON (3) GABLES (\$1,250/EACH)	\$ 3,750.00			\$ -		
HANDCRAFTED IRON DOUBLE DOORS	\$ 17,738.00			\$ -		
TRIM DESIGN GARAGE DOORS #11	\$ 3,000.00			\$ -	COMMUNITY REQUIREMENT	
UPGRADE TO CASEMENT WINDOWS (10) (\$175/EACH)	\$ 1,750.00			\$ -		
BLACK ROOF UPGRADE	\$ 1,000.00			\$ -		
CAN LIGHTS (5) ON FRONT ELEVATION (\$215/EACH TO WIRE & HANG)	\$ 1,075.00			\$ -		
CAT6/TV DROP & POWER OUTLET ON DECK	\$ 275.00			\$ -		
MUDROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
ADDITIONAL (2) CUBBIES \$200/EACH	\$ 400.00			\$ -		
KITCHEN	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
UPGRADED COUNTERTOPS	\$ 10,960.00			\$ -	KITCHEN SURROUND, ISLAND, MITERED EDGE ON ISLAND, & FULL KITCHEN SPLASH (CALACATTA PRADO QUARTZ)	
CABINET UPGRADES	\$ 9,586.00			\$ -	OVEN/MICROWAVE TOWER \$475, WALNUT TAMBOUR MATERIAL \$3,636, WALNUT HOOD UPGRADE W/ CURVED CROWN \$910, WALNUT ISLAND UPGRADE \$944, ISLAND SKIRT & POST STRUCTURE W/ TAMBOUR \$1,885, WALNUT UPPER CABINET INTERIOR \$163, SOFT CLOSE 50 QT TRASH \$624, FIVE-PIECE DRAWER FACES \$333, TRAY DIVIDERS \$157, APPLIANCE PANEL \$260	
CUSTOM WOOD HOOD	\$ 1,950.00			\$ -	MULTIPLE SELECTIONS AVAILABLE	
CABINETS TO 10' CEILING	\$ 1,250.00			\$ -		
REEDED GLASS CABINET DOORS (4)	\$ 410.00			\$ -		
CABINET LIGHTING (4) (\$250/EACH)	\$ 1,000.00			\$ -		
UPGRADED SINK	\$ 310.00			\$ -	KRAUS SINGLE BLACK COMPOSITE W/ ACCESSORIES	
ADDITIONAL CAN (1) (\$215/EACH)	\$ 215.00			\$ -		
ADDITIONAL OUTLET (1) (\$75/EACH)	\$ 75.00			\$ -		
PREP KITCHEN	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
CABINETS - UNITS & PAINT	\$ 5,500.00			\$ -		
SINK - STANDARD SINK & FIXTURE (\$2,000), DISPOSAL & ELECTRICAL OUTLET (\$550)	\$ 2,550.00			\$ -		
COUNTERTOPS	\$ 1,575.00			\$ -	SELECTION OVER STANDARD (CALACATTA PRADO QUARTZ)	
REEDED GLASS CABINET DOORS (4)	\$ 205.00			\$ -		
ADDITIONAL WINDOW (1) (\$975/EACH)	\$ 975.00			\$ -		
CABINET LIGHTING (3) (\$250/EACH)	\$ 750.00			\$ -		
FACE FRAME SHELVES	\$ 675.00			\$ -		
UPGRADED SINK	\$ 460.00			\$ -	BLANCO PRECIS 24 ANTHRACITE	
ADDITIONAL CAN (1) (\$215/EACH)	\$ 215.00			\$ -		
ADDITIONAL OUTLET (1) (\$75/EACH)	\$ 75.00			\$ -		
DINING ROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
6'x8' PELLA LIFESTYLE SLIDING GLASS DOOR	\$ 5,250.00			\$ -		
ADDITIONAL WINDOWS (2) (\$975/EACH)	\$ 1,950.00			\$ -		
GREAT ROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
CUSTOM LIMESTONE MANTLE	\$ 8,120.00			\$ -		
UPGRADE FIREPLACE	\$ 797.00			\$ -	HEATILATOR CALIBER 36"	
BUILT-IN CABINETS - UNITS & PAINT	\$ 11,200.00			\$ -		
STAIR SCONCES (3) ON STAIRWAY DOWN (\$215/EACH TO WIRE & HANG) - FIXTURE EXTRA	\$ 645.00			\$ -		
ADDITIONAL CAN (2) (\$215/EACH)	\$ 430.00			\$ -		
LED TOE KICK LIGHT (2) (\$215/EACH)	\$ 430.00			\$ -		
NEWEL UPGRADES	\$ 1,651.00			\$ -		
BEDROOM/OFFICE	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
PREFINISHED WOOD FLOORS	\$ 2,500.00			\$ -		
ADDITIONAL CAN LIGHTS (4) (\$215/EACH)	\$ 860.00			\$ -		
