

# 6531 Big Woods Dr

## UPGRADES

Grand Total in home upgrades: \$983,412.10

Smooth ceilings on the 1st floor, 2nd floor and stairways.  
30 Foot ceilings in the main room.  
Jason Wu faucet in the bar area of the 2nd floor entertainment room.  
Lighting – Various custom designers. All from Muska Lighting.  
Wallpaper – Custom chosen and installed  
Custom window coverings  
Hot Tub  
Heated Floor in the owners suite  
Custom closet in the owners suite  
Soaker tub in the owners suite  
White oak floors on the 1st and 2nd floors. (Engineered)  
Wool carpet on the stairs to the lower level and in the lower level family room  
Whole house Filtration system  
Irrigation System – 13 Zones  
Rubber floor in the Sport Court  
Insulated and Heated Garage with a Dog wash.  
Floor drain in the garage.  
Boat Slip - Electric and water at the slip

### Pool information

Salt water pool  
9 feet at the deep end with a diving board  
4 foot extended sundeck on the shallow end.  
Auto cover.  
Concrete patio

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### MILLWORK



### PAINT & FINISHES

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## UPGRADES

### PLUMBING



### PLAN INFORMATION & DETAILS

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## UPGRADES

• Lower Level Fireplace	\$0.00
• Lower Level Wet Bar	\$9,375.00
• Main Level Fireplace	\$0.00
• Owner's Bedroom Dropped Soffit	\$0.00
• Screen Porch	\$32,560.00
• Screen Porch Fireplace	\$9,225.00
• Windows - Awning(s) at Dinette	\$0.00
• Windows - Transom(s) at Dinette	\$0.00
• Windows - Transom(s) at Great Room	\$0.00

### INTERIOR

• Tile - Kitchen & Dinette	\$513.00
• Tile - Laundry	\$1,303.00
• Tile - Lower Level 3/4 Bath	\$3,412.00
• Tile - Lower Level Bar	\$1,538.00
• Tile - Mudroom	\$2,476.00
• Tile - Owners Bath	\$7,094.00
• Tile - Upper Level 3/4 Bath #2 - Ben's Office	\$3,610.00
• Tile - Upper Level 3/4 Bath #3 Dom's	\$3,342.00
• Tile - Upper Level Full Bath #4 Sophia's	\$1,802.00
• Plumbing - Bathroom	\$9,073.60
• Powder Bath Plumbing	\$887.00
• Owners Bath Plumbing	\$5,878.60
• Toilet Upgrade - Powder & Owners Bath	\$490.00
• Upper Level Bath #2 Plumbing (Ben's Office)	\$423.00
• Upper Level Bath #3 Plumbing (Dominic)	\$423.00
• Upper Level Bath #4 Plumbing (Sophia)	\$549.00
• Lower Level 3/4 Bath Plumbing	\$423.00

### EXTERIOR FINISHES

• Exterior Millwork	\$22,130.00
• Front Door - (Upgrade)	\$0.00
• Anderson Windows - Black/Black (Upgrade)	\$13,250.00
• Atrium Door(s) & Hardware - Anderson (Upgrade)	\$0.00
• Athletic Court Door/Window - Anderson (Upgrade)	\$0.00
• Front Door - Hardware (8' Door only)	\$0.00
• Garage to House Door & Hardware (Included)	\$0.00

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## UPGRADES

• Garage Service Door	\$1,380.00
• Awning Window(s) at Dinette	\$2,500.00
• Transoms Window(s) at Great Room	\$2,500.00
• Transom Window(s) at Dinette	\$2500.00

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## UPGRADES

### ELECTRICAL/DECO LIGHTING/LOW VOLTAGE

• Lighting	\$35,579.00
• Ceiling Fan - CREDIT	\$360.00
• CUSTOM - Lighting Package (ALLOWANCE)	\$38,000.00
• EDITED Lighting/Mirrors	\$490.00
• Listing CREDIT	(\$2,061.00)

