

Conservancy Springs - Pricing Options Units 1-26

Kitchen Layout (circle one); Peninsula or Island Seats at Island (if select island); 3 or 4 Fireplace: Corner or Wall

Starting price of condo*: \$ 389,000

Lumber / supply surcharge (as of Sept 13, 2021) \$ 9,850

Adjustment to price for preferential location: (Units 1-26, 1,653 sq ft, \$10,000) \$ 10,000

Base Starting Price: \$ \$408,850

*Starting price includes the following: 3-season porch, under cabinet lighting in kitchen, wood in great room, passive radon mitigation, blinds on windows (not patio door or 3 season porch), kitchen appliance package, central air, water softener, garage door opener.

Buyer _____ Agent _____

Buyer contact info: Email _____

Cell / phone _____

Unit # _____ Address Springs Court, Deforest

| | |
|--|------------|
| Add finished lower level (add 1,350 sq ft)----- | \$45,000 |
| Change to Option A layout (remove 2 nd bedroom) ----- | (-\$3,000) |
| Add 7' granite wet bar package to lower level ----- | \$ 5,000 |
| Add stairs to deck ----- | \$ 2,900 |
| Full finished garage ----- | \$ 1,500 |
| Add sound batt ceilings between LL/main floor ----- | \$ 1,000 |
| Add custom painting (main floor) ----- | \$ 2,100 |
| Change great room wood to carpet ----- | (-\$2,000) |
| Change master bedroom/WIC carpet to wood ----- | \$ 2,950 |
| Change second bedroom/WIC carpet to wood ----- | \$ 2,300 |
| Add tiled kitchen backsplash ----- | \$ 1,250 |
| Add uppers to laundry above W/D ----- | \$ 800 |
| Add hand shower to master shower ----- | \$ 700 |
| Change to brushed nickel plumbing fixtures (Main Level) ----- | \$ 800 |
| Add 2 zone HVAC system ----- | \$ 2,500 |
| Add baseboard heating in lower level ----- | \$ 700 |
| Add laundry package ----- | \$ 1,600 |
| Upgrade to active radon mitigation system ----- | \$ 700 |
| Add audio package (3 rooms with receiver) ----- | \$ 2,300 |
| Add security system package (with 1 year service) ----- | \$ 1,400 |
| Add security system upgrades (must include \$1,400 + smart thermostat, camera, video doorbell) --- | \$ 900 |
| Single hung window / 3 season porch upgrade ----- | \$ 600 |
| Insulate (R30 & cover with LP) / 3 season porch upgrade ----- | \$1,600 |
| Wiring for future electric car (includes wire & breaker) ----- | \$ 325 |

TOTAL \$ _____

Buyers _____ Date _____

Seller _____ **BIS Design / Build LLC** Date _____

Conservancy Springs - Pricing Options Units 27-36

Kitchen Layout (circle one); Peninsula or Island Seats at Island (if select island); 3 or 4 Fireplace: Corner or Wall

Starting price of condo*: \$ 389,000

Lumber / supply surcharge (as of Sept 13, 2021) \$ 9,850

Adjustment to price for preferential location: (Units 27-36, 1,584 sq ft) \$ 0

Base Starting Price: \$ \$398,850

*Starting price includes the following: 3-season porch, under cabinet lighting in kitchen, wood in great room, passive radon mitigation, blinds on windows (not patio door or 3 season porch), kitchen appliance package, central air, water softener, garage door opener.

Buyer _____ Agent _____

Buyer contact info: Email _____

Cell / phone _____

Unit # _____ Address Springs Court, Deforest

| | |
|--|------------|
| Add finished lower level (add 1,305 sq ft)----- | \$45,000 |
| Change to Option A layout (remove 2 nd bedroom) ----- | (-\$3,000) |
| Add 7' granite wet bar package to lower level ----- | \$ 5,000 |
| Add stairs to deck ----- | \$ 2,900 |
| Full finished garage ----- | \$ 1,500 |
| Add sound batt ceilings between LL/main floor ----- | \$ 1,000 |
| Add custom painting (main floor) ----- | \$ 2,100 |
| Change great room wood to carpet ----- | (-\$2,000) |
| Change master bedroom/WIC carpet to wood ----- | \$ 2,950 |
| Change second bedroom/WIC carpet to wood ----- | \$ 2,300 |
| Add tiled kitchen backsplash ----- | \$ 1,250 |
| Add uppers to laundry above W/D ----- | \$ 800 |
| Add hand shower to master shower ----- | \$ 700 |
| Change to brushed nickel plumbing fixtures (Main Level) ----- | \$ 800 |
| Add 2 zone HVAC system ----- | \$ 2,500 |
| Add baseboard heating in lower level ----- | \$ 700 |
| Add laundry package ----- | \$ 1,600 |
| Upgrade to active radon mitigation system ----- | \$ 700 |
| Add audio package (3 rooms with receiver) ----- | \$ 2,300 |
| Add security system package (with 1 year service) ----- | \$ 1,400 |
| Add security system upgrades (must include \$1,400 + smart thermostat, camera, video doorbell) --- | \$ 900 |
| Single hung window / 3 season porch upgrade ----- | \$ 600 |
| Insulate (R30 & cover with LP) / 3 season porch upgrade ----- | \$1,600 |
| Wiring for future electric car (includes wire & breaker) ----- | \$ 325 |

TOTAL \$ _____

Buyers _____ Date _____

Seller _____ **BJS Design / Build LLC** Date _____