

SPEC INVENTORY
LOT 39 - VILLAS OF HIDDEN LAKE
10845 S. SHADY BEND, OLATHE, KS 66061



TOTAL SALES PRICE \$ 859,950.00

BASE COSTS	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
BASE PRICE - GOLDEN BELL	\$ 654,950.00			\$ -	2024 BASE PRICING	
LOT PRICE	\$ 129,950.00			\$ -		
COMMUNITY REQUIREMENTS (4 SIDED PAINTED TRIM, & STUCCO LAP SIDING, & IRRIGATION)	\$ 31,500.00			\$ -		
ELEVATION & EXTERIOR	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
RETAINING WALLS (2)	\$ 13,950.00			\$ -		
8' PELLA DOUBLE FRONT DOOR 8-LITE TRADITIONAL	\$ 10,470.00			\$ -		
UPGRADE WINDOWS TO BLACK EXTERIOR	\$ 9,435.00			\$ -		
STONE ON FRONT OFFICE (\$2,250) & FRONT ENTRY COLUMNS to 4' (\$3,600)	\$ 6,000.00			\$ -		
CORBELS (7) (\$525/EACH)	\$ 3,675.00			\$ -		
UPGRADE WINDOWS TO CASEMENT (6) (\$175/EACH)	\$ 1,050.00			\$ -		
ADDITIONAL CAN LIGHTS EXTERIOR (2) (\$215/EACH)	\$ 430.00			\$ -		
KITCHEN	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
CABINET UPGRADES	\$ 3,625.00			\$ -	50 QT TRASH UPGRADE, ADDITIONAL CABINETS, UTENSIL DRAWER ROLL OUT, SPICE DRAWER ROLL OUT, DRAWER FACE UPGRADE	
UPGRADED QUARTZ COUNTERTOPS	\$ 2,415.00			\$ -	TITANIUM BRUSHED GRANITE	
CABINETS TO 10' CEILING	\$ 2,000.00			\$ -		
CUSTOM WOOD HOOD	\$ 1,950.00			\$ -	MULTIPLE SELECTIONS AVAILABLE	
GLASS DOORS (4) (\$125/EACH)	\$ 500.00			\$ -		
UPGRADED KITCHEN SINK	\$ 325.00			\$ -	KOHLER MATTE BLACK SINGLE K-8206 - CM1	
PANTRY/PREP KITCHEN	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
CABINETS - UNIT & PAINT	\$ 5,375.00			\$ -		
SINK - STANDARD SINK & FIXTURE, W/ GARBAGE DISPOSAL (\$550)	\$ 2,550.00			\$ -	KOHLER MATTE BLACK SINGLE K-28001-CM1	
COUNTERTOPS	\$ 2,090.00			\$ -		
FLOATING SHELVES	\$ 1,500.00			\$ -		
ADDITIONAL WINDOW (1) (\$975/EACH)	\$ 975.00			\$ -		
FACE FRAME SHELVES	\$ 675.00			\$ -		
UNDER CABINET LIGHTS (2) (\$250/EACH)	\$ 500.00			\$ -		
DINING ROOM	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
TRIM ACCENT WALL	\$ 5,000.00			\$ -		
6'x 8' 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	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
WAINSCOTING ON STAIRWAY (BUILT-OUT STYLE)	\$ 8,000.00			\$ -		
BUILT-IN BOOKSHELVES IN HEARTH - UNIT & PAINT	\$ 2,555.00			\$ -		
MOTION SWITCH MASTER HALLWAY (1) (\$150/EACH)	\$ 150.00			\$ -		
OFFICE/BEDROOM	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
CAN LIGHTS (4) (\$215/EACH)	\$ 860.00			\$ -		
MAIN FLOOR 3/4 BATHROOM	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
BLACK SLIDER	\$ 650.00			\$ -		
CABINET UPGRADES	\$ 250.00			\$ -	UPGRADE DRAWERS	
MASTER BEDROOM	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
TRIM ACCENT WALL	\$ 3,500.00			\$ -		
8' PELLA LIFESTYLES PATIO DOOR UPGRADE	\$ 1,000.00			\$ -		
MASTER BATHROOM	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
GLASS SURROUND (\$2,500) W/ UPGRADED FRAMELESS SHOWER DOOR (INCLUDED) W/ WALL CAP & CURB (\$850), QUARTZ SHOWER SEAT (\$425)	\$ 3,275.00			\$ -		
CABINET UPGRADES	\$ 750.00			\$ -	(6) EXTRA DRAWERS	
TOE KICK LIGHTS	\$ 500.00			\$ -		
MOTION SWITCH (1) (\$150/EACH)	\$ 150.00			\$ -		
MASTER CLOSET	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
FACE FRAME SHELVES	\$ 1,075.00			\$ -		
UPPER EXTENSION PULL DOWN RODS (4) (\$250/EACH)	\$ 1,000.00			\$ -		
LAUNDRY	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
UPGRADE TO UNDERMOUNT SINK (STANDARD SINK & FIXTURE)	\$ 2,000.00			\$ -		
QUARTZ COUNTERTOP	\$ 1,345.00			\$ -		
ADDITIONAL CABINETS	\$ 1,025.00			\$ -		

