

floor plan				
Square Footage:				
address -				
Revised 7/19/23		Unit Price		Total Cost
Choices				
Brick:				
Mortar:				
Exterior trim color:				
Shutters color:				
Front door color:				
Garage door color- No Warranty If Painted				
Flooring				
Carpet:				
Floor tile:				
Kitchen:				
Dining:				
Utility:				
Living room:				
Halls:				
Hall bath:				
Master bath:				
Master bedroom:				
Bedroom #2:				
Bedroom #3:				
Other:				
Wall tile				
Master tub surround:				
Hall tub surround:				
Master shower walls:				
Shower floor:				
Cabinets				
Knotty Alder:				
Shaker:				
Granite				
Dallas White:				
Venetian:				
Kitchen Sink:				
Undermount - Biscuit - SS			1	
Farmhouse				
Master bath sink:				
Undermount - Oval				
Undermount - Square				
Hall bath:				
Undermount - Oval				
Undermount - Square				
Backsplash				
Vanity :				
Kitchen:				
Rock - One rock only				
Sawcut				
Stacked				

Walls:				
Trim:				
Other:				
New standard features add in every home: 6/12 pitch, Front door(Fiberglass w/ small window), Sprinkler & Sod (Front & Back)				
Plumbing Faucets (Chrome), Crown (everywhere except utility & bath- except Fox Hollow),				
Windows trimmed in wood (Sq only- except Fox Hollow), Undermount sinks				
OJ, Cabinets above washer and dryer, Under Cabinet lights (Kitchen), Exterior eve lights, Christmas plugs, Spray Foam.				
See Standard sheet for all standard features.				
Starting price				
Lot Price				
Lot Cost in Hunter Estates- include well,septic,pad,culvert. Less fence,S/sod, driveway. For larger lots see plat map for lot price		\$96,500.00		
Exterior Design				
Buyer closing cost paid, up to \$4,500, if buyer uses Deanna AMC bank				
New Plan Cost (change to exterior walls including roof plan)		\$750.00	\$	-
Plan Change (Change to interior walls w/o changing roof)		\$350.00	\$	-
7/12 Pitch		\$1,400.00	\$	-
8/12 Pitch		\$2,400.00	\$	-
Brick exterior (white mortar)		\$1,000.00	\$	-
2020 Window (Pre Construction only)		\$250.00	\$	-
3008 Window (Pre Construction only)		\$250.00	\$	-
6010 Window (Pre Construction only)		\$250.00	\$	-
Oval glass fiberglass front door		\$350.00	\$	-
6 window Modern fiberglass front door		\$350.00	\$	-
8' Front door (3 windows, must have a minimum 10' ceilings)		\$1,500.00	\$	-
Exterior 2868 door (9 lite)		\$500.00	\$	-
*Sprinkler & Sod - Over 65' x 110' (Ask for pricing) - Add for all plans		\$1.50	\$	-
Upgraded Landscaping - 3" trees, shrubs, edging, and mulch		\$1,000.00	\$	-
Corner lot cost for yard and sidewalk		\$3,500.00	\$	-
Rock Arch on front patio		\$2,500.00	\$	-
Rock column on front patio		\$500.00	\$	-
Patio fireplace w/ brick wall		\$3,500.00	\$	-
Patio fireplace on existing wall		\$2,800.00	\$	-
Patio brick wall no fireplace		\$1,000.00	\$	-
3 car garage		\$11,000.00	\$	-
Insulate Garage - Spray Foam Attic and Walls		\$1,300.00	\$	-
Insulate Garage door (per door)		\$700.00	\$	-
2 ft added to depth of garage		\$2,100.00	\$	-
2 ft added to width of garage		\$2,100.00	\$	-
2 ft added to width of garage door		\$500.00	\$	-
8x8 Cedar Timber entry - Clear Sealed		\$2,200.00	\$	-
Cedar Shutters - Per Window - Clear Sealed		\$150.00	\$	-
Faux Cedar gable vent - Clear Sealed		\$150.00	\$	-
Buyers closing cost paid by seller (Subject to Appraisal - Only if you use Deanna w/AMC)		\$4,500.00	\$	-
Superintendant Fee - Must be added to any house sold prior to frame		\$3.00	\$	-
Interior Design				
Modern Design - Shaker style cabinets, Square openings		\$1,000.00	\$	-
Cabinet pull out. (Each)		\$100.00	\$	-
Change paint color Walls & Ceiling (per room)		\$150.00	\$	-
Change paint color to Island (All cabinets must be paint grade)		\$350.00	\$	-
Hand texture walls (LR,Kitchen,Dining)		\$600.00	\$	-
Hand Texture through out		\$1,200.00	\$	-
Vaulted Ceiling		\$1,200.00	\$	-
Pan Ceiling		\$1,200.00	\$	-
Faux wood beams in Pan ceiling - Under 1700 Sf		\$1,500.00	\$	-

