MODEL HOME
LOT 31 - PRAIRIE CANYON
11203 S. SUNRAY DRIVE, OLATHE, KS 66061

the ROSEBUD by Roeser Homes

CONTRACT SALES PRICE	$ 1,261,998.00
CHANGE LOG TOTAL	$ -
TOTAL SALES PRICE	**$1,261,998.00**

BASE COSTS	CONTRACT	NOTES	APPROVAL
BASE PRICE	$ 589,950.00		
LOT PRICE	$ 235,000.00		
WALKUP/WALKOUT PACKAGE (WINDOWS (3), DOOR (1), COMPOSITE DECKING W/ METAL RAILING , FRAMED DOWNWALLS, CONCRETE EGRESS WELL, 2ND SUMP PUMP)	$ 24,750.00		
COMMUNITY REQUIREMENTS (4 SIDED PAINTED TRIM, IRRIGATION)	$ 8,500.00		
ELEVATION & EXTERIOR	**CONTRACT**	**NOTES**	**APPROVAL**
NATURAL STONE ON FRONT EXTERIOR	$ 10,255.00	UPGRADED STONE TOPEKA GRAY	
8' PELLA FRONT DOOR	$ 9,375.00		
SUSPENDED FRONT PORCH	$ 5,000.00		
WINDOW UPGRADE BLACK EXTERIOR/WHITE INTERIOR	$ 6,015.00	GERKIN	
STONE ON WALK UP WALL	$ 11,667.00	TOPEKA GRAY	
TRIM DESIGN GARAGE DOORS	$ 3,000.00		
METAL EYEBROWS OVERS OFFICE & GARAGE	$ 2,950.00		
CEDAR TONGUE & GROOVE FRONT PORCH CEILING ($1,525) & CROSS BEAM ($525)	$ 2,050.00		
ADDITIONAL (7) EXTERIOR SOFFIT CAN LIGHTS ($215/EACH)	$ 1,505.00		
CORBELS (4) ($125/EACH)	$ 500.00		
CASEMENT WINDOWS (2) ($175/EACH)	$ 350.00		
COVERED PORCH	**CONTRACT**	**NOTES**	**APPROVAL**
FIREPLACE W/ STONE FAÇADE ON REAR COVERED PORCH	$ 9,000.00		
CEDAR TONGUE & GROOVE IN CEILING VAULT	$ 5,990.00		
FIREPLACE STONE UPGRADE	$ 1,820.00	TOPEKA GRAY	
CAT6/TV DROP & POWER OUTLET ON COVERED PORCH	$ 250.00		
ADDITIONAL CAN LIGHTS (1) ($215/EACH)	$ 215.00	CREDIT (1) FAN TOWARDS (1) CAN LIGHT	
ENTRY	**CONTRACT**	**NOTES**	**APPROVAL**
CROWN MOLDING	$ 1,465.00		
ARCHED WALNUT PANEL DOOR WAYS (1) ($2,350/EACH)	$ 2,350.00		
KITCHEN	**CONTRACT**	**NOTES**	**APPROVAL**
CABINET UPGRADES - UNIT & PAINT	$ 6,693.00	EXTRA DRAWERS (4) $500, WALNUT ISLAND UPGRADE $944, FIVE PIECE DRAWER FACE UPGRADE $601, SPICE RACK ROLL OUT ORGANIZER$787, UTENSIL ROLL OUT ORGANIZER $787, APPLIANCE TOWER $455, FURNITURE FEET BASE CABINET $671, CURVED ISLAND DETAIL W/ FINISHED INTERIOR BOOKSHELVES $1,950	
CUSTOM WOOD HOOD	$ 1,950.00	MULTIPLE SELECTIONS AVAILABLE	
CABINETS TO 10' CEILING	$ 1,250.00		
UPGRADED COUNTERTOPS	$ 6,800.00	PREMATA LEVEL 7	
QUARTZ BACKSPLASH	$ 4,940.00	PREMATA LEVEL 7	
UPGRADED KITCHEN SINK	$ 400.00	KRAUS SINGLE IN BLACK KGUW2-33MBL	
