

SPEC INVENTORY  
LOT 90 - HIDDEN LAKE ESTATES  
25156 W. 107TH PLACE, OLATHE, KS 66061



CONTRACT SALES PRICE \$ 1,820,455.00  
CHANGE LOG TOTAL \$ -  
TOTAL SALES PRICE \$ 1,820,455.00

BASE COSTS	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
BASE PRICE - FIRETHORN EXPANDED	\$ 899,950.00			\$ -		
LOT PRICE	\$ 319,000.00			\$ -		
COMMUNITY REQUIREMENTS (IRRIGATION, 4-SIDED TRIM & STUCCO/LAP SIDING, STREET TREES)	\$ 39,500.00			\$ -		
SITE COSTS (ALLOWANCE)	\$ 40,000.00			\$ -		
WALKOUT PACKAGE	\$ 25,000.00			\$ -		
ELEVATION & EXTERIOR	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
NATURAL STONE ON OFFICE, GARAGE, & FRONT ENTRY (ALLOWANCE)	\$ 20,000.00			\$ -		
CUSTOM TRIM DESIGN GARAGE DOORS (DESIGN #23) (\$3000/EACH)	\$ 6,000.00			\$ -		
FRONT DOOR (ALLOWANCE)	\$ 15,000.00			\$ -		
SOD OVERAGE - 18,480 SF LOT - 12,000 SF LOT STANDARD X \$1/SF	\$ 6,480.00			\$ -		
SPRINKLER OVERAGE - ESTATE SIZE LOT - EXTRA ZONE HEADS	\$ 2,500.00			\$ -		
METAL DORMERS (ALLOWANCE)	\$ 2,500.00			\$ -		
TILE ROOF	\$ 63,950.00			\$ -		
SUSPENDED GARAGE	\$ 20,000.00			\$ -		
PAVERS ON FRONT PORCH (ALLOWANCE)	\$ 10,000.00			\$ -		
MUDROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
LOCKERS	\$ 2,500.00			\$ -		
TRIM DETAIL (ALLOWANCE)	\$ 950.00			\$ -		
POWDER BATH	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
UPGRADED QUARTZ TOPS (ALLOWANCE)	\$ 1,000.00			\$ -		
UPGRADED CABINET	\$ 750.00			\$ -	ADDITIONAL OPTIONS AVAILABLE	
WALLPAPER (ALLOWANCE)	\$ 3,000.00			\$ -		
				\$ -		
KITCHEN	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
UPGRADED QUARTZ TOPS (ALLOWANCE)	\$ 5,000.00			\$ -		
CUSTOM WOOD HOOD	\$ 1,950.00			\$ -	ADDITIONAL OPTIONS AVAILABLE	
FARMHOUSE SINK CABINET BUILD-OUT (SINK IN PLUMBING OVERAGES)	\$ 450.00			\$ -		
CABINETS TO 10' CEILING	\$ 1,250.00			\$ -		
ADDITIONAL CABINET UPGRADES (ALLOWANCE)	\$ 6,000.00			\$ -		
GLASS CABINET DOORS (4) (\$100/EACH) & GLASS SHELVES (4) (\$100/EACH) W/ CABINET LIGHTING (2) (\$250/EACH)	\$ 1,300.00			\$ -		
PREP KITCHEN	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
SOLID SURFACE TOPS (ALLOWANCE)	\$ 5,000.00			\$ -		
FARMHOUSE SINK CABINET BUILD-OUT (SINK IN PLUMBING OVERAGES)	\$ 450.00			\$ -		
CABINETS (ALLOWANCE)	\$ 5,000.00			\$ -		
GLASS CABINET DOORS (4) (\$100/EACH) & GLASS SHELVES (4) (\$100/EACH) W/ CABINET LIGHTING (2) (\$250/EACH)	\$ 1,300.00			\$ -		
HEARTH ROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
NATURAL STONE ON FIREPLACE (ALLOWANCE)	\$ 4,000.00			\$ -		
LIMESTONE MANTLE (ALLOWANCE)	\$ 7,000.00			\$ -		
BUILT IN HEARTH CABINETS (ALLOWANCE)	\$ 5,000.00			\$ -		
DINING ROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
9'x8' PELLA LIFESTYLE SLIDING GLASS DOOR	\$ 6,975.00			\$ -		
TRIM DETAIL (ALLOWANCE)	\$ 5,000.00			\$ -		
TRANSOM WINDOWS (3 ADDITIONAL)	\$ 2,025.00			\$ -		
REAR FIRST FLOOR BED/BATH	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
UPGRADED QUARTZ TOPS (ALLOWANCE)	\$ 500.00			\$ -		
ZERO ENTRY SHOWER UPGRADE	\$ 1,700.00			\$ -		
UPGRADED GLASS DOOR IN SHOWER	\$ 950.00			\$ -		
ADDITIONAL WINDOWS (2 ADDITIONAL)	\$ 1,950.00			\$ -		
COVERED DECK	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
GRILL, DRAWERS, TRASH DRAWER, DOORS (ALLOWANCE)	\$ 5,000.00			\$ -		
GRILL STATION WITH STONE (ALLOWANCE)	\$ 5,000.00			\$ -		
MASTER BEDROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
TRANSOM WINDOWS (3 ADDITIONAL)	\$ 2,025.00			\$ -		
TRIM DETAIL ON CEILING (ALLOWANCE)	\$ 8,000.00			\$ -		
MASTER BATHROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
CABINET UPGRADES (ALLOWANCE)	\$ 2,000.00			\$ -		
QUARTZ UPGRADE (ALLOWANCE)	\$ 2,000.00			\$ -		
FREE-STANDING TUB	\$ 3,000.00			\$ -		
TRIM DETAIL (ALLOWANCE)	\$ 3,000.00			\$ -		
HEATED TILE FLOOR (ALLOWANCE)	\$ 2,500.00			\$ -		
MASTER CLOSET	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
MAKE-UP VANITY (UNIT & PAINT) (ALLOWANCE)	\$ 3,000.00			\$ -		
FACE FRAME SHELVES	\$ 1,500.00			\$ -		
				\$ -		

