

**SPEC INVENTORY**  
**LOT 43 - CANYON CREEK FOREST**  
**24916 98TH PLACE LENEXA, KS 66227**



CONTRACT SALES PRICE \$ 900,625.00  
CHANGE LOG TOTAL \$ -  
**TOTAL SALES PRICE \$ 900,625.00**

BASE COSTS	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
BASE PRICE	\$ 554,950.00			\$ -	<b>2025 BASE PRICE</b>	
LOT PRICE	\$ 155,000.00			\$ -		
DAYLIGHT PACKAGE	\$ 10,750.00			\$ -	(3) WINDOWS STANDARD PLUS (1) PER BEDROOM EGRESS	
COMMUNITY REQUIREMENTS (4 SIDED PAINTED TRIM, IRRIGATION)	\$ 7,000.00			\$ -		
ELEVATION & EXTERIOR	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
FIREPLACE W/ STONE FAÇADE ON REAR COVERED PORCH	\$ 9,750.00			\$ -		
GABLE ACCENT (ALLOWANCE)	\$ 7,500.00			\$ -		
STONE ON 2 GARAGE LEGS UP & OFFICE WALL (ALLOWANCE)	\$ 4,650.00			\$ -		
UPGRADED GARAGE DOORS	\$ 3,000.00			\$ -	TRIM DESIGN	
6'8" 3/4-LITE FRONT DOOR OPAQUE	\$ 200.00			\$ -		
CAT6/TV DROP & POWER OUTLET ON DECK	\$ 275.00			\$ -		
CORBELS (16) (\$125/EACH)	\$ 200.00			\$ -		
ENTRY	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
TRIM ACCENT ABOVE FRONT DOOR (ALLOWANCE)	\$ 1,000.00			\$ -		
KITCHEN	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
CABINET UPGRADES - UNITS & PAINT (ALLOWANCE)	\$ 6,275.00			\$ -		
UPGRADED COUNTERTOPS (ALLOWANCE)	\$ 3,760.00			\$ -		
CUSTOM WOOD HOOD	\$ 1,950.00			\$ -	MULTIPLE SELECTIONS AVAILABLE	
ADDITIONAL CAN LIGHTS (2) IN KITCHEN (6 TOTAL)	INCLUDED			\$ -	CREDIT STANDARD WIRING FOR FIXTURES TOWARDS ADDITIONAL CANS	
PREP KITCHEN & PANTRY	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
UPGRADED CABINETS (ALLOWANCE)	\$ 5,000.00			\$ -		
SINK - STANDARD SINK & FIXTURE	\$ 2,000.00			\$ -		
APPLIANCES - UNDER CABINET BEVERAGE CENTER	\$ 1,251.00			\$ -		
FACE FRAME SHELVES IN PANTRY	\$ 850.00			\$ -		
UNDER CABINET LIGHTING (3) (\$250/EACH)	\$ 750.00			\$ -		
GLASS CABINET DOORS (ALLOWANCE)	\$ 600.00			\$ -		
QUARTZ COUNTERTOPS (ALLOWANCE)	\$ 350.00			\$ -		
FIXTURES (1) (\$215/EACH TO WIRE & HANG) - FIXTURES EXTRA	\$ 215.00			\$ -		
ADDITIONAL OUTLET (1) (\$75/EACH)	\$ 75.00			\$ -		
LAUNDRY ROOM	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
CABINETS UPGRADES (ALLOWANCE)	\$ 1,400.00			\$ -		
UPGRADED COUNTERTOPS (ALLOWANCE)	\$ 1,000.00			\$ -		
2.6 POCKET DOOR	\$ 1,000.00			\$ -		
FIXTURES (1) (\$215/EACH TO WIRE & HANG) - FIXTURES EXTRA	\$ 215.00			\$ -		
ADDITIONAL OUTLET (1) (\$75/EACH)	\$ 75.00			\$ -		
GREAT ROOM	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
LIMESTONE MANTLE (ALLOWANCE)	\$ 7,550.00			\$ -		
CABINETS NEXT TO FIREPLACE - UNITS & PAINT (ALLOWANCE)	\$ 5,000.00			\$ -		
STAIR TRIM WALL DETAIL (ALLOWANCE)	\$ 3,900.00			\$ -		
UPGRADED NEWELS (7) (\$175/EACH)	\$ 1,225.00			\$ -	C-4091	
FIREPLACE UPGRADE	\$ 797.00			\$ -	UPGRADED TO "CALIBER" FIREPLACE IN GREAT ROOM	
FIXTURES (2) (\$215/EACH TO WIRE & HANG) - FIXTURES EXTRA	\$ 430.00			\$ -		
ADDITIONAL CAN LIGHTS (2) (\$215/EACH)	\$ 430.00			\$ -		
BREAKFAST ROOM	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
TRIM WALL DETAIL (ALLOWANCE)	\$ 6,000.00			\$ -		
6'X 6'8" PELLA 250 SLIDER	\$ 2,250.00			\$ -		
ADDITIONAL CAN LIGHTS (2) (\$215/EACH)	\$ 430.00			\$ -		
MASTER BEDROOM	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
TRIM WALL DETAIL (ALLOWANCE)	\$ 4,500.00			\$ -		
MOTION SWITCH (1) (\$150/EACH)	\$ 150.00			\$ -		