1/2 BATHROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
UPGRADED COUNTERTOPS	\$ 835.00			\$ -	SELECTION OVER STANDARD & MITERED EDGE (CALACATTA PRADO QUARTZ)	
CABINET UPGRADES	\$ 715.00			\$ -	WALNUT UPGRADE \$260, TAMBOUR DOORS \$455	
LED TOE KICK LIGHT (1) (\$215/EACH)	\$ 215.00			\$ -		
COMFORT HEIGHT, ELONGATED TOILET	INCLUDED			\$ -		

MASTER BATHROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
GLASS SURROUND (\$2,500) W/ UPGRADED FRAMELESS SHOWER DOOR (INCLUDED) W/ WALL CAP & CURB (\$880), QUARTZ SHOWER SEAT (\$650)	\$ 4,005.00			\$ -		
FREE-STANDING TUB	\$ 2,488.00			\$ -		
CABINET UPGRADES	\$ 4,751.00			\$ -	WALNUT UPGRADE \$358, UPPER DISPLAY WALL \$1,619,TAMBOUR MATERIAL \$2,275, EXTRA DRAWERS (4) \$500	
LED TOE KICK LIGHT (1) (\$215/EACH)	\$ 215.00			\$ -		
COMFORT HEIGHT, ELONGATED TOILET	INCLUDED			\$ -		
MASTER CLOSET	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
UPPER EXTENSION PULL DOWN RODS (4) (\$250/EACH)	\$ 1,000.00			\$ -		
FACE FRAME SHELVES	\$ 1,075.00			\$ -		
LAUNDRY ROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
CABINET UPGRADES	\$ 2,430.00			\$ -		
UNDER CABINET LIGHTING (2) (\$250/EACH)	\$ 500.00			\$ -		
ADDITIONAL OUTLET (1) (\$75/EACH)	\$ 75.00			\$ -		
UPSTAIRS & LOFT	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
ADDITIONAL CAN LIGHTS IN UPSTAIRS BEDROOMS (12) (\$215/EACH)	\$ 2,580.00			\$ -		
ADDITIONAL WINDOWS IN UPSTAIRS BEDROOM (2) (\$975/EACH)	\$ 1,950.00			\$ -		
UPSTAIRS BATHROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
CABINET UPGRADES	\$ 500.00			\$ -	EXTRA DRAWERS	
UPSTAIRS LAUNDRY	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
UPSTAIRS LAUNDRY PACKAGE (HOOKUPS, SHELVES, & TILE FLOOR)	\$ 3,500.00			\$ -		
CABINET UPGRADES	\$ 1,586.00			\$ -		
COUNTERTOP UPGRADES	\$ 1,105.00			\$ -		
ADDITIONAL OUTLET (1) (\$75/EACH)	\$ 75.00			\$ -		
MISCELLANEOUS	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
CABINET UPGRADES	\$ 4,004.00			\$ -	FURNITURE FEET \$559, HARDWARE \$195, TAMBOUR LABOR ALL ROOMS \$3,250	
8' DOORS THROUGHOUT MAIN FLOOR (12) (\$150/EACH)	\$ 1,800.00			\$ -		
STUB FOR FUTURE BAR	\$ 950.00			\$ -		
ADDITIONAL WINDOWS IN LOWER LEVEL (3) (\$975/EACH)	\$ 2,925.00			\$ -		
SELECTION OVERAGES	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
TILE SELECTIONS ABOVE STANDARD (STANDARD TILE IN ALL WET AREAS & KITCHEN BACKSPLASH)	\$ 8,338.00	STND AREAS		\$ -		
CARPET SELECTION (\$18/YARD STANDARD)	\$ 4,354.00	\$18/YARD		\$ -		
LIGHTING SELECTION (\$3,000 STANDARD)	\$ 7,120.00			\$ -		
APPLIANCE SELECTION (\$4,000 STANDARD)	\$ 6,820.00			\$ -		
PLUMBING SELECTION (STANDARD FIXTURE PACKAGE)	\$ 4,498.00			\$ -	DELTA KYRA PACKAGE (AMOUNT REFLECTED OVER STANDARD)	
LANDSCAPING SELECTION (\$2,000 STANDARD)	\$ 5,823.00			\$ -	DEVELOPER LANDSCAPE REQUIREMENT \$4,500 + (3) HARDWOOD SHADE TREES & (1) ORNAMENTAL	
DISCOUNT / COMMISSION REDUCTION	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED