

MODEL HOME
LOT 2 - VILLAS OF HIDDEN LAKES
10766 S. HOUSTON ST. OLATHE, KS 66061



CONTRACT SALES PRICE \$ 1,099,950.00
CHANGE LOG TOTAL \$ -
TOTAL SALES PRICE \$ 1,099,950.00

BASE COSTS	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
BASE PRICE - GOLDEN BELL	\$ 659,950.00			\$ -		
LOT PRICE	\$ 125,500.00			\$ -		
WALKOUT PACKAGE (19'x13' PATIO, UPGRADE TO EVERGRAIN, DOWNWALLS, WINDOWS (3), DOOR, & SAFE ROOM)	\$ 25,750.00			\$ -		
10' FOUNDATION PACKAGE	\$ 20,000.00			\$ -		
COMMUNITY REQUIREMENTS (4 SIDED PAINTED TRIM, & STUCCO/LAP SIDING, & IRRIGATION)	\$ 31,500.00			\$ -		
ELEVATION & EXTERIOR	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
8' PELLA DOUBLE FRONT DOOR 6-LITE TRADITIONAL	\$ 10,241.00			\$ -		
STONE WRAPPED COLUMNS TO 3' & OFFICE TO 3'	\$ 5,150.00			\$ -		
CEDAR PLANK CEILING UNDER DECK	\$ 5,350.00			\$ -		
CEDAR CORBELS (7) (\$525/EACH)	\$ 3,675.00			\$ -		
UPGRADE TO BLACK WINDOWS (3) ON FRONT ELEVATION (\$475/EACH)	\$ 1,425.00			\$ -		
UPGRADE TO CASEMENT WINDOWS (6) (\$175/EACH)	\$ 1,050.00			\$ -		
PAINT UPGRADES ULTRA DARK	\$ 1,500.00			\$ -		
CHRISTMAS LIGHT OUTLET W/ SWITCH (\$600/EACH)	\$ 600.00			\$ -		
ADDITIONAL CAN LIGHT FRONT EXTERIOR (1) (\$215/EACH)	\$ 215.00			\$ -		
CAT6/TV DROP & POWER OUTLET ON DECK	\$ 275.00			\$ -		
SOD OVERAGE - ESTATE SIZED LOT (13,102 SQFT - 12,000 SQFT STND X \$2.00 PER SQFT)	\$ 2,204.00			\$ -	2024 PRICING	
SPRINKLER OVERAGE - ESTATE SIZED LOT - EXTRA ZONES & HEADS	\$ 477.00			\$ -		
KITCHEN	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
CABINET UPGRADES	\$ 7,127.00			\$ -	50 QT TRASH \$116, APPLIANCE TOWER \$455, APRON SINK \$450, WHITE OAK ISLAND UPGRADE \$1,580, KITCHEN HUTCH WHITE OAK INSET \$3,711, UTENSIL ROLL OUT, \$250, SPICE ROLL OUT \$250, DRAWER FACE UPGRADE \$315	
CUSTOM WOOD HOOD	\$ 1,950.00			\$ -	MULTIPLE SELECTIONS AVAILABLE	
CABINETS TO 10' CEILING	\$ 1,250.00			\$ -		
UPGRADED QUARTZ	\$ 3,860.00			\$ -	QUART CALACATTA PRADO	
RADIUS GLASS CABINET DOORS (2) (\$150)/EACH)	\$ 300.00			\$ -		
PREP KITCHEN	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
CABINETS - UNIT & PAINT	\$ 5,489.00			\$ -		
GOLD MESH CABINET FACE	\$ 4,500.00			\$ -		
COUNTERTOPS	\$ 3,240.00			\$ -	QUART CALACATTA PRADO	
SINK - STANDARD SINK & FIXTURE (\$2,000), DISPOSAL & ELECTRICAL OUTLET (\$550)	\$ 2,550.00			\$ -		
UPGRADED SINK	\$ 325.00			\$ -	KOHLER CAIRN MATTE GRAPHITE	
FACE FRAME SHELVES	\$ 675.00			\$ -		
UNDER CABINET LIGHTING (2) (\$250/EACH)	\$ 500.00			\$ -		
ADDITIONAL WINDOW (1) (\$975/EACH)	\$ 975.00			\$ -		
ADDITIONAL ELECTRICAL OUTLET (2) (\$75/EACH)	\$ 150.00			\$ -		
DINING ROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
TRIM ACCENT WALL	\$ 5,000.00			\$ -		
6'x8' PELLA 250 SLIDING GLASS DOOR	\$ 3,500.00			\$ -		
ADDITIONAL WINDOWS (2) (\$975/EACH)	\$ 1,950.00			\$ -		
ADDITIONAL CAN LIGHTS (2) (\$215/EACH)	\$ 430.00			\$ -		
