the GOLDEN BELL II
by Roeser Homes

MODEL HOME
LOT 109 HIDDEN LAKE ESTATES - MODEL
25361 W. 107TH TERR. OLATHE, KS 66061

CONTRACT SALES PRICE $ 1,864,221.40
CHANGE LOG TOTAL $ -
TOTAL SALES PRICE $ 1,864,221.40

BASE COSTS	CONTRACT	NOTES	APPROVED
BASE PRICE - GOLDEN BELL	$ 725,950.00		
LOT PRICE	$ 316,000.00		
4 CAR GARAGE SIDE ENTRY PACKAGE W/ SERVICE DOOR	INCLUDED		
SUSPENDED 2 CAR GARAGE	$ 17,000.00		
WALKUP/WALKOUT PACKAGE (WINDOWS (3), DOOR (1), COMPOSITE DECKING W/ METAL RAILING , FRAMED DOWNWALLS, CONCRETE EGRESS WELL, 2ND SUMP PUMP)	$ 24,750.00		
12' FOUNDATION PACKAGE	$ 61,054.00		
COMMUNITY REQUIREMENTS (PRESIDENTIAL ROOF, 4 SIDED PAINTED TRIM, & STUCCO/LAP SIDING, & IRRIGATION)	$ 81,500.00		
ELEVATION & EXTERIOR	**CONTRACT**	**NOTES**	**APPROVED**
RETAINING WALL	$ 29,365.00		
NATURAL STONE ON FRONT ELEVATION	$ 28,265.00	****COMMUNITY REQUIREMENT; REAL STONE****	
CUSTOM 10' IRON SPRINGS FRONT DOOR	$ 21,250.00		
SOD/SITE PREP OVERAGE - XL SIZED LOT (17,878 SQFT - 12,000 SQFT STND X $2.80 PER SQFT)	$ 16,458.40	EXTRA COST FOR XL LOT-- SURVEY, EROSION CONTROL, SITE PREP, SOD	
NATURAL STONE ON WALKUP WALL W/ TRAVERTINE CAPSTONE	$ 7,850.00	****COMMUNITY REQUIREMENT; REAL STONE****	
UPGRADE WINDOWS TO BLACK EXTERIOR/WHITE INTERIOR	$ 7,661.00	GERKIN BLACK EXTERIOR/WHITE INTERIOR	
CEDAR PLANK CEILING UNDER DECK	$ 6,150.00		
TRIM DESIGN GARAGE DOORS	$ 4,500.00	COMMUNITY REQUIREMENTS	
METAL ROOF ACCENT (2) GARAGE & OFFICE	$ 2,975.00		
CEDAR CORBELS (4) ($525/EACH)	$ 2,100.00		
SPRINKLER OVERAGE - XL SIZED LOT - EXTRA ZONES & HEADS	$ 1,500.00		
CASEMENT WINDOWS (7) ($175/EACH)	$ 1,225.00		
ADDITIONAL FIXTURES (5) ($215/EACH TO WIRE & HANG) - FIXTURES EXTRA	$ 1,075.00		
CHRISTMAS LIGHT OUTLET W/ SWITCH ($600/EACH)	$ 600.00		
COVERED DECK	**CONTRACT**	**NOTES**	**APPROVED**
STAIRS TO GRADE	$ 4,500.00		
GAS LINE FOR GRILL	$ 1,500.00		
GARAGE	**CONTRACT**	**NOTES**	**APPROVED**
JACK SHAFT GARAGE DOOR OPENERS	$ 3,000.00		
WATER SPIGOT	$ 265.00		
ENTRY	**CONTRACT**	**NOTES**	**APPROVED**
TRIM ACCENT OVER FRONT DOOR	$ 550.00		
ADDITIONAL CAN LIGHTS (1) ($215/EACH)	$ 215.00		
KITCHEN	**CONTRACT**	**NOTES**	**APPROVED**