Faux wood beams in Pan ceiling - Over 1700 Sf		\$2,500.00	\$	-
9' Ceilings through out		\$1,800.00	\$	-
9' Ceilings in LR,Din & Kitchen		\$600.00	\$	-
10' Ceilings w/ 8' doors & 7' double windows		\$5,000.00	\$	-
10' Ceilings LR, Dining, Kitchen - if available		\$1,200.00	\$	-
Fireplace in Living room		\$2,800.00	\$	-
Fireplace in Den with built ins (Bo & Blake)		\$4,500.00	\$	-
Rock Hearth		\$600.00	\$	-
Rock FP mantel to ceiling (Face only)		\$600.00	\$	-
Add rock to sides of fireplace (Mantel Ht.)		\$600.00	\$	-
Rock FP mantel to ceiling (face and sides)		\$1,200.00	\$	-
8x8 Cedar Timber mantle - Clear Sealed		\$600.00	\$	-
Dressers - Closets		\$750.00	\$	-
Add a 4th bedroom (Only if it shows option on plan) Same width as spare bedrooms x 11.9' deep	Need quote		\$	-
Add interior door		\$250.00	\$	-
Flooring package				
Standard areas - Wood like tile (per Sq Foot)		\$3.00	\$	-
Carpeted areas - Standard tile (per Sq Foot)		\$2.50	\$	-
Carpeted areas - Wood like tile (per Sq Foot)		\$5.40	\$	-
Carpeted areas - Wood plank (per Sq Foot)		\$5.70		
Kitchen Package				
2 Tier island (no half wall)		\$500.00	\$	-
Flat island (no half wall) - Standard in open kitchens floor plans		\$0.00	\$	-
Built in single oven w/ Microwave above		\$1,200.00	\$	-
Pantry in Kitchen (knotty alder or shaker) - pre-constructon Only		\$750.00	\$	-
Large Vent hood cabinet w/ hidden vent to outside (Not available if Microwave is above stove)		\$1,000.00	\$	-
Cabinets to ceiling with glass and LED lights		\$1,500.00	\$	-
Pull out trash in island		\$250.00	\$	-
Backsplash - Full (TS, Subway, SF, Mosaic Glass)		\$400.00	\$	-
Backsplash - Full (Rock, White Herringbone)		\$750.00	\$	-
Vent hood outside (Required with Gas)		\$450.00	\$	-
Farmhouse SS sink		\$350.00	\$	-
Chrome faucets - Standard n/c		\$0.00	\$	-
Brush Nickel faucets - Includes all plumbing faucets		\$500.00	\$	-
Quartz Upgrade		\$2,500.00	\$	-
Bath Package				
Add 3' shower w/TS pan		\$2,000.00	\$	-
Add 4' shower w/TS pan		\$3,000.00	\$	-
Add 5' shower w/TS pan		\$4,000.00	\$	-
Change out tub for 5' shower w/TS pan		\$2,000.00	\$	-
Pebbles Stone shower pan - Autumn		\$300.00	\$	-
Tumbled Stone - Tub or Shower walls		\$300.00	\$	-
Subway Tile - Tub or Shower walls		\$600.00	\$	-
Soaker tub		\$1,000.00	\$	-
Free Standing Tub		\$2,000.00	\$	-
Floor Faucet for free standing tub			\$	-
Square Window over master tub		\$600.00	\$	-
Frameless Glass Shower Door - 3' opening		\$1,000.00	\$	-
Comfort Height Toliets		\$150.00	\$	-
Utility Package				
Pantry - Knoty Alder or Shaker		\$750.00	\$	-
Sink in Utility room		\$1,000.00	\$	-
Mud Bench - Not available for all plans		\$750.00	\$	-
Gas Package - Check for availability				
Gas to one location in home		\$1,500.00	\$	-
Gas to additional drops in home		\$250.00	\$	-

Gas Stove		\$200.00	\$	-
Gas heater upgrade		\$400.00	\$	-
Electrical Package				
Extra Recess can lights - Pre construction - Specify Location		\$75.00	\$	-
Recess light location			\$	-
Recess lights added after construction (If accesable)		\$150.00	\$	-
Dimmer for light		\$35.00	\$	-
Extra outlets inside or outside - pre-construction (cable or plug)		\$75.00	\$	-
Extra outlets inside only - after construction (cable or plug)		\$100.00	\$	-
Pendant Lights - each		\$150.00	\$	-
Exterior Wall mount lights (Pre-construction - ONLY)		\$150.00	\$	-
Constuction Package				
add cement (per sq ft)		\$6.50	\$	-
add covered patio (per sq ft)		\$50.00	\$	-
Barn - 30x40 pole barn, non-insulated. 10' side walls, 8' tall roll up door, Electric panel & 220 plug (Hunter Estates)		\$32,000.00	\$	-
Barn - 30x40 pole barn, non-insulated. 14' side walls, 12' tall roll up door, Electric panel & 220 plug (Hunter Estates)		\$40,000.00	\$	-
Brick front of barn 3' up		\$2,000.00	\$	-
Insulation - closed cell spray foam (10' side walls) (Hunter Estates)		\$4,000.00	\$	-
Insulation - closed cell spray foam (14' side walls) (Hunter Estates)		\$5,000.00	\$	-
Fence (cost per ft) (Hunter Estates)		\$27.00	\$	-
Sprinkler & Sod (cost per sq ft) (Hunter Estates)		\$1.50	\$	-
Special comments or pricing below				
Cement driveway		\$8,350.00	\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
Sales Price				
Earnest money - \$150,000 - \$175,000		\$5,000.00		
Earnest money - \$175,000 - \$200,000		\$10,000.00		
Earnest money - \$200,000 - \$250,000		\$15,000.00		
Earnest money - \$250,000 +		6%		
Construction Disclaimer				
Starting prices do not include lot price. Figures reflecting size, square footage and other dimensions are estimates; actual construction may vary. Size, square footage and price of a new home may vary based on bonus room and upgrades selected. Floor plans may vary according to elevation. Prices, plans, dimensions, features, specifications, materials and availability of homes or communities are subject to change without notice or obligation. Please contact us to verify current information. Photos are representative only. They may differ from completed improvements and may change without notice.				
Changes in Plans and Specifications				
Continuing a policy for constant improvements, N&B Homes reserves the right to make changes in the plans and specifications, and to substitute material of similar quality without notice or prior obligation. Packages on homes constructed prior to this document may have different features. Standard Features and Upgrades may change without notice.				