GREAT ROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
CUSTOM LIMESTONE MANTLE	\$ 7,500.00			\$ -		
UPGRADED FIREPLACE	\$ 5,475.00			\$ -	HEAT & GLO 8000 CLX	
WHITE OAK BUILT-IN CABINETS - UNITS & PAINT	\$ 5,045.00			\$ -		
TRIM ACCENT WALL ON STAIRWAY (BUILT-OUT STYLE)	\$ 8,000.00			\$ -		
FIXTURES (2) (\$215/EACH TO WIRE & HANG) - FIXTURES EXTRA	\$ 430.00			\$ -		
ADDITIONAL CAN LIGHTS (2) (\$215/EACH)	\$ 430.00			\$ -		
MUDROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
OAK MUDBENCH UPGRADE	\$ 650.00			\$ -	QUART CALACATTA PRADO	
ADDITIONAL (1) CUBBIE \$200	\$ 200.00			\$ -		
BEDROOM/OFFICE	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
PREFINISHED WOOD FLOORS	\$ 2,500.00			\$ -		
ADDITIONAL CAN LIGHTS (4) (\$215/EACH)	\$ 860.00			\$ -		
3/4 BATHROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
LARGE "U" SHAPED DRAWERS (2) (150)/EACH)	\$ 300.00			\$ -		
UPGRADED QUARTZ	\$ 415.00			\$ -	MINERAL BLACK SOAPSTONE	
UPGRADE SLIDER TO BLACK (1) (\$650)	\$ 650.00			\$ -		
COMFORT HEIGHT, ELONGATED TOILET	INCLUDED			\$ -		

MASTER BEDROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
VERTICAL SHIPLAP TRIM WALLS	\$ 7,000.00			\$ -		
PREFINISHED WOOD FLOORS	\$ 3,000.00			\$ -		
8' FULL LIGHT LIFESTYLES EXTERIOR DOOR - UPGRADE FROM STANDARD	\$ 1,000.00			\$ -		
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	\$ 2,500.00			\$ -		
UPGRADED QUARTZ	\$ 1,290.00			\$ -	QUART CALACATTA PRADO	
CABINET UPGRADES	\$ 750.00			\$ -	(6) EXTRA DRAWERS	
UNDER CABINET LIGHTING (2) (\$250/EACH)	\$ 500.00			\$ -		
MOTION SWITCH (1) (\$150/EACH)	\$ 150.00			\$ -		
COMFORT HEIGHT, ELONGATED TOILET	INCLUDED			\$ -		
UPGRADED TILE	INCLUDED			\$ -	INCLUDED IN TILE SELECTIONS OVERAGES	
MASTER CLOSET	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
FACE FRAME SHELVES	\$ 1,075.00			\$ -		
UPPER EXTENSION PULL DOWN RODS (4) (\$250/EACH)	\$ 1,000.00			\$ -		
LAUNDRY ROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
UPGRADE TO UNDERMOUNT SINK - STANDARD SINK & FIXTURE	\$ 2,000.00			\$ -		
QUARTZ COUNTERTOP	INCLUDED			\$ -	QUARTZ MIAMI VENA	
LOW VOLTAGE	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
4-ROOM AUDIO SYSTEM PACKAGE (BEST)	\$ 4,350.00			\$ -		
SECURITY SYSTEM PACKAGE (\$2,175) & WIFI PACKAGE (\$995)	\$ 3,170.00			\$ -		
***TV'S NOT INCLUDED				\$ -		
LOWER LEVEL	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
PREFINISHED WOOD FLOORS	\$ 13,169.00			\$ -	MODERN FARMHOUSE PALE TAN EUROPEAN OAK	
FIREPLACE W/ STONE TO CEILING	\$ 8,500.00			\$ -		
UPGRADE FIREPLACE	\$ 7,080.00			\$ -	CRAVE 60" SERIES	
ENTERTAINMENT CABINETS ON BOTH SIDES OF THE FIREPLACE - UNITS & PAINT	\$ 4,065.00			\$ -		
GOLD MESH CABINET FACE	\$ 5,000.00			\$ -		
ADDITIONAL WINDOWS IN BASEMENT (2) (\$975/EACH)	\$ 1,950.00			\$ -	CREDIT FOR WALK OUT PACKAGE	
FIREPLACE ACCENT LIGHTING (2) (\$250/EACH)	\$ 500.00			\$ -		
