SPEC INVENTORY
LOT 31 - CANYON CREEK FOREST
24949 W. 98TH PLACE, LENEXA, KS 66227

the ROSEBUD by Roeser Homes

CONTRACT SALES PRICE $	**1,044,398.00**
CHANGE LOG TOTAL $	**-**
TOTAL SALES PRICE $	**1,044,398.00**

BASE COSTS	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
BASE PRICE	$ 579,950.00			$ -	**2025 BASE PRICE**	
LOT PRICE	$ 235,000.00			$ -		
WALKOUT PACKAGE (WINDOWS (3), FULL-LITE DOOR (1), FRAMED DOWNWALLS, COMPOSITE DECKING W/ METAL RAILING	$ 21,750.00			$ -		
4-CAR GARAGE PACKAGE	$ 30,000.00			$ -		
COMMUNITY REQUIREMENTS (4 SIDED PAINTED TRIM, IRRIGATION)	$ 7,000.00			$ -		
ELEVATION & EXTERIOR	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
SUSPENDED FRONT PORCH	$ 7,000.00			$ -		
FIREPLACE W/ STONE FAÇADE ON REAR COVERED PORCH	$ 9,750.00			$ -		
STONE ON 2 GARAGE LEGS UP & OFFICE WALL	$ 4,575.00			$ -		
TRIM DESIGN GARAGE DOORS	$ 3,000.00			$ -		
8' 3/4 VIEW 6-LITE FRONT DOOR W/ SIDELIGHTS	$ 3,250.00			$ -		
ADDITIONAL CAN LIGHTS (2) ($215/EACH)	$ 430.00			$ -		
CAT6/TV DROP & POWER OUTLET ON DECK	$ 275.00			$ -		
GRILLS ON WINDOWS (3) $20/EACH	$ 60.00			$ -		
KITCHEN	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
CABINET UPGRADES - UNITS & PAINT	$ 6,290.00			$ -	APPLIANCE TOWER $455, CABS TO 10' CEILING $1,250, EXTRA DRAWERS (10) $1,250, ISLAND POSTS W/ SKIRT STRUCTURE (WALNUT) $1,625, WALNUT ISLAND UPGRADE, $945, TRAY DIVIDERS $160, FIVE-PIECE DRAWER FACE UPGRADE $605	
UPGRADED COUNTERTOPS	$ 5,720.00			$ -	CALACATTA LAZA UPGRADE & BACKSPLASH	
CUSTOM WOOD HOOD	$ 1,950.00			$ -	MULTIPLE SELECTIONS AVAILABLE	
KITCHEN SINK UPGRADE	$ 310.00			$ -	KRAUS WORKSTATION COMPOSITE SINGLE BLACK KGUW2-33MBL	
ADDITIONAL CAN LIGHTS (2) IN KITCHEN (6 TOTAL)	INCLUDED			$ -	CREDIT STANDARD WIRING FOR FIXTURES TOWARDS ADDITIONAL CANS	
PREP KITCHEN & PANTRY	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
UPGRADED CABINETS	$ 3,280.00			$ -		
SINK - STANDARD SINK & FIXTURE	$ 2,000.00			$ -		
APPLIANES - BEVERAGE CENTER	$ 1,251.00			$ -		
GLASS CABINET DOORS (4) ($250/EACH)	$ 1,000.00			$ -		
FACE FRAME SHELVES IN PANTRY	$ 850.00			$ -		
UNDER CABINET LIGHTING (4) ($250/EACH)	$ 1,000.00			$ -		
GARBAGE DISPOSAL & ELECTRICAL	$ 550.00			$ -		
UPGRADED COUNTERTOPS	$ 435.00			$ -	CALACATTA LAZA UPGRADE	
PREP KITCHEN SINK UPGRADE	$ 465.00			$ -	BLANCO PRECIS 24" IN ANTHRACITE 522258	
FIXTURES (1) ($215/EACH TO WIRE & HANG) - FIXTURES EXTRA	$ 215.00			$ -		
ADDITIONAL OUTLET (1) ($75/EACH)	$ 75.00			$ -		
LAUNDRY ROOM	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
LINEN CABINET IN LAUNDRY - UNITS & PAINT	$ 1,400.00			$ -		
POCKET DOOR	$ 1,000.00			$ -		
FIXTURES (1) ($215/EACH TO WIRE & HANG) - FIXTURES EXTRA	$ 215.00			$ -		
ADDITIONAL OUTLET (1) ($75/EACH)	$ 75.00			$ -		
GREAT ROOM	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
LIMESTONE MANTLE	$ 8,150.00			$ -		
WALNUT CABINETS NEXT TO FIREPLACE - UNITS & PAINT	$ 4,000.00			$ -		
STAIR TRIM WALL DETAIL	$ 3,900.00			$ -		
UPGRADED NEWELS (7) ($175/EACH)	$ 1,225.00			$ -	C-4091	
WALNUT FLOATING SHELVES (4) ($500/EACH)	$ 2,000.00			$ -		
FIREPLACE UPGRADE	$ 925.00			$ -	UPGRADED TO "CALIBER" FIREPLACE IN GREAT ROOM	
LED TOE KICK (2) ($215/EACH TO WIRE & HANG) - FIXTURES EXTRA	$ 430.00			$ -		
ADDITIONAL CAN LIGHTS (2) ($215/EACH)	$ 430.00			$ -		
FLOOR OUTLET (1) ($175/EACH)	$ 175.00			$ -		
BREAKFAST ROOM	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
TRIM WALL DETAIL	$ 6,000.00			$ -		
6'X 6'8" PELLA 250 VINYL SLIDER	$ 2,250.00			$ -		
ADDITIONAL CAN LIGHTS (2) ($215/EACH)	$ 430.00			$ -		
MASTER BEDROOM	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
TRIM WALL DETAIL	$ 3,550.00			$ -		
MASTER BATHROOM	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
GLASS SHOWER WALLS ($2,500) W/ QUARTZ THRESHOLD & WALL CAP ($615), & FRAMELESS SHOWER DOOR (INCLUDED)	$ 3,115.00			$ -		
FREE-STANDING TUB UPGRADE	$ 2,060.00			$ -		
CABINET UPGRADES - UNITS & PAINT	$ 1,275.00			$ -	WALNUT MASTER VANITY UPGRADE $775, EXTRA DRAWERS MASTER (4) $500	
ADDITIONAL CAN LIGHTS (2) ($215/EACH)	$ 430.00			$ -		
LED LIGHT MASTER TUB (1) ($250/EACH)	$ 250.00			$ -		
LED TOE KICK LIGHT (1) ($215/EACH)	$ 215.00			$ -		
ZERO ENTRY SHOWER	INCLUDED			$ -		

