MODEL HOME
LOT 12 - CANYON CREEK FOREST
25118 W. 98TH PLACE LENEXA, KS 66227

the ROSEBUD by Roeser Homes

CONTRACT SALES PRICE $ 913,937.00
CHANGE LOG TOTAL
TOTAL SALES PRICE $ 913,937.00

BASE COSTS	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
BASE PRICE	$ 579,950.00			$ -	2025 BASE PRICING	
LOT PRICE	$ 125,000.00			$ -		
COMMUNITY REQUIREMENTS (4 SIDED PAINTED TRIM, IRRIGATION)	$ 7,000.00			$ -		
ELEVATION & EXTERIOR	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
RETAINING WALL	$ 26,235.00			$ -		
FIREPLACE W/ STONE FAÇADE ON REAR COVERED PORCH	$ 9,000.00			$ -	INCLUDES STONE W/ CAT6, COAX & POWER OUTLET	
STONE ON 2 GARAGE LEGS UP	$ 1,420.00			$ -		
STONE ON OFFICE WALL	$ 3,185.00			$ -		
UPGRADED GARAGE DOORS	$ 3,000.00			$ -	TRIM DESIGN #23 GARAGE DOORS	
6'8" 4-LITE FRONT DOOR W/ SIDELIGHTS	$ 2,500.00			$ -		
UPGRADE WINDOWS TO CASEMENT (5) ($175/EACH)	$ 875.00			$ -		
CORBELS (4) ($125/EACH)	$ 500.00			$ -		
GRILLS ON WINDOWS (3) $20/EACH	$ 60.00					
ENTRY	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
TRIM ACCENT ABOVE FRONT DOOR	$ 1,000.00			$ -		
KITCHEN	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
CABINET UPGRADES - UNITS & 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	
CUSTOM WOOD HOOD	$ 1,950.00			$ -	MULTIPLE SELECTIONS AVAILABLE	
KITCHEN BACKSPLASH	$ 5,940.00			$ -		
UPGRADED COUNTERTOPS	$ 2,190.00			$ -	COUNTERTOPS OVER STANDARD	
3" MITERED EDGE ON ISLAND	$ 3,035.00			$ -		
UPGRADED KITCHEN SINK	$ 1,680.00			$ -	KOHLER WHITEHAVEN FARMHOUSE K-5827-0	
CABINET SUPPORTS FOR KITCHEN SINK	$ 360.00			$ -		
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	$ 4,690.00			$ -	PREP KITCHEN LOWER & UPPERS W/ 3' SPACE IN MIDDLE INCLUDED. PRICE OVER STANDARD.	
SINK - STANDARD SINK & FIXTURE & GARBAGE DISPOSAL	$ 2,000.00			$ -		
APPLIANCES - UNIT	$ 1,251.00			$ -	BEVERAGE CENTER	
QUARTZ COUNTERTOPS UPGRADES	$ 1,015.00			$ -		
FACE FRAME SHELVES IN PANTRY	$ 850.00			$ -		
UNDER CABINET LIGHTING (3) ($250/EACH)	$ 750.00			$ -		
GLASS CABINET DOORS (4) ($250/EACH)	$ 1,000.00			$ -		
FIXTURES (1) ($215/EACH TO WIRE & HANG) - FIXTURES EXTRA	$ 215.00			$ -		
ADDITIONAL OUTLET (1) ($75/EACH)	$ 75.00			$ -	BEVERAGE CENTER	
UPGRADED PREP KITCHEN SINK	$ 1,000.00			$ -	KOHLER IRON/TONES 24" K-6585-0	
CABINET SUPPORTS FOR PREP KITCHEN SINK	$ 360.00			$ -		
GARBAGE DISPOSAL & ELECTRICAL	$ 550.00			$ -		
ADDITIONAL OUTLET (1) ($75/EACH)	$ 75.00			$ -	PANTRY	
LAUNDRY ROOM	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
CABINETS UPGRADES	$ 1,387.00			$ -	UTILITY CABINET UPGRADE AND GRANITE SUPPORT	
2.6 POCKET DOOR	$ 1,000.00			$ -		
UPGRADED COUNTERTOPS	$ 750.00			$ -	ADDITIONAL COUNTERTOP OVER STANDARD	
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	$ 7,550.00			$ -		
CABINETS NEXT TO FIREPLACE - UNITS & PAINT	$ 4,095.00			$ -		
STAIR TRIM WALL DETAIL	$ 3,900.00			$ -		
UPGRADED NEWELS (7) ($175/EACH)	$ 1,225.00			$ -	C-4091	
FIREPLACE UPGRADE	$ 925.00			$ -	UPGRADED TO "CALIBER" FIREPLACE IN GREAT ROOM	
UNDER CABINET LIGHTING (2) ($250/EACH)	$ 500.00			$ -		
FIXTURES (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 SLIDER	$ 2,250.00			$ -		
ADDITIONAL CAN LIGHTS (2) ($215/EACH)	$ 430.00			$ -		