LED TOE KICK LIGHT (5) ($215/EACH)	$ 1,075.00		
UNDER CABINET LIGHTING	INCLUDED		
ADDITIONAL CAN LIGHTS (2) IN KITCHEN (6 TOTAL)	INCLUDED	CREDIT STANDARD WIRING FOR FIXTURES TOWARDS ADDITIONAL CANS	
PREP KITCHEN & PANTRY	**CONTRACT**	**NOTES**	**APPROVAL**
CABINETS - UNIT & PAINT	$ 7,842.00	UPGRADES UPPERS & DOORS $5,479, TRASH UNIT $501, FARM SINK $450, WINE RACK $277, FURNITURE TOE$312, APPLIANCE PANEL $823	
TRIM WALLS & CEILING	$ 4,195.00		
SINK - STANDARD SINK & FIXTURE & GARBAGE DISPOSAL	$ 2,550.00		
APPLIANCE - BEVERAGE CENTER ADDITIONAL ELECTRICAL OUTLET BELOW	$ 1,848.00		
GLASS CABINET DOORS (4) ($250/EACH) (2) ($65/EACH)	$ 1,130.00		
UPGRADED PREP KITCHEN SINK	$ 1,000.00	BLANCO IKON 27" COMP. FARM IN BLACK 402311	
FACE FRAME SHELVES	$ 850.00		
UNDER CABINET LIGHTING (2) ($250/EACH)	$ 5,250.00		
CABINET LIGHTING (3) ($250/EACH)	$ 750.00		
ADDITIONAL OUTLET (2) ($75/EACH)	$ 150.00		
LAUNDRY ROOM	**CONTRACT**	**NOTES**	**APPROVAL**
ADDITIONAL CABINETS IN LAUNDRY	$ 1,469.00	UPPERS $462, W/D TOWER UPGRADES $1,007	
SINK - STANDARD SINK & FIXTURE ($2,000)	$ 2,000.00		
TRIM ACCENT WALL	$ 950.00		
ADDITIONAL CAN LIGHTS (1) ($215/EACH)	$ 215.00		
ADDITIONAL OUTLET (1) ($75/EACH)	$ 75.00		
UPGRADED LAUNDRY SINK	$ 570.00		

GREAT ROOM	CONTRACT	NOTES	APPROVAL
WALNUT CABINETS NEXT TO FIREPLACE - UNIT & PAINT	$ 10,596.00		
LIMESTONE MANTLE	$ 8,150.00		
STONE TO CEILING	$ 5,565.00	TOPEKA GRAY	
UPGRADED NEWELS (6) ($1,175/EACH)	$ 7,050.00	HARD MAPLE NEWEL	
UPGRADED SPINDLES	$ 925.00		
UPGRADED HANDRAIL	$ 1,500.00	MAPLE UPGRADE	
FIREPLACE UPGRADE	$ 925.00	UPGRADED TO "CALIBER" FIREPLACE IN GREAT ROOM	
TOE KICK LIGHTING (2) ($215/EACH)	$ 430.00		
BREAKFAST ROOM	**CONTRACT**	**NOTES**	**APPROVAL**
TRIM WALL DETAIL	$ 6,000.00		
6'X8' PELLA LIFESTYLE SLIDER	$ 5,750.00	BLACK EXTERIOR	
ADDITIONAL (3) TRANSOM ($675/EACH)	$ 2,025.00		
MASTER BEDROOM	**CONTRACT**	**NOTES**	**APPROVAL**
TRIM CEILING DETAIL	$ 4,650.00		
MASTER BATHROOM	**CONTRACT**	**NOTES**	**APPROVAL**
GLASS SHOWER WALLS ($2,500) W/ QUARTZ THRESHOLD ($1450), WALL CAP ($350), & FRAMELESS SHOWER DOOR (INCLUDED)	$ 3,800.00		
FREE STANDING TUB	$ 2,055.00	INCLUDES PLUMBING & UNIT	