Pricing, features, and finishes are subject to change without notice. Contact builder for most-up-to-date pricing and information.

LOWER LEVEL	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
FIREPLACE (\$7,000) W/ STONE TO CEILING (\$3,000) (ALLOWANCE)	\$ 10,000.00			\$ -		
PREFINISHED WOOD FLOORS	\$ 8,820.00			\$ -		
UPGRADED FIREPLACE	\$ 2,575.00			\$ -	HEAT & GLO COSMO 42	
ENTERTAINMENT CABINETS ON BOTH SIDES OF FIREPLACE (UNIT & PAINT)	\$ 2,390.00			\$ -		
FIREPLACE ACCENT LIGHTING (2) (\$250/EACH)	\$ 500.00			\$ -		
FIXTURES (1) (\$215/EACH TO WIRE & HANG) - FIXTURES EXTRA	\$ 215.00			\$ -		
LOWER LEVEL - GAME ROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
TRIM ACCENT WALL	\$ 3,500.00			\$ -		
LOWER LEVEL - BAR	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
BASEMENT BAR CABINETS - UNITS & PAINT	\$ 7,380.00			\$ -		
BASEMENT BAR QUARTZ COUNTERTOP	\$ 4,635.00			\$ -		
BASEMENT BAR SINK - STANDARD SINK & FIXTURE	\$ 2,000.00			\$ -		
LOWER LEVEL - WINE ROOM	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
TRIM WALL	\$ 3,000.00			\$ -		
FIXTURES (4) (\$215/EACH TO WIRE & HANG) - FIXTURES EXTRA	\$ 860.00			\$ -		
LOWER LEVEL - LIBRARY	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
CABINETS - UNIT & PAINT	\$ 6,170.00			\$ -		
LOWER LEVEL - BEDROOMS & BATHROOMS	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
TRIM WALLS (2) (\$2,000/EACH)	\$ 4,000.00			\$ -		
ADDITIONAL WINDOWS (2) (\$975/EACH)	\$ 1,950.00			\$ -		
ADDITIONAL CAN LIGHTS IN LOWER LEVEL BEDROOMS (8) (\$215/EACH)	\$ 1,720.00			\$ -		
BLACK SLIDERS (2) (\$650/EACH)	\$ 1,300.00			\$ -		
MISCELLANEOUS	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
8' DOORS THROUGHOUT (21) (\$150/EACH)	\$ 3,150.00			\$ -		
PAINT UPGRADES	\$ 2,300.00			\$ -	2ND PAINT ENAMEL \$2,150, ADDITIONAL EXTERIOR COLOR \$150	
LOW VOLTAGE	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
LOW VOLTAGE UPGRADES	\$ 640.00			\$ -	"GOOD" SECURITY PACKAGE	
SELECTION OVERAGES	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
TILE SELECTIONS ABOVE STANDARD (STANDARD TILE IN ALL WET AREAS & KITCHEN BACKSPLASH)	\$ 8,814.00			\$ -		
CARPET SELECTION (\$18/YARD STANDARD)	\$ 3,345.00			\$ -		
LIGHTING SELECTION (\$3,000 STANDARD)	\$ 1,833.00			\$ -		
APPLIANCE SELECTION (\$4,000 STANDARD)	\$ 8,220.00			\$ -		
PLUMBING SELECTION (STANDARD FIXTURE PACKAGE)	\$ 3,045.00			\$ -	DELTA ESSA & ASHLYN (AMOUNT OVER STANDARD)	
LANDSCAPING SELECTION (\$2,000 STANDARD)	\$ 7,000.00			\$ -		