



Riffe Homes Inc.

10305 153rd Street - Lot 1, Woods of Colton Lake

# Winchester II Spec

10/17/07

Winchester II Base Price:

504,134

Lot 1, Woods of Colton Lake

155,000

Some of the features included in base price:

4396 Sq Ft - 3 Car Garage

All Stucco

Full Masonary Stucco with Acrylic Finish (No Painting)

Full Oil Based Primer outside with Latex Finish Coat

All outside painting with brush & roller (No spraying)

All Floors Nailed and then screwed down with over (1) screw per square foot

Pella Clad Windows for no maintenance or rotting ever.

Outside Drain Tile around Foundation Perimeter in a "sock" to reduce clogging with mud

All Copper Water Lines(except where exposed to cold)

Cast Iron Drain Stacks between Floors (Quieter)

All Copper Wiring & Electric Service

Phone & Cable TV outlets with CAT 5 Wiring

Security System

Stanley Wood Cabinetry with Hardwood Drawer Boxes and dual roller glides

Furniture Toe Kicks, Raised Panel Backs and Sides and multiple Decorative Features all Custom Designed for you.

3 Coats Glitza Finish on Hardwood Floors for durability

Hardwood Oak Floors in Entry, Laundry, Half Bath, Breakfast Room, Great Room & Hearth Room

Plush Continuous Filament Nylon Carpet

Tile on Master Bath Floor

Crown Molding in Mstr. Bedroom, Dining Room, Kitchen Hearth

Schlage Hardware with lifetime warranty on the mechanism

Wallpaper Allowance - \$2,000

All Work Performed with Riffe Homes long term experienced

SubContractors and Riffe Quality Supervision

Douglas Fir Floor Joists and Studs

3/4" Plywood vs. Chip Board Subfloor

All Cedar Exterior Trim Wood (No pressed wood)

6 Sack Cement Concrete Mix with Fiber Mesh

in outside concrete for long term durability

Grand Manor Roof

9' Basement

Drain Tile inside Foundation to ensure a dry basement

Structural Center Pier & Grade Beam System to Support Garage Floor

Foundation & Structural Columns isolated from Basement Floor to prevent Soil Heave

Lennox Heating & Air Equipment

Humidifier

Total Kohler Home

Concrete Board behind tile on bottom half of wall in showers vs drywall

R38 Attic Insulation Fiberglass

R13 Wall Insulation

Extensive Caulk & Foam Package

Exceptional Interior Paint Job with (2) coats brushed and rolled on walls.

Granite Counter Tops

Stainless Steel Undermount Sink w/ Pullout Faucet in Kitchen

Extensive Trim and Molding Package Inside

5 1/2" Baseboards / 3 1/4" Casings

Sprinkler System

UPGRADES ( All Quoted Prices are Subject to Change) :

181,430

116 Additional Square Feet on 1st Floor

8,120

52 Additional Square Feet on 2nd Floor

2,340

Daylight Basement w/ Framing, Stucco & Retaining Wall

8,000

Daylight Windows in Basement

2,000

Monier Concrete Tile Roof vs. Std.

24,250

All Stucco Exterior

10,000

Extra Stone on Exterior

10,395

Heat Pumps vs. A/C's

1,404

Circular Stairs Main Entry

5,000

Upgraded Stairway Carpet

634

Oak End Caps on Front Stairs

2,025

End Caps on Back Stairs

1,200

Bead Board in Back Hall

600

Wide Plank Pecan Floors vs. 2 1/4" Oak

5,200

Wide Plank Pecan Floors in Dining Room

1,920

Knotty Pine Paneling in Entry	900	
Knotty Pine Paneling in Dining Room Bump out	900	
Tapered Columns, Arches & Short Walls in Dining Room	4,168	
(2) Eyebrow Transoms vs 1/2 Rounds in Kitchen	734	
Large Radius Window over Kitchen Cabinets	3,500	
Cedar Radius Exposed Rafters above Kitchen Window	1,500	
Exposed Rafters in Kitchen Ceiling	6,822	
Chamber Vault Kitchen	500	
Cabinetry Upgrades	1,056	
Kitchen Granite Counters	7,286	
Kitchen Backsplash Tile Upgrades	702	
Stainless Steel Appliance Package	800	
Stone Columns in Great Room	2,592	
Fancy Great Room Fireplace vs. Standard	1,000	
Distressed Beam in Great Room	800	
Upgraded Great Room Carpet	950	
Distressed Beams in Study & Fireplace	1,600	
Fireplace in Study	2,500	
Stone & Brick on Fireplace in Study	1,000	
Upgraded Study Carpet	372	
Knotty Alder Doors vs Standard Paint Grade Doors	4,410	
Upgraded Half Bath Sink & Faucet vs. Standard	544	
(3) Window Bay over Master Tub vs. Standard	1,000	
No Master Bedroom Fireplace	(2,500)	
Master Bath Granite Counters	1,692	
Master Bath Tub Tile Upgrades	744	
Master Bath Shower Tile Upgrades	1,081	
Master Bath Floor Tile Upgrades	257	
Master Bath Linen Cabinet Tops & Vanity Backsplash Upgrades	517	
Finished Cabinet like Shelving in Master Closet	1,000	
Upgrade Master Shower Door	490	
Mirror on Master Closet	300	
Master Bath Tub Faucet Upgrade	227	
Master Bath Shower Faucet Upgrade	111	
Master Bath Lavatory Faucets Upgrade	455	
Extra Light Fixtures over Standard Allowance	3,630	
Additional Wallpaper Allowance	3,267	
Custom Faux Finishes and Distressing of Walls & Woodwork	13,714	
Wrought Iron Transoms over (2) Doors	540	
Wrought Iron Door Guard on Front Door	720	
Flagstone Veranda	8,190	
Site Expense over Standard	6,192	
Sprinkler System	4,800	
Extra Sod over Standard Allowance	2,279	
Extra Landscaping over Allowance	5,000	
<b>TOTAL PURCHASE PRICE:</b>		<b>\$840,564</b>