

River Run Development, LLC

Common Options List

Revised Jan-2024

Structural items

Larson Full View Storm Door (Tradewinds or equivalent)	\$	850.00	
Additional double hung window	\$	850.00	ea
Passage Door in Garage (Includes exterior light and paved walkway, may require gutters)	\$	2,000.00	ea
Add Pocket door (replace swinging door)	\$	400.00	ea
Insulate Garage Exterior Walls and Ceiling	\$	2,000.00	
Propane fireplace with tile or granite surround and pine mantle (limited availability based on building setbacks)	\$	6,800.00	
- Fireplace Remote	\$	250.00	
- Fireplace Blower	\$	300.00	
Finish Basement (Laminate floor) - Individually quoted (Additional heating zone sold separately)		Starting at \$68	per SF
Patios (Belgard or equivalent pavers)	\$	32.00	per SF
Front Porch Railings per section	\$	475.00	per section
Decks with Trex decking and vinyl railings (2 steps to grade)	\$	72.00	per SF
-Add 4' x 4' Landing to stairs off of deck	\$	1,800.00	
Screened Porch per plan based on roof lines			
-12'x12'	\$	26,000.00	
-12'x10'	\$	24,000.00	
Doghouse in place of Bulkhead (Location Limited)	\$	1,200.00	
Walkout basement lot premium (Includes door and double hung window)	\$	5,000.00	

Finish items

Tray ceiling in living room or master bed (Price is plan dependent, option requires painted ceilings)		Starting at \$2000	per Room
Crown Molding (per linear foot)	\$	20.00	per LF
Standard hardwood treads and handrails with painted risers and ballusters	\$	3,500.00	
<i>other wood species available must be quoted</i>			
Finish Basement Stairs - Carpeted Treads	\$	1,800.00	
Finish Basement Stairs - Oak Treads	\$	3,500.00	
Washable Matte Finish Paint on all walls (ranch style plan)	\$	1,200.00	
Washable Matte Finish Paint on all walls (two story style plan)	\$	1,500.00	
Additional Paint Color (light colors)	\$	300.00	
Additional Paint Color (dark colors)	\$	500.00	
Add blinds in slider (Only available for 6' slider, white blinds only)	\$	800.00	
Painted smooth ceilings - entire house (not including garage)	\$	2.25	per SF
Tiled kitchen backsplash (level 1 tile)	\$	1,400.00	

Change interior door knobs to lever style	\$	25.00	each
Change exterior door knobs to lever style	\$	50.00	each

Electrical items

Upgrade Garage door opener to BELT drive	\$	195.00	ea
-additional remote (Note: 2 remotes are standard)	\$	50.00	ea
Additional electrical outlets	\$	150.00	ea
Add Floor Outlet	\$	250.00	ea
Additional phone or cable outlets	\$	100.00	ea
Additional LED Recessed lighting (per fixture)	\$	180.00	ea
Upgrade switch to Dimmer for overhead lighting	\$	40.00	ea
Wire for ceiling light and install customer supplied fixture	\$	150.00	ea
Wire for ceiling fan/light and install customer supplied fixture/fan	\$	175.00	ea
Flood light single fixture with double head and motion sensor	\$	200.00	
(2) Pendant Lights over Optional Kitchen Island (Switch, Wire & Install Only, no fixtures)	\$	325.00	
(2) Pendant Lights over Optional Kitchen Island (Switch, Wire & Install w/Builder Supplied Pendants)	\$	550.00	
Under-cabinet Lighting	\$	800.00	
Wire for portable generator, not including generator	\$	900.00	
Stand-by Whole House Generac Propane Generator (14 kW generator)	\$	11,500.00	
50 amp 240 outlet with neema plug in the garage for electric car	\$	430.00	
Upgrade to bathroom vent fan with heater model Panasonic WhisperWarm or equivalent	\$	300.00	

Plumbing items

Additional gas piping for dryer	\$	450.00	ea
Additional gas piping for outdoor grill (Grills installed on deck will be installed on far side of deck, can not be installed under screen porch)	\$	650.00	
Additional exterior faucet	\$	250.00	
Change bath faucets to 8 " spread Brantford	\$	230.00	ea
Upgrade kitchen sink to undermount white composite single bowl sink	\$	350.00	
Upgrade kitchen sink to stainless steel farmer's sink (with cabinet changes)	\$	775.00	
4' Shower Door with Brushed Nickel frame Clear Glass	\$	1,700.00	
5' Shower Door with Brushed Nickel frame Clear Glass	\$	1,800.00	
Note: Above are standard 4' and 5' doors, custom doors will need to be priced			
4' Tile Shower in Master Bath (standard tile, other options priced separately)	\$	7,100.00	
5' Tile Shower in Master Bath (standard tile, other options priced separately)	\$	7,800.00	

Add tiled bench to tiled shower, includes tiled half wall	\$ 900.00
5' fiberglass tub with tile surround walls (Level 1 tile)	\$ 4,200.00
Install Moen 3667EPBN Handheld in shower	\$ 1,350.00
Safety Grab Bar for Shower (includes blocking in wall) Option available at time of contract only - not on change order	\$ 300.00 ea
Underslab drain plumbing with chamber for future pump for basement future bathroom	\$ 1,500.00 ea
Radiant heating under tile floor	Priced individually
Additional sink in vanity (includes plumbing and additional light fixture. Additional cabinetry and counter to be priced)	\$ 1,000.00

Heating

High Performance Air cleaner	Standard
Humidifier added to heating system	\$ 1,250.00
Vent Microwave/Hood to exterior - interior wall	Priced per plan
Vent Microwave/Hood to exterior - exterior wall	\$ 800.00

Appliances

Credit for Appliances and install	\$ (1,800.00)
Install all buyer supplied kitchen appliances (with Electric range)	\$ 300.00
Install all buyer supplied kitchen appliances (with Gas range)	\$ 400.00
Install buyer supplied Washer and Elec Dryer	\$ 150.00
Install buyer supplied Washer and Gas Dryer (gas piping charged separately)	\$ 250.00
Upgrade to Gas Range (includes standard gas range)	\$ 675.00

Miscellaneous

Credit for Shelving	\$ (300.00)
Credit for Interior Lighting Fixtures (single story)	\$ (450.00)
Credit for Interior Lighting Fixtures (2 story)	\$ (500.00)

Hardwood Flooring Options by Plan (standard HW - Birch or Ash)

Boysenberry Biscotti Plan - both Bedrooms	\$ 3,750.00
Orkney - both Bedrooms, Up Hall, Loft	\$ 7,400.00
Vanilla Crescent - both Bedrooms	\$ 3,900.00
Vanilla Grand Torte - both Bedrooms	\$ 3,500.00
Trenton - Both Bedrooms	\$ 3,800.00

Note: Additional flooring and cabinetry options are available from our suppliers

Note: All pricing is subject to change without notice. Please check current pricing for any charges.