LOWER LEVEL GAME ROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
ARCHED OPENING TO GAME ROOM	\$ 500.00			\$ -		
FIXTURES (1) (\$215/EACH TO WIRE & HANG) - FIXTURES EXTRA	\$ 215.00			\$ -		
LOWER LEVEL - BAR	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
BASEMENT BAR CABINETS - UNIT & PAINT	\$ 6,755.00			\$ -		
BASEMENT BAR QUARTZ COUNTERTOPS	\$ 6,200.00			\$ -	QUARTZ CARARA MIST	
SINK IN BASEMENT - STANDARD SINK & FIXTURE (\$2,000) & GARBAGE DISPOSAL (\$550)	\$ 2,550.00			\$ -		
6'x8' PELLA 250 SLIDING GLASS DOOR	\$ 3,500.00			\$ -		
BASEMENT APPLIANCES & ELECTRICAL	\$ 1,600.00			\$ -	ZEPHYR PRB24C01BG BEVERAGE CENTER	
UNDER CABINET LIGHTS (2) (\$250/EACH)	\$ 500.00			\$ -		
LOWER LEVEL - WINE ROOM	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
FINISHED SPACE WITH CUSTOM FABRICATED METAL WINE RACK	\$ 7,500.00			\$ -		
CEDAR ACCENT WALL	\$ 3,750.00			\$ -		
LED BACKLITE	\$ 700.00			\$ -		
LOWER LEVEL - WHISKEY ROOM	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
CABINETS - UNIT & PAINT	\$ 8,606.00			\$ -		
DECA BOX TRIM ACCENT WALLS & CEILING	\$ 2,500.00			\$ -		
ACCENT LIGHTING (12) (\$250/EACH)	\$ 3,000.00			\$ -		
ADDITIONAL CAN LIGHTS (2) (\$215/EACH)	\$ 430.00			\$ -		
LOWER LEVEL - BEDROOMS	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
ADDITIONAL WINDOWS (2) (\$975/EACH)	\$ 1,950.00			\$ -		
ADDITIONAL CAN LIGHTS (8) (\$215/EACH)	\$ 1,720.00			\$ -		
LOWER LEVEL - GAME ROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
FIXTURES (1) (\$215/EACH TO WIRE & HANG) - FIXTURES EXTRA	\$ 215.00			\$ -		
LOWER LEVEL - 3/4 BATHROOMS	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
SHIPLAP TRIM WALLS (2) (\$2,000/EACH)	\$ 4,000.00			\$ -		
UPGRADED DOOR FRAME TO BLACK (2) (\$650/EACH)	\$ 1,300.00			\$ -		
MISCELLANEOUS	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
PAINT UPGRADES	\$ 6,425.00			\$ -	ULTRA DARK LL WHISKEY ROOM \$450, ULTRA DARK TRIM LL WHISKEY ROOM \$775, ADDITIONAL STAIN \$375, MASTER BATHROOM STAIN MIRROR \$225, ULTRA DARK ENAMEL (2) (\$2,150/EACH), INTERIOR DOOR ACCENT COLOR (2) (\$150/EACH)	
CUSTOM BLINDS THROUGHOUT HOME	\$ 5,875.00			\$ -		
8' DOORS THROUGHOUT (19) (\$150/EACH)	\$ 2,850.00			\$ -		
SELECTION OVERAGES	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
TILE SELECTIONS ABOVE STANDARD (STANDARD TILE IN ALL WET AREAS & KITCHEN BACKSPLASH)	\$ 13,278.00	STND AREAS		\$ -		
CARPET SELECTION (\$18/YARD STANDARD)	\$ 2,115.00	\$18/YARD		\$ -		
LIGHTING SELECTION (\$3,000 STANDARD)	\$ 6,253.00			\$ -		
APPLIANCE SELECTION (\$4,000 STANDARD)	\$ 13,673.00			\$ -		
PLUMBING SELECTION (STANDARD FIXTURE PACKAGE)	\$ 4,263.00			\$ -	DELTA SAYOR & DELTA TRINSIC (AMOUNT REFLECTED OVER STANDARD)	
LANDSCAPING SELECTION (\$2,000 STANDARD)	\$ 8,000.00			\$ -		
DISCOUNT / COMMISSION REDUCTION	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
2025 PARADE SPECIAL	-\$ 63,415.00					