



Riffe Homes Inc.

16873 Highland Ridge Drive, The Village of Loch Lloyd, MO

10/30/07

Base Price	476,703
Lot 3, Loch Lloyd	149,950

Some of the features included in base price:

1st Floor - 2815 Square Feet
 2nd Floor - 1332 Square Feet
 Garage - 927 Square Feet
 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
 Hurd Vinyl 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
 2 1/4" Hardwood Oak Floors in Entry, Laundry, Half Bath, Breakfast Room, Great Room & Hearth Room
 Plush Continuous Filament Nylon Carpet
 Crown Molding in Mstr. Bedroom, Dining Room, Kitchen Hearth
 Schlage Hardware with lifetime warranty on the mechanism
 All Work Performed with Riffe Homes long term experienced SubContractors and Riffe Quality Supervision

Douglas Fir 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
 Tile on Master Bath Floor
 Extensive Trim and Molding Package Inside
 5 1/2" Baseboards / 3 1/4" Casings
 Sprinkler System

<u>UPGRADES (All Quoted Prices are Subject to Change) :</u>	137,536
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63 Additional Square Feet on 1st Floor @ \$75.00	4,725
149 Additional Square Feet on 2nd Floor @ \$45.00	6,705
82 Square Feet of Finished Basement Stairs @ \$30.00	2,460
268 Additional Square Feet in Garage @ \$40.00	10,720
Daylight Basement w/ Framing & Stucco (65' of 5' Wall)	5,000
(9) Basement Windows @ \$300 each	2,700
Monier Concrete Tile Roof vs. Std.	25,000
Cupola	2,000
All Stucco Exterior	11,669
(2) Baths vs. Hollywood Bath	3,000
Oak End Caps on Front Stairs	2,025
Distressed Decorative Kitchen Beams vs. #2 Pine	1,400
Stone Fireplace & Distressed Decorative F/P Mantel	1,775
Extra Cabinetry	5,000
All Granite Counters w/ Stainless Steel Sink & Pullout Faucet	6,602
Stainless Steel Appliance Package	750
Custom Finish on Great Room Fireplace	420
Custom Finish on Master Bedroom Cabinets	420
Custom Finish on 1/2 Bath Vanity	150
Finish Additional Cabinets in Hearth	270
Upgrade Master Bath Vanity Top	396
Master Shower Floor Tile Upgrade	318
Extra Light Fixtures over Standard Allowance	2,158
Additional Wallpaper Allowance	2,973
Retaining Wall at Daylight Basement	5,000
Larger Driveway	1,000
Brick Edging on Drive & Stoop	4,900
Stamped Concrete Patio - 400 Square Feet @ \$12.00	4,800
Sprinkler System	5,000
Extra Sod over Standard Allowance	4,200
Extra Landscaping over Allowance	14,000

TOTAL PURCHASE PRICE:	\$764,189
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