CABINET UPGRADES	$ 2,190.00	WALNUT UPGRADE $776, EXTRA DRAWERS (8) $1,000, FURNITURE TOE BOARD $413	
TRIMMED MIRROR - WALNUT UPGRADE ($1,750) W/ LED LIGHTING ($500)	$ 2,250.00		
UPGRADED COUNTERTOPS	$ 2,090.00	LIBERTY GOLD LEVEL 6	
WALNUT TRIM WALL W/ LEDGE	$ 685.00		
ADDITIONAL CAN LIGHTS (2) ($215/EACH)	$ 430.00	3 CANS CREDIT FOR 1 FIXTURE	
LED LIGHT MASTER TUB (1) ($250/EACH)	$ 250.00		
LED TOE KICK LIGHT (2) ($215/EACH)	$ 430.00		
ZERO ENTRY SHOWER	INCLUDED		
MASTER CLOSET	**CONTRACT**	**NOTES**	**APPROVAL**
PULLDOWN RODS (6) ($250/EACH)	$ 1,500.00		
8' POCKET DOOR	$ 1,250.00		
FACE FRAME SHELVES	$ 1,075.00		
ADDITIONAL OUTLET (1) ($75/EACH)	$ 75.00		
TRIMMED MIRROR	INCLUDED		
MUDROOM	**CONTRACT**	**NOTES**	**APPROVAL**
MUD BENCH CABINET - UNIT & PAINT	$ 6,962.00		
OFFICE	**CONTRACT**	**NOTES**	**APPROVAL**
TRIM ACCENT WALLS & CEILING	$ 8,105.00		
PRE FINISHED WOOD FLOORING	$ 2,000.00		
MAIN FLOOR 3/4 BATHROOM	**CONTRACT**	**NOTES**	**APPROVAL**
ZERO ENTRY SHOWER	$ 1,750.00		
GLASS SHOWER PANEL ($1,250) W/ FRAMELESS SHOWER DOOR ($850)	$ 2,100.00		
CROWN MOLDING	$ 1,465.00		
CABINET UPGRADES - UNIT & PAINT	$ 1,103.00	EXTRA DRAWERS $500, WALNUT UPGRADE $388, VANITY FURNITURE FEET $215	
UPGRADED COUNTERTOPS	$ 1,175.00	PREMATA & EDGE DETAIL LEVEL 7	
LOWER LEVEL	**CONTRACT**	**NOTES**	**APPROVAL**
HARDWOODS IN LOWER LEVEL	$ 12,512.00	LOWER LEVEL REC ROOM, HALLWAY, UNDER STAIRS, & WORK OUT ROOM	
FIREPLACE W/ STONE FAÇADE IN LOWER REC	$ 9,750.00		
CABINETS NEXT TO FIREPLACE - UNIT & PAINT	$ 5,623.00		
BENCH SEATING WITH WAINSCOTING	$ 5,475.00		
9'8' PELLA LIFESTYLE SLIDING GLASS DOOR	$ 9,750.00	BLACK EXTERIOR	
FIREPLACE STONE UPGRADE	$ 1,985.00	TOPEKA GRAY	
CURVED WALNUT MANTLE UPGRADE	$ 1,900.00		
FIREPLACE UPGRADE	$ 925.00	UPGRADED TO "CALIBER" FIREPLACE	
CABINET ACCENT LIGHTING (3) ($250/EACH)	$ 750.00		
LED TOE KICK LIGHT (1) ($215/EACH)	$ 215.00		
ADDITIONAL CAN LIGHTS (1) ($215/EACH)	$ 215.00		
LOWER LEVEL - PLAY ROOM UNDER STAIRS	**CONTRACT**	**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 - HALLWAY	**CONTRACT**	**NOTES**	**APPROVAL**
HALLWAY CABINET - UNIT & PAINT	$ 3,772.00		
TOE KICK LIGHTING (1) ($215/EACH)	$ 215.00		

LOWER LEVEL - BAR	CONTRACT	NOTES	APPROVAL
BAR CABINETS - UNIT & PAINT	$ 5,690.00		