CABINET UPGRADES	$ 8,739.00	APPLIANCE TOWER $455, DRAWER FACE UPGRADE (TOP DRAWERS) $315, ISLAND SKIRT STRUCTURE AND POSTS $1,625, WALNUT ISLAND UPGRADE $1,060, TRAY DIVIDERS, $260, DECORATIVE TOE BOARDS $478, ROLL OUT SHELVES (ISLAND)-QTY 6 $1,245, FRIDGE APPLIANCE PANELS $1,751, DW APPLIANCE PANEL $1,047, EXTRA DRAWERS $250,UPPER TO COUNTERTOP $251	
UPGRADED QUARTZ ISLAND & PERIMETER	$ 5,610.00	CALACATTA VEMONT LUX SATIN QUARTZ	
KITCHEN QUARTZ BACKSPLASH	$ 5,005.00	CALACATTA VEMONT LUX SATIN QUARTZ	
OVERSIZED WALNUT WOOD HOOD	$ 2,995.00	MULTIPLE SELECTIONS AVAILABLE	
TRIMMED HEADER W/ GLASS PANELS	$ 2,795.00		
UPGRADED SINK	$ 1,535.00	KOHLER RIVERBY CAST IRON SINK WHITE K-5871-5UA3-0	
CABINETS TO 10' CEILING	$ 1,250.00		
TOE KICK LIGHTING (2) ($250/EACH)	$ 500.00		

PREP KITCHEN	CONTRACT	NOTES	APPROVED
CABINETS - UNIT & PAINT	$ 5,815.00		
APPLIANCES - PANEL READY BEVERAGE CENTER	$ 2,400.00		
SINK - STANDARD SINK & FIXTURE ($2,000)	$ 2,000.00	WATER & DRAIN LINES, SINK CUT OUT, STANDARD SINK & FAUCET	
UPGRADED SINK	$ 1,145.00	KOHLER RIVERBY CAST IRON 25" WHITE K-5872-UA1	
QUARTZ COUNTERTOPS	$ 1,300.00	CALACATTA VEMONT LUX SATIN QUARTZ	
REEDED GLASS CABINET DOORS (4) ($300/EACH)	$ 1,200.00		
FACE FRAME SHELVES	$ 675.00		
8', POCKET DOOR $1,250 W/ GLASS ($500)	$ 1,750.00		
UNDER CABINET LIGHTING (2) ($250/EACH)	$ 500.00		
CABINET ACCENT LIGHTING (2) ($250/EACH)	$ 500.00		
ADDITIONAL CAN LIGHT (1) ($215/EACH)	$ 215.00		
TOE KICK LIGHTING (1) ($250/EACH)	$ 250.00		
ADDITIONAL OUTLET (1) ($75/EACH)	$ 75.00	FOR APPLIANCES	
DINING ROOM	**CONTRACT**	**NOTES**	**APPROVED**
TRIM ACCENT WALL	$ 5,000.00		
6'x8' PELLA LIFESTYLE SLIDING GLASS DOOR	$ 5,750.00		
ADDITIONAL WINDOWS (2) ($975/EACH)	$ 1,950.00		
ADDITIONAL CANS (2) ($215/EACH)	$ 430.00		
GREAT ROOM	**CONTRACT**	**NOTES**	**APPROVED**
STONE ACCENT WALL ON STAIRWAY W/ INSIDE WOOD END CAPS	$ 24,505.00		
CUSTOM LIMESTONE MANTLE	$ 8,600.00		
WALNUT BUILT-IN CABINETS - UNITS & PAINT	$ 4,167.00		
UPGRADED SPINDLES	$ 1,325.00		
ADDITIONAL CAN LIGHTS ON STAIRS (5) ($215/EACH)	$ 1,075.00		
UPGRADED NEWEL POSTS (6) ($175/EACH)	$ 1,050.00		
