

# Yahara Springs - Pricing Options Units 1-24

Kitchen Layout: Island or Peninsula      Seats at Island: 3 or 4      Fireplace: Corner or Wall

Base Starting\* Price: \$499,500

Deposit Due (5%): \$25,000

\*Base price includes 1,854 sq ft 2 bedroom, 2 bath, 2 car garage unit with sunroom (4 season), under cabinet lights in kitchen, wood in great room, 2-zone HVAC for main & lower level, uppers above laundry, blinds on windows (not sunroom or patio door), passive radon mitigation, kitchen appliance package, central air, water softener, garage door opener

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

Buyer contact info: Email \_\_\_\_\_

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

Unit # \_\_\_\_\_ Address \_\_\_\_\_ Yahara Springs Court, Deforest WI 53532

Add uppers to laundry above washer & dryer area	Included
Add 2 zone to HVAC system	Included
Single hung window / sunroom upgrade (drywalled)	Included
Insulate (R30 & cover with LP) / 3 season porch upgrade	Included

## Finished Lower-Level Options:

Add finished lower level (add 1,379 sq ft)-----\$62,500

Change to Option A (remove 2<sup>nd</sup> bedroom in LL, 1,168 sq ft) ----- (-\$4,500)

Total Lower-Level Options: \$\_\_\_\_\_

Deposit Due on Lower Level (25%): \$\_\_\_\_\_

## Additional Options

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

Add 7' granite wet bar package to lower level ----- \$6,800

Add stairs to deck ----- \$4,400

Full finished garage (no trim) ----- \$2,000

Change master bedroom/WIC carpet to wood ----- \$3,500

Change bedroom 2/closet carpet to wood ----- \$2,000

Add tiled kitchen backsplash ----- \$1,465

Change to brushed nickel plumbing fixtures (Main Level) ----- \$1,200

Change to brushed nickel plumbing fixtures (Lower Level) ----- \$500

Change to shiplap in sunroom ----- \$3,300

Insulate ceiling between main/lower level ----- \$2,100  
 Upgrade closet system in master bedroom ----- \$1,200  
 Add front-load laundry (washer & dryer) allowance ----- \$1,600  
 Add top-load laundry (washer & dryer) allowance ----- \$1,200  
 Upgrade to active radon mitigation system ----- \$700  
 Add basic security system ----- \$1,600  
 Add upgraded security system (with Outdoor Camera/Cam Doorbell) ----- \$2,500  
 Wiring for future electric car (includes wire & breaker)----- market price

Total Additional Options: \$ \_\_\_\_\_

Deposit Due on Additional Options (50%): \$ \_\_\_\_\_

**TOTAL PRICE: \$ \_\_\_\_\_**

Total Deposit Due: \$ \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ BJS Design / Build LLC Date \_\_\_\_\_