### SHELVING/SHOWER DOORS/MIRRORS

• Mirrors	(\$460.00)
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### 00 - PLAN INFORMATION & DETAILS

• Non Standard Options	\$186,513.00
• Remove Basketball Hoop & Mats	(\$2,000.00)
• NSO #1 - Wood Flooring on Stairs & UL	\$19,225.00
• NSO # 2 - Microwave Drawer	\$1,950.00
• NSO # 3 - Entry Door to Match 4211	\$10,943.00.00
• NSO # 4 - Add Built-in at UL	\$7,014.00
• NSO # 5 - Laundry Room	\$2,570.00

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## UPGRADES

- Items to Note \$0.00

### HVAC

- HVAC \$6,900.00
  - Gas Lines - St. Croix (Included) \$0.00
  - Additional Gas Lines \$500.00
  - Garage Heater \$3,100.00
  - Furnace - St. Croix (Included) \$3,300.00
  - Air Conditioning - St. Croix (Included) \$0.00
  - HVAC Zones (Included) - St. Croix \$0.00
  - Thermostats (Included) \$0.00
  - Laundry Appliances On Pedestals - YES \$0.00

### 00 - PLAN INFORMATION & DETAILS

- Insulation \$0.00

### FIREPLACE

- Fireplace - Lower Level \$7,405.00
  - Fireplace - Unit, Front & Interior Panel (Included) \$0.00
  - Floating Mantle & Hearth \$3,651.00
  - Surround (Upgrade) \$3,754.00
  - Hearth \$0.00
- Fireplace - Main Level \$4,694.00
  - Fireplace - Unit, Front & Interior Panel (Included) \$0.00
  - Surround & Paneling (Upgrade) \$4,694.00
  - Hearth \$0.00
- Fireplace - Porch \$ 595.00

### FINISHED FLOORING

- Flooring Carpet \$4,412.00
  - Carpet (Upgrade) \$4,412.00
  - Carpet Pad (Upgrade) \$0.00
- Flooring - LVP \$5,693.00
  - Lower Level LVP - See Sketch \$5,693.00
- Flooring - Rubber Mat \$1,908.000

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## UPGRADES

• Flooring - Wood	\$23,911.00
• Engineered Wood	\$23,911.00
• Engineered Wood - CHANGE	\$23,911.00

### SPECIAL ITEMS

• Appliances	\$29,475.00
• Tier 6 - Wolf/Subzero Lux Appliance Package	\$19,283.00
• Wolf/Subzero Dishwasher Upgrade w/ SS Panel	\$1,343.00
• Wolf Drawer Microwave - Upgrade	\$2,102.00
• Zephyr 24" Dual Zone Wine & Beverage Center	\$1,873.00
• Tier 8 - LG Laundry Package - Black Steel	\$2,185.00
• LG Laundry Pedestal Washer & Storage Drawer	\$816.00
• Zephyr 24" Single Zone Beverage Center	\$1,873.00
• LG Bar Refrigerator	\$0.00
• CHANGE - Add LL Bar Microwave	\$0.00

ATHLETIC COURT	\$0.00
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### CABINETRY

• Cabinetry - Accessories & Add-Ons (WEST)	\$32,844.00
• Cabinetry Accessories	\$964.00
• CHANGE - ADD a MW to LL Bar	\$0.00
• Extend Cabinets to Ceiling	\$0.00
• Angled Hood	\$685.00
• Island Squared Panel Back & Ends	\$1,469.00
• Powder Bath Vanity ILO Pedestal Sink	\$1,845.00
• Enlarged Kitchen Island	\$0.00
• Mudroom Open Lockers	\$1,379.00
• Beverage/Coffee Station - Kitchen	\$4,340.00
• Bump Out Drawer Stack - Owners Bath	\$345.00
• White Rift Oak - Mudroom Bench Top	\$0.00
• Loft Beverage Center	\$7,414.00
• ML Flex Bookcases	\$5,100.00
• LL Bar Seating - Add panel Back	\$580.00
• Wood Shelves	\$0.00
• Main Level Great Room Built-ins	\$6,732.00



