

# Upgrades for 25 Gadwall

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Completed 2023

## Structural

- GARAGE EXTENSION - 1/2 CAR GARAGE STORAGE EXTENSION **\$7,350.00**
- SCREENED IN COVERED DECK **\$8,430.00**
- OPTIONAL EXPANDED DECK **\$4,000.00**
- OPTIONAL FIREPLACE **\$3,500.00**
- Optional 12' Pella Door **\$9,360.00**
- STUDY (study by adding double glass french doors) **\$975.00**
- Open Railing ilo half wall - 2nd floor **\$1,340.00**
- ADDED 3/0-5/0 SINGLE HUNG WINDOW (Study, Family Room, Master) **\$3,000**

## Plumbing

- Bath 2, 3 & 4 - Gibson Matte Black Package - 4" Spread High Arc **\$1,930.00**
- Master Bath - Gibson Matte Black Package - 4" Spread High Arc **\$1,495.00**

## Electrical

- Upgraded Electrical Lighting Package **\$3,580**

## Cabinets

- Cabinets: All wood dovetail drawer soft close- **\$840.00**
- Double Waste Basket 18", 21", or 24" (2 bins) - installed inside cabinet 35 qt. - pull out is full extension and soft close **\$505.00**
- Drawer Range Base Cabinet (bottom 2 drawers are full extension and soft close) **\$910.00**
- Kitchen Cabinet Layout E Level 4 42" Uppers w/ 36" Cooktop, Canopy & Micro/Oven **\$4,430.00**

## Countertops

- Granite/Quartz Tops Kitchen Island (Square Corners, Caesarstone Quartz Pebble 4030, Eased Edge) - Level 3 **\$1,435.00**

- Granite/Quartz Tops Kitchen Perimeter (Square Corners, Caesarstone Quartz Pebble 4030, Eased Edge) - Level 3 **\$1,300.00**

## Appliances:

- Whirlpool 36" Electric Ceramic Glass Cooktop - (WCE77US6HS) **\$760.00**
- Whirlpool 36" Stainless Wall Mount Canopy Hood 300 CFM (WVW73UC6LS) **\$890.00**
- Whirlpool Stainless - 30" Oven/Microwave Combo (WOC75EC0HS) 6.4 cu ft, Smart Combination wall oven, Convection in lower oven only **\$3,385.00**
- Whirlpool Stainless - Dishwasher (WDT730HAMZ) 51 dBA -- 3rd rack **\$170.00**

## Shower Doors

- Upgrade 1/4" Shower Door to Semi-Frameless (Shower still framed) Includes Back to Back Handle **\$990.00**
- Upgrade Shower Frame to Matte Black **\$2,130.00**

## Additional Features

- 10' Smooth Ceilings on Main Level, per plan
- 9' Smooth Ceilings on Upper Level, per plan
- 2 Panel Smooth Doors - 8' on First Floor, 6'8" on Second Floor, per plan
- 51/4" Baseboards
- 4 5/8\* Crown in Foyer
- Ventilated Shelving in All Closets and Laundry Shaw Carpet

## Energy Efficiency

- 93% High Efficiency Electric Heating and Cooling Systems
- Honeywell Programmable Thermostat on Both Levels
- R-38 Ceiling Insulation and R-15 Wall Insulation
- 50 Gallon Electric Water Heater
- Elongated, Water Saving Commodes
- Adjustable Thresholds on Exterior Doors
- Whirlpool Energy Efficient Appliances
- 3rd Party Energy Efficiency Inspection
- 14.3 SEER2 LENNOX HVAC System
- Exterior Sheathing with Tyvar Housewrap
- PEX Plumbing Lines
- Smoke Detectors & Carbon Monoxide Detectors