

# Riverstone Condominiums / Ranch Pricing Options

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

Buyer \_\_\_\_\_ Agent \_\_\_\_\_

Buyers email info: \_\_\_\_\_

Cell / phone: \_\_\_\_\_

Unit # \_\_\_\_\_ Building # \_\_\_\_\_ Address: \_\_\_\_\_ **Bellflower Drive, DeForest WI 53532**

*Starting price includes the following:*

1691 ft.<sup>2</sup>, 2 bedrooms, 2 bathrooms, 2 car garage, four season sunroom with cathedral ceiling, zero entry primary shower, under cabinet lighting in kitchen, two zone HVAC for main and lower level, upper cabinets in laundry, passive radon mitigation system, humidifier, stainless steel kitchen appliance package, water softener, central air, blinds on windows (not patio door or four season sunroom) wiring for electric car outlet, and garage door opener.

*(Allowance estimates, actual price will be given when selections are complete and price could be +/-)*

<b>Base price main level <u>interior</u> unit (1691 ft.<sup>2</sup>)</b>	<b>\$499,900</b>
<b>Base price main level <u>exterior</u> unit (1691 ft.<sup>2</sup>)</b>	<b>\$537,400</b>

**Finished lower level options (circle options):**

Add finished lower level, 1280 ft. <sup>2</sup>	\$ 59,500
<i>Finished lower level price is during a pre/rough construction only, <b>otherwise add 15%</b></i>	

Add 7' wet bar with granite top to lower level	\$ 8,650
Full finish garage (no trim)	\$ 2,000
Change primary bedroom & walk-in closet from carpet to wood flooring	\$ 4,000
Change bedroom # 2 & walk-in closet from carpet to wood flooring	\$ 2,500
Add tile backsplash in kitchen	\$ 1,700
Change Kohler Simplice plumbing fixtures to brushed nickel or black on main level	\$ 1,350
Change Kohler Simplice plumbing fixtures to brushed nickel or black in lower level	\$ 500
Change sunroom walls from drywall to shiplap or boxcar	\$ 4,500
Insulate ceiling between main and lower level	\$ 2,375
Upgrade primary bedroom closet system / add 6 drawers	\$ 1,400
Add front load washer and dryer to laundry allowance	\$ 2,160
Add top load washer and dryer to laundry allowance	\$ 1,800
Upgrade to active radon mitigation system (passive system included)	\$ 900
Add basic security system	\$ 1,600
Add upgraded security system (with outdoor camera and doorbell)	\$ 2,800
Remove electric car / garage wiring	(-\$ 750)