



Riffe Homes Inc.

2308 Lake Breeze Lane - Lot 67B Woodland Shores

Wedgewood Ranch Model

10/09/07

Wedgewood Base Price:	489,086
Lot 67B Woodland Shores	63,950

Some of the features included in base price:

4407 Sq Ft - 3 Car Garage
 All Brick
 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
 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, Full and 1/2 Bath, Breakfast Room, Great Room & Hearth Room
 Plush Continuous Filament Nylon Carpet
 Carpet Master Bedroom, Guest Bedroom, Study, Stairs to Basement - \$22 per Yard - Rest is all Hardwood Floors
 Tile on Master Bath and 3/4 Bath Floors
 Crown Molding in Mstr. Bedroom, Dining Room, Kitchen Hearth
 Schlage Hardware with lifetime warranty on the mechanism
 Light Fixture Allowance - \$2000
 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
 Extensive Trim and Molding Package Inside
 5 1/2" Baseboards / 3 1/4" Casings
 Sprinkler System
 Wallpaper Allowance - \$2,000
 Stainless Steel Appliances

<u>UPGRADES (All Quoted Prices are Subject to Change) :</u>	107,982
--	----------------

Remove 2nd Floor 761 SqFt @ \$45.00	(34,245)
Grand Manor Roof	10,400
Credit (1) Furnace and A/C	(3,000)
Extra Tall Basement Ceiling w/ 9' Foundation Walls	3,000
Walkout Basement w/ (5) 28x76 & (2) Twin Windows, 6' Atrium Door & 78' Brick & Basement Framing	13,336
Finish 1610 SqFt of Basement @ \$30.00 / SqFt	48,300
Basement Wet Bar (\$4000 Cabinets, \$1500 Finish, \$1,000 Sink & \$2,000 Counters)	8,500
Basement Wired for Home Theater System	1,170
Stone Columns, Cedar Wall & Beams in Lower Level	5,788
Heat Pump vs. AC	660
Wrought Iron Door Guard on Front Door	720
Hardwood Floors in Great Room	1,920
Hardwood Floors in Dining Room	1,152
Upgrade Laundry Room Cabinets	1,000
Granite Countertops w/ Sink & Pullout Faucet	4,657
Laundry Room Sink, Plumbing & Faucet	1,322
Tile Upgrades	1,148
Stainless Steel Appliance Package	760
Master Shower Door Upgrade	500
Custom Paint Finishes	4,176
Study & Stairway Carpet Upgrades	665
Additional Wallpaper Allowance	876
Extra Light Fixture Allowance	2,206
Deck w/ Wrought Iron Rails - 336 SqFt plus steps	15,180
Oversized Patio	1,536
Site Expenses	7,555
Extra Sod Allowance	210
Extra Landscaping Allowance (\$5850 Total)	5,100
Sprinkler System Allowance	3,390

TOTAL PURCHASE PRICE: \$661,018