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## UPGRADES

### SHELVING/SHOWER DOORS/MIRRORS

- Closets \$1,617.50

### DECK

- Deck - Grill Deck \$0.00

### ELECTRICAL/DECO LIGHTING/LOW VOLTAGE

- Electrical & Low Voltages \$51,119.00
  - In Floor Heat (Upgrade) \$2,763.00
  - Electrical \$0.00
  - Low Voltage \$0.00
  - Electrical Adds \$12,655.00
  - Low Voltage Adds \$32,701.00
  - Electrical Allowance \$3,000.00

### EXTERIOR FINISHES \$10,008.00

- Exterior \$32,844.00
  - Address -Stone Address Plaque \$0.00
  - Front Stoop - Concrete (included) \$0.00
  - Exterior Trusses - Cedar (Included) \$0.00
  - Exterior Brackets - Cedar \$0.00
  - Front Porch/Portico Ceiling - T&G (Upgrade) \$1,745.00
  - Garage Door - North Central AR-138 (Upgrade) \$1,883.00
  - Roofing - Shingles (Included) \$0.00
  - Stone - Natural Stone \$0.00
  - Siding - Hardie \$3,125.00
  - Add B&B to Exterior \$3,255.00
  - Add Stone to Columns \$3,640.00
  - Stone Cultured Stone \$0.00

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### PLUMBING

- Plumbing - UL Loft Beverage Center \$0.00

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## UPGRADES

### MILLWORK

• Interior Doors - Interior Doors & Hardware	\$2645.00
• Interior Doors Pre Finished	\$ 0.00
• Hardware (Upgrade)	\$895.00
• Office/Flex Room French Doors Upgrade	\$355.00
• 8' Doors Lower Level ILO 6'8" Doors	\$1,395.00
• Pocket Door - Mudroom WIC	\$0.00

### CABINETS

• Cabinetry - Specs, Drawings, Colors, Hardware	\$6,708.00
• Cabinet Color - (Included)	\$0.00
• Cabinetry Color (Upgrade)	\$6,095.00
• CHANGE - Cabinet Color & HW	\$0.00
• General Specs & Drawings - Whole House	\$0.00
• Hardware	\$613.00
• Hardware - Laundry Room	\$0.00

### SHELVING/SHOWER DOORS/MIRRORS

• Shower Doors/Panels	\$5,229.00
• Shower Door Upgrade (Black)	\$5,229.00

### COUNTERTOPS

• Countertops	\$13,356.00
• Kitchen Island	\$2,203.00
• Kitchen Perimeter	\$2,340.00
• Kitchen Beverage Center/Extension	\$1,014.00
• Owners Bath	\$2,666.00
• Upper Level 3/4 Bath #2 - Ben's Office	\$286.00
• Upper Level 3/4 Bath #3 - Dom's	\$286.00
• Upper Level J&J Bath #4 Sophia's	\$286.00
• Powder Bath	\$762.00
• Lower Level 3/4 Bath	\$626.00
• Drop Desk	\$464.00
• Laundry	\$0.00
• Lower Level Walk Up Bar	\$1,404.00
• Laundry - Quartz 3cm	\$0.00
• Lower level Bar Island/Seating	\$1,404.00
• Upper Level Loft Beverage Center	(\$385.00)

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## UPGRADES

### LANDSCAPING/DRIVEWAY

• Landscaping, Sidewalk and Driveway	\$20,315.00
• Driveway ALLOWANCE	\$10,000.00
• Landscaping	\$10,315.00
• Landscaping	\$10,315.00
• Pads	\$0.00
• Sidewalk	\$0.00
• Site/Lot Drainage	\$0.00

### FINAL PLAN

### PLUMBING

• Plumbing - Laundry	\$177.00
• Laundry Sink Upgrade	\$0.00
• Laundry Faucet (Upgrade)	\$177.00
• Laundry Sink (Included)	\$0.00

Grand Total in home upgrades: \$983,412.10