UPGRADED FIREPLACE	$ 925.00	CALIBER FIREPLACE UPGRADE	
ADDITIONAL CAN LIGHTS OVER CABINETS (2) ($215/EACH)	$ 430.00		
ADDITIONAL SWITCH (2) ($75/EACH)	$ 150.00		
MUDROOM	**CONTRACT**	**NOTES**	**APPROVED**
SHIPLAP ACCENT ON MUDBENCH	$ 750.00		
ADDITIONAL (2) CUBBIES ON TOP OF MUDBENCH ($200/EACH)	$ 400.00		
BEDROOM/OFFICE	**CONTRACT**	**NOTES**	**APPROVED**
BOX BEAM (1) DOWN SPINE ($3,500) W/ LEGS DOWN (10) ($550/EACH) & TRIM DETAIL ON CEILING ($4,650)	$ 13,650.00		
WAINTSCOTING AROUND OFFICE	$ 6,475.00		
UPGRADE TO PREFINISHED WOOD FLOORS	$ 3,500.00		
ADDITIONAL CAN LIGHTS (4) ($215/EACH)	$ 860.00		
3/4 BATHROOM	**CONTRACT**	**NOTES**	**APPROVED**
ZERO ENTRY SHOWER UPGRADE	$ 2,950.00		
GLASS SHOWER PANEL ($1,250) W/ FRAMELESS SHOWER DOOR ($850)	$ 2,100.00		
TOE KICK LIGHTING (1) ($250/EACH)	$ 250.00		
CABINET UPGRADES	$ 120.00	DECORATIVE TOE BOARD	
COUNTERTOP UPGRADES	$ 100.00	WALL CAP	
COMFORT HEIGHT, ELONGATED TOILET	INCLUDED		
MASTER BEDROOM	**CONTRACT**	**NOTES**	**APPROVED**
WHITE OAK BEAMS IN CEILING ($14,750) W/ PRE-FINISHED WOOD FLOORING DETAIL ON CEILING ($11,675)	$ 26,425.00		
DECA TRIM ACCENT SURROUND	$ 11,675.00		
MASTER BATHROOM	**CONTRACT**	**NOTES**	**APPROVED**
GLASS SURROUND ($2,500) W/ UPGRADED FRAMELESS SHOWER DOOR (INCLUDED) W/ WALL CAP & CURB ($880), QUARTZ SHOWER SEAT ($650)	$ 4,005.00		
HEATED TILE FLOOR SYSTEM & ELECTRICAL	$ 3,845.00		
UPGRADE TO FREE-STANDING TUB	$ 2,950.00	INCLUDES TUB & PLUMBING CHANGES	
TRIM WAINSCOTING AROUND TUB	$ 1,750.00		
UPGRADED QUARTZ	$ 1,655.00	CALACATTA VEMONT LUX SATIN QUARTZ	
CABINET UPGRADES	$ 1,411.00	WALNUT VANITY $535, EXTRA DRAWERS (3) $375,DECORATIVE TOE BOARD $510	
MASTER SHOWER QUARTZ UPGRADES	$ 865.00	CALACATTA VEMONT LUX SATIN QUARTZ	
TOE KICK LIGHTING (2) ($250/EACH)	$ 500.00		
UPGRADED TRIM ON MIRROR	$ 350.00		6/10/26
UPGRADED SHOWER HANDLE	$ 100.00	VICTORIAN HANDLE	
COMFORT HEIGHT, ELONGATED TOILET	INCLUDED		
ZERO ENTRY SHOWER UPGRADE	INCLUDED		

MASTER CLOSET & LAUNDRY	CONTRACT	NOTES	APPROVED
BUILT-IN LAUNDRY CABINETS	$ 3,625.00		
APPLIANCES - STACKED WASHER & DRYER	$ 2,050.00		
8', POCKET DOOR	$ 1,250.00		
FACE FRAME SHELVES	$ 1,250.00		
