SPEC INVENTORY
LOT 43 - CANYON CREEK FOREST
24916 98TH PLACE LENEXA, KS 66227

the ROSEBUD by Roeser Homes

CONTRACT SALES PRICE	**$ 899,950.00**
CHANGE LOG TOTAL	**$ -**
TOTAL SALES PRICE	**$ 899,950.00**

BASE COSTS	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
BASE PRICE	$ 569,950.00			$ -	**2025 BASE PRICING**	
LOT PRICE	$ 157,500.00			$ -		
DAYLIGHT PACKAGE	$ 10,750.00			$ -	(3) WINDOWS STANDARD PLUS (1) PER BEDROOM EGRESS	
COMMUNITY REQUIREMENTS (4 SIDED PAINTED TRIM, IRRIGATION)	$ 7,000.00			$ -		
ELEVATION & EXTERIOR	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
FIREPLACE W/ STONE FAÇADE ON REAR COVERED PORCH	$ 9,000.00			$ -		
FENCE	$ 7,895.00			$ -		
STONE ON 2 GARAGE LEGS UP & OFFICE WALL	$ 6,358.00			$ -		
STAIRS TO GRADE	$ 4,500.00			$ -		
UPGRADED GARAGE DOORS	$ 3,000.00			$ -	TRIM DESIGN	
CORBELS (8) ($125/EACH)	$ 1,000.00			$ -		
CAT6/TV DROP & POWER OUTLET ON DECK	$ 275.00			$ -		
6'8" 3/4-LITE FRONT DOOR OPAQUE	$ 200.00			$ -		
GRILLS ON WINDOWS (2) $20/EACH	$ 40.00					
FENCE	$ 7,895.00			$ -		
ENTRY	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
TRIM ACCENT ABOVE FRONT DOOR	$ 1,000.00			$ -		
KITCHEN	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
CABINET UPGRADES - UNIT & PAINT	$ 6,275.00			$ -	CABS TO 10' $1,250, APRON SINK $450, EXTRA DRAWERS (10) $1,250, ISLAND POSTS W/ SKIRT STRUCTURE (WALNUT) $1,625, WALNUT ISLAND UPGRADE $944, TRAY DIVIDERS $157, FIVE PIECE DRAWER FACE $601	
UPGRADED COUNTERTOPS	$ 7,730.00			$ -	CALACATTA LAZA QUARTZ ISLAND, PERIMETER, & BACKSPLASH	
CUSTOM WOOD HOOD	$ 1,950.00			$ -	MULTIPLE SELECTIONS AVAILABLE	
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	$ 2,521.00			$ -		
SINK - STANDARD SINK & FIXTURE	$ 2,000.00			$ -		
APPLIANCES - UNDER CABINET BEVERAGE CENTER	$ 1,251.00			$ -		
FACE FRAME SHELVES IN PANTRY	$ 850.00			$ -		
UNDER CABINET LIGHTING (3) ($250/EACH)	$ 750.00			$ -		
GLASS CABINET DOORS (4) ($250/EACH)	$ 1,000.00			$ -		
QUARTZ COUNTERTOPS	$ 1,010.00			$ -	CALACATTA LAZA QUARTZ	
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**
CABINETS UPGRADES	$ 1,008.00			$ -		
2.6 POCKET DOOR	$ 1,000.00			$ -		
ADDITIONAL OUTLET (1) ($75/EACH)	$ 75.00			$ -		
GREAT ROOM	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
LIMESTONE MANTLE	$ 8,035.00			$ -		
CABINETS NEXT TO FIREPLACE - UNIT & PAINT	$ 4,095.00			$ -		
STAIR TRIM WALL DETAIL	$ 3,900.00			$ -		
UPGRADED NEWELS (7) ($175/EACH)	$ 1,225.00			$ -	C-4091	
FIREPLACE UPGRADE	$ 797.00			$ -	UPGRADED TO "CALIBER" FIREPLACE IN GREAT ROOM	
FIXTURES (2) ($215/EACH TO WIRE & HANG) - FIXTURES EXTRA	$ 430.00			$ -		
ADDITIONAL CAN LIGHTS (2) ($215/EACH)	$ 430.00			$ -		
BREAKFAST ROOM	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
TRIM WALL DETAIL	$ 6,000.00			$ -		
6'X 6'8" PELLA 250 SLIDER	$ 2,250.00			$ -		
ADDITIONAL CAN LIGHTS (2) ($215/EACH)	$ 430.00			$ -		
MASTER BEDROOM	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
TRIM WALL DETAIL (ALLOWANCE)	$ 4,500.00			$ -		

