

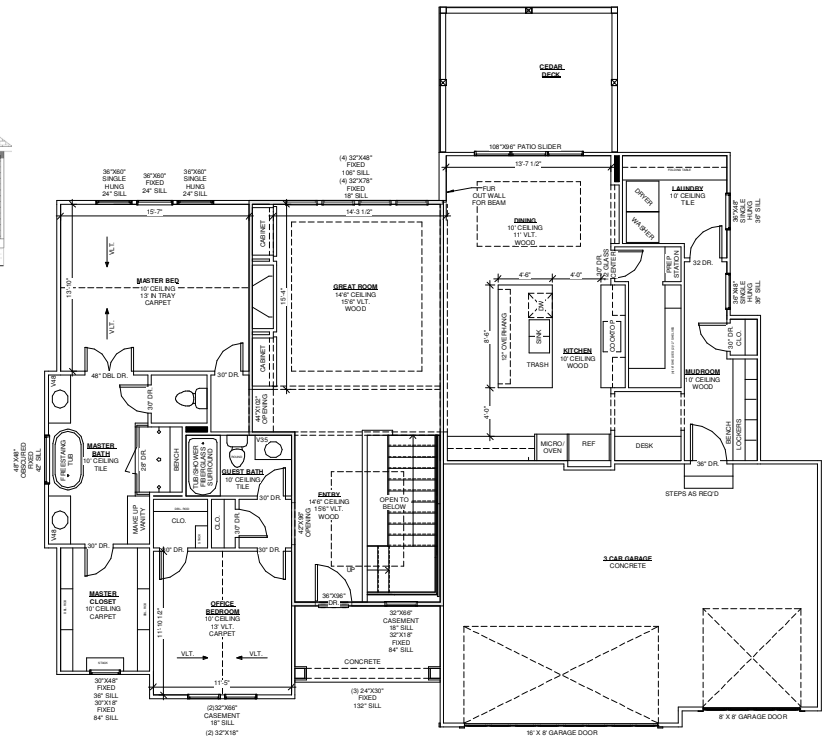
ANNISTON REVERSE 1.5 STORY

5772 THOUSAND OAKS DR. PARKVILLE, MO 64152 THOUSAND OAKS LOT 773



CRAFTSMAN ELEVATION

- 1,864 FIRST FLOOR
- 1,403 BASEMENT FINISH
- 3,267 TOTAL FINISHED SQFT
- 317 UNFINISHED BASEMENT SQFT
- WALKOUT LOT
- 4 BEDROOMS
- 3.5 BATHS
- 3 CAR OVERSIZED GARAGE (FITS FULL SIZE TRUCK)
- 10'0" CEILINGS ON SECOND FLOOR
- 14'6" GREAT ROOM AND ENTRY CEILING
- KITCHEN CABINETS TO CEILING
- LARGE COVERED DECK
- LARGE EXTERIOR CONCRETE ENTERTAINING PAD



FIRST FLOOR

BUDGET BREAKDOWN

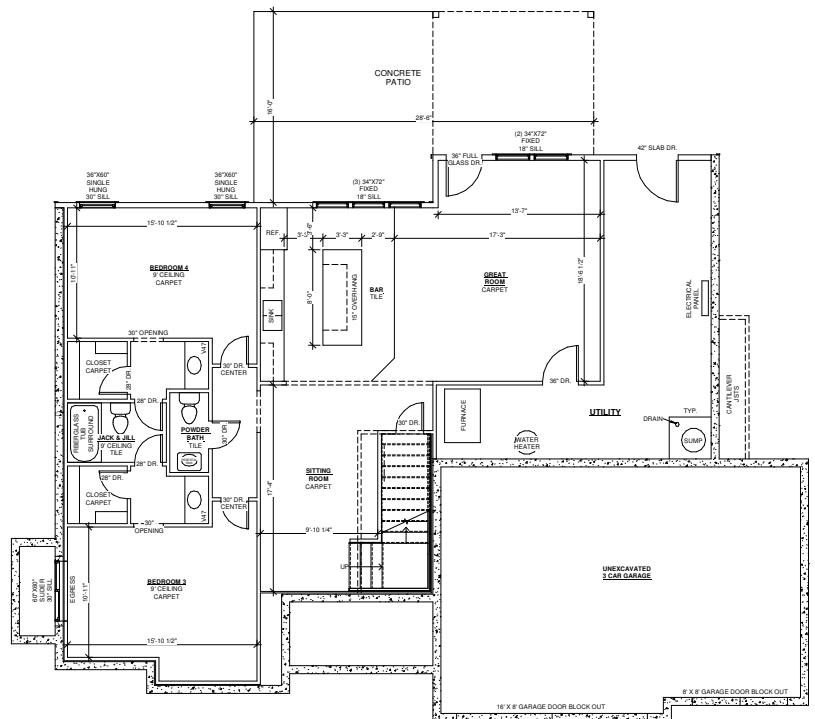
BASE PRICE.....\$478,500.00
 LOT PRICE.....\$94,950.00
 UPGRADES.....\$83,826.00
 SALES PRICE.....\$647,276.00