LAUNDRY	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
SINK IN LAUNDRY ROOM	\$ 2,000.00			\$ -		
ADDITIONAL CABINETS (ALLOWANCE)	\$ 3,000.00			\$ -		
TRIM DETAIL (ALLOWANCE)	\$ 1,000.00			\$ -		
LOWER LEVEL	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
HARDWOODS IN LOWER LEVEL (ALLOWANCE)	\$ 10,000.00			\$ -		
FIREPLACE WITH STONE TO CEILING (ALLOWANCE)	\$ 10,000.00			\$ -		
12'x8' PELLA LIFESTYLE SLIDING GLASS DOOR	\$ 12,250.00			\$ -		
LOWER LEVEL BAR	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
CABINETS IN LOWER LEVEL BAR (ALLOWANCE)	\$ 12,000.00			\$ -		
QUARTZ ON LOWER LEVEL BAR (ALLOWANCE)	\$ 7,000.00			\$ -		
SINK IN BAR WITH DISPOSAL	\$ 2,750.00			\$ -		
TRIM DETAIL (ALLOWANCE)	\$ 5,000.00			\$ -		
WINE ROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
CUSTOM WINE RACK (ALLOWANCE)	\$ 12,000.00			\$ -		
GLASS WALLS IN WINE ROOM (ALLOWANCE)	\$ 8,000.00			\$ -		
BRICK FLOOR IN WINE ROOM (ALLOWANCE)	\$ 4,000.00			\$ -		
CEDAR DETAIL (ALLOWANCE)	\$ 2,000.00			\$ -		
WORKOUT ROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
GLASS WALLS & DOORS IN WORKOUT ROOM (ALLOWANCE)	\$ 6,000.00			\$ -		
HARDWOODS IN WORKOUT ROOM (ALLOWANCE)	\$ 4,000.00			\$ -		
ADDITIONAL WINDOWS (2 ADDITIONAL)	\$ 1,950.00			\$ -		
				\$ -		
LOWER LEVEL BEDS/BATHS	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
ZERO ENTRY SHOWER UPGRADE IN EACH BATHROOM	\$ 3,400.00			\$ -		
UPGRADED QUARTZ TOPS (ALLOWANCE)	\$ 2,000.00			\$ -		
ADDITIONAL WINDOWS (2 ADDITIONAL)	\$ 1,950.00			\$ -		
MISCELLANEOUS	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
UPGRADE TO 8' DOORS ON MAIN LEVEL & LOWER LEVEL (20) (\$150/EACH) & 8' GARAGE ENTRY DOOR (\$750)	\$ 3,750.00			\$ -		
HVAC UPGRADES (ALLOWANCE)	\$ 10,000.00			\$ -		
TANKLESS WATER HEATER (ALLOWANCE)	\$ 3,500.00			\$ -		
LOW VOLTAGE UPGRADES (ALLOWANCE)	\$ 5,000.00			\$ -		
PAINT UPGRADES (ALLOWANCE)	\$ 5,000.00			\$ -		
SELECTION OVERAGES	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
TILE SELECTIONS ABOVE STANDARD (STANDARD TILE IN ALL WET AREAS & KITCHEN BACKSPLASH)	\$ 10,000.00			\$ -		
CARPET SELECTION ABOVE STANDARD (\$18 YARD STANDARD INCLUDED)	\$ 5,000.00			\$ -		
LIGHTING SELECTION ABOVE STANDARD (\$3000 STANDARD INCLUDED)	\$ 22,000.00			\$ -		
APPLIANCE SELECTION ABOVE STANDARD (\$3500 STANDARD INCLUDED)	\$ 46,500.00			\$ -		
PLUMBING SELECTION (STANDARD OPTIONS + \$1,500 ALLOWANCE)	\$ 8,500.00			\$ -		
LANDSCAPING SELECTION ABOVE STANDARD (\$2000 STANDARD INCLUDED)	\$ 13,000.00			\$ -		