SINK - STANDARD SINK & FIXTURE ($2,000)	$ 2,000.00		
BAR QUARTZ	$ 1,105.00		
APPLIANCE U/C BEVERAGE CENTER	$ 1,848.00		
FLOATING SHELVES (2) ($425/EACH)	$ 850.00		
UNDER CABINET LIGHTING (2) ($250/EACH)	$ 1,000.00		
TOE KICK LIGHTING (1) ($215/EACH)	$ 215.00		
ADDITIONAL OUTLET (1) ($75/EACH)	$ 75.00	APPLIANCE	
UPGRADED BAR SINK	$ 475.00	BLANCO PERFORMA BAR IN BLACK 440079	
LOWER LEVEL - BEDROOMS	**CONTRACT**	**NOTES**	**APPROVED**
ADDITIONAL CAN LIGHTS (8) ($215/EACH)	$ 1,720.00		
LOWER LEVEL - WORK OUT ROOM	**CONTRACT**	**NOTES**	**APPROVED**
ADDITIONAL BASEMENT FINISH ($49 SQFT x 425 SQFT)	$ 20,825.00		
TRIMMED MIRRORS (ALLOWANCE)	$ 2,000.00		
FLOATING SHELVES (4) ($250/EACH)	$ 1,000.00		
ADDITIONAL CAN LIGHTS (2) ($215/EACH)	$ 1,075.00		
ADDITIONAL FIXTURE (1) ($215/EACH)	$ 215.00		
ADDITIONAL OUTLET (1) ($75/EACH)	$ 75.00		
MISCELLANEOUS	**CONTRACT**	**NOTES**	**APPROVAL**
LOW VOLTAGE UPGRADES	$ 7,595.00	3 WIFI POINTS, 2 ROOM MUSIC SYSTEM KITCHEN/REC ROOM, SECURITY SYSTEM	
CABINET UPGRADES	$ 7,898.00	KITCHEN, VANITIES, UTILITY, HARDWOOD DOOR/DRAWER PANELS $504, LL VANITIES FURNITURE TOE $269, UPGRADED DOOR & DRAWER FACE STANDARD CABS ONLY $6,625, EXTRA DRAWERS ON VANITIES (4) $500	
UPGRADED HARDWARE	$ 2,633.00		
PAINT UPGRADES	$ 5,550.00	ADDITIONAL STAIN $375, ULTRA DARK CABINETS $2,150, STAIN FRONT DOOR $300, ULTRA DARK PREP WALLS $450, ULTRA DARK PREP TRIM $750, ADDITIONAL ENAMEL $1,500	
8' DOORS THROUGHOUT FIRST FLOOR (10) ($150/EACH) 8' GARAGE ENTRY ($750)	$ 2,250.00		
ARCHED WALNUT PANEL DOOR WAYS (5) ($1,500/EACH)	$ 8,750.00		
UPGRADE DOOR HARDWARE TO LEVERS VS KNOBS	INCLUDED		
SELECTION OVERAGES	**CONTRACT**	**NOTES**	**APPROVAL**
TILE SELECTIONS ABOVE STANDARD (STANDARD TILE IN ALL WET AREAS & KITCHEN BACKSPLASH)	$ 13,865.00		
CARPET SELECTION ($20/YARD STANDARD)	$ 4,565.00		
LIGHTING SELECTION ($4,000 STANDARD)	$ 10,000.00		
APPLIANCE SELECTION ($5,000 STANDARD)	$ 9,552.00		
PLUMBING SELECTION (STANDARD FIXTURE PACKAGE)	$ 6,364.00	DELTA ESSA & KYRA NICKEL PACKAGE, COMFORT HEIGHT TOILET MASTER & MAIN BATHROOM	
LANDSCAPING SELECTION ($2,500 STANDARD)	$ 5,500.00	COMMUNITY REQUIREMENTS $13,500 FOR LANDSCAPING, SOD, & IRRIGATION	
DISCOUNT / COMMISSION REDUCTION	**CONTRACT**	**NOTES**	**APPROVAL**