



# Meadowlark Trails in Douglas WY

## OPTION/UPGRADE SHEET

5/10/2021

Buyer: \_\_\_\_\_  
 Model: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Lot, Block: \_\_\_\_\_

Description	Cost	Total
<b>Base Price:</b> _____ (Plan Name)		\$ _____
*All Base Prices are figured on a standard \$65,000 Lot.		
<b>Lot Premium or Lot Price Adjustment:</b>		\$ _____
<b>Foundation</b>		
_____ Addition of a 4'x4' Egress Window (w/a window well)	\$1500/ea.	\$ _____
_____ Addition of a 4'x4' Egress Window (above grade)	\$650/each	\$ _____
<b>Garage</b>		
_____ Addition of a 3rd Bay (does not incl. opener)	\$14,500	\$ _____
_____ Upgrade to 8' high garage door (2-car)	\$600	\$ _____
_____ Upgrade to 8' high garage door (1-car)	\$350	\$ _____
_____ Garage Service Entry Door	\$550	\$ _____
_____ Garage Door Opener with 1 Remote	\$575	\$ _____
_____ Additional Garage Door Remote	\$75	\$ _____
<b>Window Color</b> <b>ALMOND</b> <b>WHITE</b> (circle one) *Must choose at contract signing or will get <u>White</u> as Standard		
<b>Randall 4 Plan Bonus Room Finish Options</b>		
_____ <b>Option 1</b> Standard Finish (Bdrm w/3 pc bath)	\$15,000	\$ _____
_____ <b>Option 2</b> Family Room w/Wetbar (& 3 pc bath)	\$18,000	\$ _____
_____ <b>Option 3</b> In-Law Suite (4pc bath & walk-in closet)	\$18,000	\$ _____
_____ Finish Bathroom Only in Bonus Room (Standard w/1 sink)	\$6,000	\$ _____
_____ Replace Window in Bonus Rm with a Patio Slider Door	\$1,100	\$ _____
<b>Basement Finish Options</b>		
_____ Randall 4 Rough-in only for Bath in Bsmt (included on all others)	\$2,800	\$ _____
_____ Randall 4 Rough-in & Finish Bath in Bsmt (standard w/1 sink)	\$8,800	\$ _____
_____ Finish Bathroom in Bsmt (standard w/1 sink)(all other plans)	\$6,000	\$ _____
_____ Finish Basement area (no bathroom)	Price TBD	\$ _____

**Deck Upgrades**

\_\_\_\_\_ Upgrade Patio Landing to a 10'x12' Redwood Deck \$8,000 \$ \_\_\_\_\_

**Electrical & Mechanical**

\_\_\_\_\_ Air Conditioning Unit \$4,000 \$ \_\_\_\_\_

\_\_\_\_\_ Direct Vent Fireplace with Tile accent \$4,000 \$ \_\_\_\_\_

\_\_\_\_\_ Additional Outlets (each) \$75/each \$ \_\_\_\_\_

\_\_\_\_\_ Dedicated Outlet (i.e. for freezer) \$250/each \$ \_\_\_\_\_

\_\_\_\_\_ 50 AMP Hot Tub Disconnect \$500/each \$ \_\_\_\_\_

\_\_\_\_\_ Additional TV/Phone (each) \$100/each \$ \_\_\_\_\_

\_\_\_\_\_ Additional Gas Lines Added \$775/each \$ \_\_\_\_\_

**Plumbing**

\_\_\_\_\_ Upgrade a Tub/Shower Insert to a Shower Only Insert \$250 \$ \_\_\_\_\_

*(All bathrooms comes standard with a full Tub/Shower Insert only - tiled walls & glass shower doors are not included in any baths)*

\_\_\_\_\_ Addition of a Glass Shower Door to any other tub/shower \$1,450 \$ \_\_\_\_\_

Location(s): \_\_\_\_\_

\_\_\_\_\_ Upgrade to an OnDemand Water Heater \$2,300 \$ \_\_\_\_\_

**Appliance Upgrades**

\_\_\_\_\_ Upgrade to Stainless Steel Appliances(Range/MW/DW) \$800 \$ \_\_\_\_\_

\_\_\_\_\_ Black Gas Range in lieu of Electric Range (incl. gas line) \$1,725 \$ \_\_\_\_\_

\_\_\_\_\_ Stainless Gas Range in lieu of Electric Range (incl. gas line) \$1,925 \$ \_\_\_\_\_

**Miscellaneous Additions/Upgrades (only if previously discussed & approved by builder):**

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

**\*All Carpet, Tile, Cabinet, Hardwood, Countertop, Electrical, Lighting, Stone and Paint Selections will be made at the selection meeting with Ashby Construction, Inc., after the Contract signing. All Upgrades, Changes and additional Selection Costs will be determined at that time.**

Total of all Lot Premiums or Lot Price Adjustments: \$ \_\_\_\_\_

Total of all Ashby Options/Upgrades: \$ \_\_\_\_\_

Closing Costs to be added to the Contract: \$ \_\_\_\_\_

Final Contract Price: \$ \_\_\_\_\_

**\*\*\*All upgrades listed on this sheet require a 50% Deposit (unless otherwise noted) upon approval and are non-refundable.**

Buyer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Ashby Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**By signing below, Buyer(s) acknowledge that the options selected are final and that no deletions or additional changes will be allowed after Seller acceptance of the New Home Purchase Contract without Seller's approval and acceptance of a signed Change Order and receipt of an additional deposit. Buyer(s) further acknowledge that all changes must be approved by the Seller and may not be available at a given time due to the current stage of construction.**