MASTER BATHROOM	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
GLASS SHOWER WALLS ($2,950) QUARTZ WALL CAP, BENCH, & NICHE, & QUARTZ LEDGE & FRAMELESS SHOWER DOOR (INCLUDED)	$ 3,565.00			$ -		
FREE-STANDING TUB UPGRADE	$ 2,050.00			$ -		
CABINET UPGRADES - UNIT & PAINT	$ 1,776.00			$ -	MASTER EXTRA DRAWERS $1,000 & WALNUT MASTER UPGRADE $776	
WALNUT TRIM WALL DETAIL	$ 1,500.00			$ -		
ADDITIONAL CAN LIGHTS (2) ($215/EACH)	$ 430.00			$ -		
UPGRADED COUNTERTOPS	$ 365.00			$ -	MIAMI VENA QUARTZ	
LED LIGHT MASTER TUB (1) ($250/EACH)	$ 250.00			$ -		
LED TOE KICK LIGHT (1) ($215/EACH)	$ 215.00			$ -		
ZERO ENTRY SHOWER	INCLUDED			$ -		
MASTER CLOSET	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
FACE FRAME SHELVES	$ 1,075.00			$ -		
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**
UPGRADE SHOWER SLIDER TO BLACK ($650/EACH)	$ 650.00			$ -		
CABINET UPGRADES - UNITS & PAINT (ALLOWANCE)	$ 1,537.00			$ -	FURNITURE LOOK $553, DECORATIVE TOE BOARD $595, WALNUT $389	
UPGRADED COUNTERTOPS	$ 800.00			$ -	CALACATTA LAZA QUARTZ	
LOWER LEVEL - PLAY ROOM UNDER STAIRS	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
ADDITIONAL BASEMENT FINISH ($31 SQFT x 46 SQFT)	$ 1,426.00			$ -		
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			$ -		
TRIM WALL DETAIL	$ 4,000.00			$ -		
LOWER LEVEL - BAR	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
BAR CABINETS - UNITS & PAINT	$ 3,430.00			$ -		
SINK - STANDARD SINK & FIXTURE ($2,000)	$ 2,000.00			$ -		
APPLIANCES - UNDER CABINET BEVERAGE CENTER	$ 1,251.00			$ -		
UNDER CABINET LIGHTING (4) ($200/EACH)	$ 800.00			$ -		
BAR QUARTZ	$ 1,900.00			$ -		
GLASS CABINET DOORS (4) ($250/EACH)	$ 1,000.00			$ -		
ADDITIONAL OUTLET (1) ($75/EACH)	$ 75.00			$ -		
LOWER LEVEL - 3/4 BATHROOMS	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
UPGRADE SHOWERS SLIDER TO BLACK (2)($650/EACH)	$ 1,300.00			$ -	LOWER LEVEL SHOWER SLIDERS UPGRADED TO BLACK	
LOWER LEVEL - BEDROOMS	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
ADDITIONAL CAN LIGHTS (8) ($175/EACH)	$ 1,400.00			$ -		
MISCELLANEOUS	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
LOW VOLTAGE UPGRADES	$ 4,675.00			$ -	WIFI EXPANSION BETTER & AUDIO BETTER	
CABINET UPGRADES	$ 1,545.00			$ -	EXTRA DRAWERS ON VANITIES $750 & DOOR DRAWER PANELS $795	
UPGRADED HARDWARE	$ 766.00			$ -		
PRE FINISHED WOOD FLOORING UPGRADE	$ 695.00			$ -	MODERN FARMHOUSE SOHO BEIGE EUROPEAN WHITE OAK	
PAINT UPGRADES	$ 375.00			$ -	ADDITIONAL STAIN	
SELECTION OVERAGES	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
TILE SELECTIONS ABOVE STANDARD (STANDARD TILE IN ALL WET AREAS & KITCHEN BACKSPLASH)	$ 7,589.00			$ -		
CARPET SELECTION ($20/YARD STANDARD)	$ 3,524.00			$ -		
LIGHTING SELECTION ($4,000 STANDARD)	$ 4,019.00			$ -		
APPLIANCE SELECTION ($5,000 STANDARD)	$ 6,571.00			$ -		
PLUMBING SELECTION (STANDARD FIXTURE PACKAGE)	$ 9,272.00			$ -		
LANDSCAPING SELECTION ($2,500 STANDARD)	$ 5,500.00			$ -	COMMUITY REQUIREMENTS $13,000 FOR LANDSCAPING, SOD, & IRRIGATION	
DISCOUNT / COMMISSION REDUCTION	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
BUILDER DISCOUNT	**-$ 33,855.00**					