MASTER BATHROOM	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
GLASS SHOWER WALLS (\$2,500) W/ QUARTZ THRESHOLD & WALL CAP (\$615), & FRAMELESS SHOWER DOOR (INCLUDED)	\$ 3,115.00			\$ -		
FREE-STANDING TUB UPGRADE	\$ 2,050.00			\$ -		
CABINET UPGRADES - UNITS & PAINT (ALLOWANCE)	\$ 1,776.00			\$ -		
WALNUT TRIM WALL DETAIL (ALLOWANCE)	\$ 1,500.00			\$ -		
UPGRADED COUNTERTOPS (ALLOWANCE)	\$ 1,250.00			\$ -		
QUARTZ BENCH (ALLOWANCE)	\$ 850.00			\$ -		
ADDITIONAL CAN LIGHTS (2) (\$215/EACH)	\$ 430.00			\$ -		
LED LIGHT MASTER TUB (1) (\$250/EACH)	\$ 250.00			\$ -		
LED TOE KICK LIGHT (1) (\$215/EACH)	\$ 215.00			\$ -		
MOTION SWITCH (1) (\$150/EACH)	\$ 150.00			\$ -		
ZERO ENTRY SHOWER	INCLUDED			\$ -		
MASTER CLOSET	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
FACE FRAME SHELVES	\$ 1,075.00			\$ -		
ADDITIONAL OUTLET (1) (\$75/EACH)	\$ 75.00			\$ -		
MUDROOM	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
WALL PAPER - INSTALLATION ONLY (ALLOWANCE)	\$ 880.00			\$ -	BUYER TO PROVIDE MATERIAL	
TRIM ACCENT WALL (ALLOWANCE)	\$ 500.00			\$ -		
ADDITIONAL (2) CUBBIES \$200/EACH	\$ 400.00			\$ -		
MAIN FLOOR 3/4 BATHROOM	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
WALL PAPER - INSTALLATION ONLY (ALLOWANCE)	\$ 705.00			\$ -	BUYER TO PROVIDE MATERIAL	
UPGRADE SHOWER SLIDER TO BLACK (\$650/EACH)	\$ 650.00			\$ -		
CABINET UPGRADES - UNITS & PAINT (ALLOWANCE)	\$ 600.00			\$ -		
UPGRADED COUNTERTOPS (ALLOWANCE)	\$ 200.00			\$ -		
LOWER LEVEL - PLAY ROOM UNDER STAIRS	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
ADDITIONAL BASEMENT FINISH (\$31 SQFT x 46 SQFT)	\$ 1,426.00			\$ -		
WALL PAPER - INSTALLATION ONLY (ALLOWANCE)	\$ 650.00			\$ -	BUYER TO PROVIDE MATERIAL	
ADDITIONAL CAN LIGHTS (2) (\$215/EACH)	\$ 430.00			\$ -		
ADDITIONAL OUTLET (1) (\$75/EACH)	\$ 75.00			\$ -		
ADDITIONAL SWITCH (1) (\$75/EACH)	\$ 75.00			\$ -		
LOWER LEVEL REC ROOM	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
HARDWOODS IN LOWER LEVEL REC ROOM & HALLWAY (ALLOWANCE)	\$ 8,100.00			\$ -		
TRIM WALL DETAIL (ALLOWANCE)	\$ 4,000.00			\$ -		
LOWER LEVEL - BAR	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
BAR CABINETS - UNITS & PAINT (ALLOWANCE)	\$ 2,286.00			\$ -		
SINK - STANDARD SINK & FIXTURE (\$2,000)	\$ 2,000.00			\$ -		
APPLIANCES - UNDER CABINET BEVERAGE CENTER	\$ 1,251.00			\$ -		
UNDER CABINET LIGHTING (4) (\$200/EACH)	\$ 800.00			\$ -		
BAR QUARTZ (ALLOWANCE)	\$ 595.00			\$ -		
ADDITIONAL OUTLET (1) (\$75/EACH)	\$ 75.00			\$ -		
LOWER LEVEL - 3/4 BATHROOMS	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
UPGRADE SHOWERS SLIDER TO BLACK (2)(\$650/EACH)	\$ 1,300.00			\$ -	LOWER LEVEL SHOWER SLIDERS UPGRADED TO BLACK	
UPGRADED COUNTERTOPS (ALLOWANCE)	\$ 100.00			\$ -		
LOWER LEVEL - BEDROOMS	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
ADDITIONAL CAN LIGHTS (8) (\$175/EACH)	\$ 1,400.00			\$ -		
MISCELLANEOUS	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
LOW VOLTAGE UPGRADES (ALLOWANCE)	\$ 4,675.00			\$ -	WIFI EXPANSION BETTER & AUDIO BETTER	
CABINET UPGRADES (ALLOWANCE)	\$ 5,000.00			\$ -		
UPGRADED HARDWARE (ALLOWANCE)	\$ 845.00			\$ -		
SELECTION OVERAGES	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
TILE SELECTIONS ABOVE STANDARD (STANDARD TILE IN ALL WET AREAS & KITCHEN BACKSPLASH)	\$ 8,000.00			\$ -		
CARPET SELECTION (\$18/YARD STANDARD)	\$ 4,000.00			\$ -		
LIGHTING SELECTION (\$3,000 STANDARD)	\$ 5,000.00			\$ -		
APPLIANCE SELECTION (\$4,000 STANDARD)	\$ 7,571.00			\$ -		
PLUMBING SELECTION (STANDARD FIXTURE PACKAGE)	\$ 5,097.00			\$ -		
LANDSCAPING SELECTION (\$2,000 STANDARD)	\$ 5,500.00			\$ -	COMMUNITY REQUIREMENTS \$12,500 FOR LANDSCAPING, SOD, & IRRIGATION	
DISCOUNT / COMMISSION REDUCTION	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL