

322 Palo Duro Dr, Fairview, TX 75069
Home Cost

Description	Cost
<u>Base Price - Agreement to Sale (7-10-2016)</u>	707,995
<u>Lot Premium</u>	5,000
<u>Structural Upgrades:</u>	
Expanded Garage Width - Single 3ft	4,900
Expanded Garage Depth - Double 3ft	4,290
Kitchen - Breakfast Room Extension 4ft	2,900
Cabana Elite Addition (Media Room & Full Bath)	34,900
Covered Porch Addition - Extend Covered Porch	4,900
Alternate 1st Floor Layout - Extend BR #2, #3 & Study 3ft	15,900
Patio Doors in Lieu of Standard Windows - Breakfast Room	1,800
Wine Room	13,900
Extended Master Closet / Storage	11,900
Additional Bath - Convert Br #2 & #3 from J&J Bath to Two Full Baths	3,900
Shower vs. Standard Tub - BR #2, #3 & Cabana Elite	5,400
Pool Preparation Package	700
Water Softener Loop	1,275
Add Hall and Drywall Arches at Breakfast Room	1,708
Tray Ceiling at Foyer with Single Stage Painted Crown Molding	2,350
Wiring for Entertainment, Communications & Camera System	4,608
Other	<u>6,155</u>
Total Structural Changes	<u>121,486</u>
Sub Total Construction Cost	834,481

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<u>Design Center Upgrades</u>	
Wine Room (Tile Flooring, Cabinets, Granite & Appliances)	6,928
Additional Hardwood Floors MBR, Halls, FR, Kitchen, Breakfast, Pantry & Study	24,082
Tile in Master Bedroom Closets & Storage Area	1,763
Kitchen - Cabinets	20,384
Kitchen - Tile & Granite	12,593
Kitchen - Refrigerator & Warming Drawer	9,800
Kitchen - Sink & Vent Hood	1,640
Study - Cabinets & Granite Top	7,790
Family Room Fireplace - Stone to Ceiling	4,100
Other (Tile, Cabinets, Countertops, Sinks, Faucets, Mirrors, Paint, Texture & Carpeting)	
Master Bath	3,867
Master Shower	4,728
Master Tub - Tile	997
Bedroom/Bath #4	2,694
Bedroom/Bath #2	2,984
Bedroom/Bath #3	2,864
Powder Bath	3,013
Laundry Room	4,945
Media Room (Cabana Room & Bath/Kitchen)	3,596
Other (Paint, Texture, & Carpeting)	4,448
Total	<u>34,136</u>
Total Design Center Upgrades	123,216
Additional Sales Event Credits	(3,235)
Electrical & Lighting	21,035
Landscaping	14,529
Total Home Purchase Cost at Closing- 8/16/2017	<u><u>990,026</u></u>

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<u>Additions/Upgrades - Balance of 2017</u>	
Home Lighting Fixtures	6,505
Soft Water & Purified Water Systems	4,890
Wood Shutters	10,617
Black-Out Blinds for Media Room	4,530
Draperies	6,700
Window Tableaus	2,569
Multi Media - Wiring, Speakers, Camera & Installation	15,686
Built in Ironing Board	345
Total Additional Upgrades - Balance of 2017	<u><u>51,842</u></u>
<u>2018 Additions</u>	
Window Tableaus	2,057
Cabinet Hardware	750
Humidifiers - Reliant Air	4,338
Total 2018	<u><u>7,145</u></u>
<u>2019 Additions</u>	
<u>Outdoor Living Area</u>	
Stamped Concrete Patio	13,445
Stone Fireplace, Seating & Lighting	16,224
Kitchen, Bar, Grill & Lighting	12,157
Pergola Structure	12,750
Landscaping & Lighting	33,972
Design, Management & Other	13,790
	<u><u>102,338</u></u>
Total Home Cost	<u><u>1,151,351</u></u>