



INVENTORY HOME - OPTIONS SHEET

Lot 67 Columbia Meadows - 105 Columbia Meadows Lane, O'Fallon, MO 63366

The Magnolia - Elevation C-1

\$482,400.00

3. 8' ingrade foundation pour with egress window
4. 42" tall wall Cabinets for Standard Kitchen
5. Included Kitchen with large island and side wall window
6. Waterline for Refrigerator
7. Iron spindles with wood rail staircase system ILO 1/2 wall at staircase
8. Two (2) pendant lights over Kitchen island
9. Refrigerator cabinet build-out with full height side panel and deep cabinet above
10. Plumbing rough for 3/4 bath in Lower Level - standard location
11. Master bath 18" drawer stack
12. Double bowl in Master bath includes second light centered over each bowl
13. Elongated Comfort Height Toilets in Master and Hall Baths
14. Adult height vanities in Master and Hall bath
15. Cabinet hardware for Kitchen, Master bath and Hall bath
16. Black, lever style, door hardware with matching hinges and door stops ILO standard brushed nickel knobs
17. Upgrade 2-car garage door to 8' tall door
18. Whirlpool dishwasher WDF332PAMS & microwave WMH31017HZ
19. LM 81550 1/2 HP belt driven garage door opener with single light - WIFI enabled remotes with 3 button for 8' tall garage door
20. 6" Led Recessed Can Lights (3) in Kitchen and (4) in Great Room, (1) Master shower
21. Install recessed can ILO standard ceiling light - (2) in Staircase hall, (1) over Kitchen sink
22. Upgrade Cabinet Doors & Drawers with Soft-close hinges & glides and dovetailed drawer boxes for Kitchen, Master Bath, and Hall Bath
23. Add Drawer Stack in Kitchen (Replace standard 42" base cabinet with 24" base and 18" drawer stack)
24. Crown Moulding for Kitchen cabinets
25. 18" double trash can rollout Cabinet in Kitchen
26. Widen driveway to outside corners of garage (Approx. 20')
27. Add twin 3060 double window, single-hung in the Dining Room
28. Whirlpool Gas Range WEG750H0HZ ILO standard black electric range
29. Gas line for range in Kitchen
30. Jones Stephens G71162 gas connection 1/2 x 1/2 MIP
31. Exhibit B - Ambassador Flooring
32. Wire and install two (2) coach lights at garage - switch with front door light
33. 5.25" Baseboards (ILO 3.25"), 3.25" Casing/Trim (ILO 2.25")
34. Frameless 3/8" thick x 84" tall with Chrome clips only-Master shower door ILO standard shower door
35. Assemble and install ceiling fans (2) - Great Room and Covered Deck
36. Moen Eva trim kit for Posi-temp shower-Master bath T2232EP-Chrome
37. Moen Eva widespread Lav T6420 two (2) Master bath, one (1) Hall bath-Chrome
38. Moen trim kit for posi-temp shower - Hall tub/shower T2233EP-Chrome
39. Moen Eva 24" towel bar YB2824CH (1) Master bath, (1) hall bath - Chrome
40. Moen Eva paper holder YB2808CH-(1) Master bath, (1) hall bath - Chrome
41. Moen Arbor spot resistant stainless 1 handle high arc pulldown -7594 SRS Kitchen faucet ILO standard Kitchen faucet
43. Wire and brace for ceiling fans (5) - Master bedroom, Great Room, bedroom #2, Study, and Covered Deck
44. Add optional closet in Study
45. 19 x 10 Low-Maintenance, Screened-in, Covered Deck
46. Additional Lighting Allowance

Total of Options

\$114,237.28

Total Contract Sales Price

\$596,637.28

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OPPORTUNITY