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

MASTER CLOSET	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
FACE FRAME SHELVES	$ 1,075.00			$ -		
ADDITIONAL OUTLET (1) ($75/EACH)	$ 75.00			$ -		
MUDROOM	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
ADDITIONAL (2) CUBBIES $200/EACH	$ 400.00			$ -		
MAIN FLOOR 3/4 BATHROOM	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
CABINET UPGRADES - UNITS & PAINT	$ 890.00			$ -	WALNUT UPGRADE $390, EXTRA DRAWERS (4) 500	
UPGRADED COUNTERTOPS	$ 249.00			$ -	CALACATTA LAZA UPGRADE	
LOWER LEVEL - PLAY ROOM UNDER STAIRS	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
ADDITIONAL BASEMENT FINISH ($49 SQFT x 46 SQFT)	$ 2,254.00			$ -		
ADDITIONAL CAN LIGHTS (2) ($215/EACH)	$ 430.00			$ -		
ADDITIONAL OUTLET (1) ($75/EACH)	$ 75.00			$ -		
ADDITIONAL SWITCH (1) ($75/EACH)	$ 75.00			$ -		
LOWER LEVEL REC ROOM	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
HARDWOODS IN LOWER LEVEL REC ROOM & HALLWAY	$ 9,334.00			$ -		
WALNUT FLOATING SHELVES (4) ($575/EACH)	$ 2,300.00			$ -		
LOWER LEVEL - BAR	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
BAR CABINETS - UNITS & PAINT	$ 3,675.00			$ -		
SINK - STANDARD SINK & FIXTURE ($2,000)	$ 2,000.00			$ -		
BAR QUARTZ	$ 2,080.00			$ -	CALACATTA LAZA	
APPLIANES - BEVERAGE CENTER	$ 1,251.00			$ -		
GLASS CABINET DOORS (4) ($250/EACH)	$ 1,000.00			$ -		
UNDER CABINET LIGHTING (4) ($250/EACH)	$ 1,000.00			$ -		
BAR SINK UPGRADE	$ 360.00			$ -	BLANCO PRECIS BAR SINK ANTHRACITE 513424	
ADDITIONAL OUTLET (1) ($75/EACH)	$ 75.00			$ -		
LOWER LEVEL - BEDROOMS	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
ADDITIONAL CAN LIGHTS (8) ($215/EACH)	$ 1,720.00			$ -		
MISCELLANEOUS	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
LOW VOLTAGE UPGRADES	$ 5,270.00			$ -	WIFI EXPANSION BETTER & AUDIO BETTER	
CABINET UPGRADES	$ 3,180.00			$ -	KITCHEN, VANITIES, UTILITY ROOM HARDWOOD DOOR/DRAWER PANELS $505, 1/4" PANEL W/ SLATS-MATERIAL $2,175, EXTRA DRAWERS ON VANITIES (4) $500	
UPGRADED HARDWARE	$ 535.00			$ -		
PAINT UPGRADES	$ 375.00			$ -	ADDITIONAL STAIN $375	
SELECTION OVERAGES	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
TILE SELECTIONS ABOVE STANDARD (STANDARD TILE IN ALL WET AREAS & KITCHEN BACKSPLASH)	$ 7,446.00			$ -		
CARPET SELECTION ($20/YARD STANDARD)	$ 3,384.00			$ -		
LIGHTING SELECTION ($4,000 STANDARD)	$ 3,682.00			$ -		
APPLIANCE SELECTION ($5,000 STANDARD)	$ 6,571.00			$ -		
PLUMBING SELECTION (STANDARD FIXTURE PACKAGE)	$ 7,706.00			$ -		
LANDSCAPING SELECTION ($2,500 STANDARD)	$ 5,000.00			$ -	COMMUITY REQUIREMENTS $13,000 FOR LANDSCAPING, SOD, & IRRIGATION	
DISCOUNT / COMMISSION REDUCTION	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**