MASTER BEDROOM	CONTRACT	ALLOWANCE	SELECTIONS	TOTAL	NOTES	APPROVAL
TRIM WALL DETAIL	$ 4,500.00			$ -		
MOTION SWITCH (1) ($150/EACH)	$ 150.00			$ -		
MASTER BATHROOM	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
GLASS SHOWER WALLS ($2,500) QUARTZ WALL CAP, BENCH, & NICHE, & QUARTZ LEDGE & FRAMELESS SHOWER DOOR (INCLUDED)	$ 3,115.00			$ -		
FREE-STANDING TUB UPGRADE	$ 2,050.00			$ -		
CABINET UPGRADES - UNITS & PAINT	$ 1,776.00			$ -	MASTER EXTRA DRAWERS $1,000 & WALNUT MASTER UPGRADE $776	
WALNUT TRIM WALL DETAIL	$ 1,500.00			$ -		
UPGRADED COUNTERTOPS	$ 1,000.00			$ -	COUNTERTOPS OVER STANDARD	
ADDITIONAL CAN LIGHTS (3) ($215/EACH)	$ 645.00			$ -		
LED LIGHT MASTER TUB (1) ($250/EACH)	$ 250.00			$ -		
LED TOE KICK LIGHT (1) ($215/EACH)	$ 215.00			$ -		
MOTION SWITCH (1) ($150/EACH)	$ 150.00			$ -		
ZERO ENTRY SHOWER	INCLUDED			$ -		
MASTER CLOSET	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
FACE FRAME SHELVES	$ 1,075.00			$ -		
ADDITIONAL OUTLET (1) ($75/EACH)	$ 75.00			$ -		
ADDITIONAL CAN LIGHTS (1) ($215/EACH)	$ 215.00			$ -		
MUDROOM	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
WALL PAPER - INSTALLATION ONLY	$ 880.00			$ -	BUYER TO PROVIDE WALLPAPER	
TRIM ACCENT WALL	$ 500.00			$ -		
ADDITIONAL (2) CUBBIES $200/EACH	$ 400.00			$ -		
ADDITIONAL CAN LIGHTS (1) ($215/EACH)	$ 215.00			$ -		
MAIN FLOOR 3/4 BATHROOM	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
WALL PAPER - INSTALLATION ONLY	$ 705.00			$ -	BUYER TO PROVIDE WALLPAPER	
CABINET UPGRADES - UNIT & PAINT	$ 553.00			$ -	FURNITURE KICK	
UPGRADED COUNTERTOPS	$ 450.00			$ -	DECORATIVE SPLASH	
ADDITIONAL CAN LIGHTS (1) ($215/EACH)	$ 215.00			$ -		
LOWER LEVEL - PLAY ROOM UNDER STAIRS	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
ADDITIONAL BASEMENT FINISH ($31 SQFT x 46 SQFT)	$ 1,426.00			$ -		
WALL PAPER - INSTALLATION ONLY	$ 650.00			$ -	BUYER TO PROVIDE WALLPAPER	
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	$ 9,347.00			$ -		
TRIM WALL DETAIL	$ 4,000.00			$ -		
LOWER LEVEL - BAR	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
BAR CABINETS - UNIT & PAINT	$ 2,286.00			$ -		
SINK - STANDARD SINK & FIXTURE ($2,000)	$ 2,000.00			$ -		
BAR QUARTZ	$ 1,630.00			$ -		
APPLIANCES - UNIT	$ 1,251.00			$ -	BEVERAGE CENTER	
UNDER CABINET LIGHTING (4) ($200/EACH)	$ 800.00			$ -		
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			$ -		
LOWER LEVEL - BATHROOMS	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
ADDITIONAL CAN LIGHTS (2) ($215/EACH)	$ 430.00			$ -		
MISCELLANEOUS	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
LOW VOLTAGE UPGRADES	$ 4,675.00			$ -	WIFI EXPANSION BETTER & AUDIO BETTER	
CABINET UPGRADES	$ 4,979.00			$ -	Extra Drawers on Vanities $1,000 & Door Drawer Panels $862, Tambor Material $3,117	
UPGRADED HARDWARE	$ 845.00			$ -		
PAINT UPGRADES	$ 375.00			$ -	ADDITIONAL STAIN	
COUNTERTOPS	$ 930.00			$ -	SLAB FEES	
PRE FINISHED WOOD FLOORING UPGRADE	$ 695.00			$ -	MODERN FARMHOUSE SOHO BEIGE EUROPEAN WHITE OAK	
SELECTION OVERAGES	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
TILE SELECTIONS ABOVE STANDARD (STANDARD TILE IN ALL WET AREAS & KITCHEN BACKSPLASH)	$ 7,834.00			$ -		
CARPET SELECTION ($20/YARD STANDARD)	$ 3,095.00			$ -		
LIGHTING SELECTION ($4,000 STANDARD)	$ 3,969.00			$ -		
APPLIANCE SELECTION ($5,000 STANDARD)	$ 17,216.00			$ -		
PLUMBING SELECTION (STANDARD FIXTURE PACKAGE)	$ 5,000.00			$ -		
LANDSCAPING SELECTION ($2,500 STANDARD)	$ 5,500.00			$ -	COMMUITY REQUIREMENTS $13,500 FOR LANDSCAPING, SOD, & IRRIGATION	
DISCOUNT / COMMISSION REDUCTION	**CONTRACT**	**ALLOWANCE**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVAL**
BUILDER DISCOUNT	**-$ 14,328.00**					