UPPER EXTENSION PULLDOWN RODS (4) ($250/EACH)	$ 1,000.00		
COUNTERTOP UPGRADES	$ 650.00	ADDED SPLASH	
QUARTZ COUNTERTOP	INCLUDED		
TRIMMED MIRROR	INCLUDED		
LOW VOLTAGE	**CONTRACT**	**NOTES**	**APPROVED**
4-ROOM AUDIO SYSTEM PACKAGE, SECURITY SYSTEM PACKAGE & WIFI	$ 21,125.00		
***TV'S NOT INCLUDED			
LOWER LEVEL	**CONTRACT**	**NOTES**	**APPROVED**
PREFINISHED WOOD FLOORS	$ 14,265.00	INCLUDES FLOORING UPGRADE & LEVELING REQUIRED FOR BASEMENT HARDWOODS	
FIREPLACE W/ STONE TO CEILING	$ 12,000.00		
CUSTOM LIMESTONE MANTLE	$ 9,080.00		
COFFERED TRIM ACCENT CEILING $5,550, W/ TRIM WALLS $2,750, TRIMMED HEADER ($250)	$ 8,550.00		
ENTERTAINMENT CABINETS ON BOTH SIDES OF THE FIREPLACE - UNITS & PAINT	$ 6,000.00		
WALL PAPER	$ 2,450.00	LABOR ONLY BUYER TO PROVIDE WALL PAPER	
CABINET ACCENT LIGHTING (4) ($250/EACH)	$ 1,000.00		
ADDITIONAL WINDOWS IN BASEMENT (5) ($975/EACH)	$ 975.00	(3) WINDOWS & (1) FULL-LITE DOOR CREDITED FROM WALKOUT PACKAGE TOWARDS ADDITIONAL WINDOWS	
UPGRADED FIREPLACE	$ 925.00	CALIBER FIREPLACE UPGRADE	
DECA TRIM ENTRY TO HALLWAY	$ 750.00		
TOE KICK LIGHTING (2) ($250/EACH)	$ 500.00		
LOWER LEVEL - NOOK	**CONTRACT**	**NOTES**	**APPROVED**
BUILT-IN BENCH SEATING ($6,500) & TRIM ACCENT ($3,500)	$ 10,000.00		
UNDER SEAT ACCENT LIGHTING (2) ($250/EACH)	$ 500.00		
LOWER LEVEL - BAR	**CONTRACT**	**NOTES**	**APPROVED**
TRIM WALLS & CEILING	$ 12,875.00		
BASEMENT BAR CABINETS - UNITS & PAINT	$ 11,795.00		
GLASS CABINET SHELVES (10) ($100/EACH) W/ SATIN GLASS ($675) & ANTIQUE MIRRORS ($5,675)	$ 7,350.00		
APPLIANCES - (1) BEVERAGE CENTERS, MICROWAVE DRAWER, & DISHWASHER	$ 6,459.00		
6'x8' PELLA LIFESTYLE SLIDING GLASS DOOR	$ 5,750.00		
BASEMENT BAR QUARTZ COUNTERTOPS	$ 3,825.00	NEGRESCO HONED	
TILE FLOOR	$ 2,765.00		
SINK IN BASEMENT W/ DISPOSAL- STANDARD SINK & FIXTURE ($2,000) & DISPOSAL ($550)	$ 2,550.00		
UPGRADED SINK	$ 1,215.00	KOHLER IRON/TONES BAR SINK BLACK K-6584-7	
BAR GLASS ACCENT LIGHTS (3) ($250/EACH)	$ 750.00		
ADDITIONAL FIXTURES (3) ($215/EACH TO WIRE & HANG) - FIXTURES EXTRA	$ 645.00		
CAN LIGHTS (2) IN BAR AREA	INCLUDED		
ADDITIONAL (3) OUTLET ($75/EACH)	$ 225.00	FOR APPLIANCES	
TOE KICK LIGHTING (1) ($250/EACH)	$ 250.00		
LOWER LEVEL - BEDROOMS	**CONTRACT**	**NOTES**	**APPROVED**
ADDITIONAL WINDOWS (2) ($975/EACH)	$ 1,950.00		
ADDITIONAL TRANSOM WINDOWS (2) ($675/EACH)	$ 1,350.00		
ADDITIONAL CAN LIGHTS (8) ($215/EACH)	$ 1,720.00		
ADDITIONAL (1) OUTLET ($75/EACH)	$ 75.00		
LOWER LEVEL - 3/4 BATHROOMS	**CONTRACT**	**NOTES**	**APPROVED**
UPGRADE TO TILE SHOWER FLOORS (2) ($1,550/EACH) FROM DROP-IN BASIN	$ 3,100.00		
FRAMED DECORATIVE HEADER	$ 500.00		
LOWER LEVEL 1/2 BATHROOM	**CONTRACT**	**NOTES**	**APPROVED**
1/2 BATHROOM (TOILET, VANITY, TILE FLOOR, TRIMMED MIRROR, BATH HARDWARE, ETC.)	INCLUDED		
TRIM WALL DETAIL	$ 4,500.00		
CABINET UPGRADES	$ 685.00		
GRANITE OR QUARTZ TOP W/ UNDERMOUNT SINK	INCLUDED	STANDARD OPTIONS INCLUDED	
LOWER LEVEL LAUNDRY	**CONTRACT**	**NOTES**	**APPROVED**
LAUNDRY ROOM DOWNSTAIRS	INCLUDED		
CABINET UPGRADES	$ 2,685.00		
APPLIANCES - WASHER & DRYER	$ 2,050.00		
SINK IN LAUNDRY - STANDARD SINK & FIXTURE ($2,000)	$ 2,000.00	WATER & DRAIN LINES, SINK CUT OUT, STANDARD SINK & FAUCET	
UPGRADED SINK	$ 1,145.00	KOHLER RIVERBY CAST IRON 25" WHITE K-5872-UA1	

MISCELLANEOUS	CONTRACT	NOTES	APPROVED
PAINT UPGRADES	$ 7,975.00	ULTRA DARK EXTERIOR, EXTRA STAIN, DARK ENAMEL CABINET AREAS, DARK BASE INTERIOR WALL, DARK BASE INTERIOR CEILING, & ADDITIONAL ENAMEL	
HIGH-END APPLIANCE & PANEL INSTALLATION	$ 3,515.00		
COUNTERTOP UPGRADES - SLAB FEES	$ 3,050.00		
UPGRADE TO 8' DOORS THROUGHOUT (19) ($150/EACH)	$ 2,850.00		
FACE FRAME SECONDARY CLOSETS	$ 2,700.00		
HARDWARE UPGRADE	$ 1,950.00		
PREFINISHED WOOD FLOORS UPGRADE	$ 1,650.00	UPGRADE OVER STANDARD IN STANDARD AREAS & OFFICE	
CABINET UPGRADES	$ 315.00	DRAWER FACES	
SELECTION OVERAGES	**CONTRACT**	**NOTES**	**APPROVED**
TILE SELECTIONS ABOVE STANDARD (STANDARD TILE IN ALL WET AREAS & KITCHEN BACKSPLASH)	$ 19,150.00		
CARPET SELECTION ($20/YARD STANDARD)	$ 7,411.00		
LIGHTING SELECTION ($4,000 STANDARD)	$ 16,185.00		
APPLIANCE SELECTION ($5,000 STANDARD)	$ 34,938.00		
PLUMBING SELECTION (STANDARD FIXTURE PACKAGE)	$ 14,813.00		
LANDSCAPING SELECTION ($2,500 STANDARD)	$ 16,005.00		
DISCOUNT / COMMISSION REDUCTION	**CONTRACT**	**NOTES**	**APPROVED**