*SEE ATTACHED UPGRADE BREAKDOWN



*SCAN QR CODE WITH YOUR PHONE'S CAMERA TO SEE VIRTUAL TOUR

*VIRTUAL TOUR HOME FINISHES MAY NOT BE EXACT HOME FOR SALE BUT WILL BE SIMILAR FLOOR PLAN



BASEMENT FLOOR

CARDINAL CREST HOMES RESERVES THE RIGHT TO MODIFY OR CHANGE THE FLOOR PLANS, HOME SPECIFICATION, DESIGNS, FEATURES, OPTIONS, PRICES, OR TERMS WITHOUT NOTICE OR OBLIGATION. HOME SQUARE FOOTAGES ARE APPROXIMATES AND ARE SUBJECT TO CHANGE. ALL BASE PRICES FOR HOME WILL NEED TO BE REPRICED FOR ANY FUTURE BUILD.
 REV. 08/14/2019

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ANNISTON REVERSE 1.5 STORY

5772 THOUSAND OAKS DR. PARKVILLE, MO 64152 THOUSAND OAKS LOT 773

UPGRADE BUDGET BREAKDOWN

DEVELOPMENT AND LOT REQUIREMENTS

WALK OUT PACKAGE	\$8,595.00
SITWORK ALLOWANCE INCREASE FOR TREE REMOVAL	\$2,000.00
ADDITIONAL SITWORK ALLOWANCE INCREASE	\$2,127.00
RETAINING WALLS	\$2,340.00
IRRIGATION SYSTEM	\$3,800.00
CITY SIDEWALK	\$1,244.00
EXPANDED WALK OUT CONCRETE ENTERTAINMENT PATIO	\$2,153.00
PARKVILLE ADDITIONAL PERMITTING FEES FROM KCMO	\$1,800.00

ALLOWANCE INCREASES

ALL TILE IN HOUSE	\$7,460.00
UPGRADED APPLIANCE PACKAGE	\$1,103.00
LIGHTING ALLOWANCE INCREASE	\$2,650.00
REVISED LIGHTING PLAN OVERAGE	\$1,250.00
UPGRADED HARDWARE THROUGHOUT HOUSE	\$2,175.00
PLUMBING FIXTURE ALLOWANCE INCREASE	\$1,163.00
WHITE OAK HARDWOOD WITH LOBA INVISIBLE FINISH	\$2,595.00

CABINETS

KITCHEN CABINETS TO CEILING	\$2,500.00
OTHER CABINET UPGRADES	\$3,553.00
CABINET SOFT CLOSE HARDWARE UPGRADE	\$1,087.00

FINISH SELECTIONS

PAINT GARAGE WALLS	\$600.00
30" FARMHOUSE SINGLE BOWL SINK	\$1,338.00
BELT DRIVEN GARAGE DOOR MOTORS	\$375.00
GAS LINE TO COOKTOP	\$300.00
UNDERMOUNT KITCHEN LED LIGHTS	\$1,358.00
CHRISTMAS LIGHT PACKAGE	\$370.00
AIR SWITCH KITCHEN	\$318.00
UPGRADED 8' TALL TIMBERLINE DELUXE ENTRY DR. W/ GLASS	\$995.00
CARRIAGE STYLE TRIM GARAGE DOORS	\$1,450.00
8' TALL 3 PANEL SINGLE SLIDER AT DINING	\$1,997.00
UPGRADED STAIR SPINDLE DESIGN	\$570.00
LAUNDRY ROOM 1/2 CLEAR GLASS DOOR	\$474.00
CUSTOM MIRRORS MASTER AND GUEST BATH	\$780.00
TRIM DETAILS: BEAMS GREAT RM, BEAM IN MASTER, CEILING ACCENTS ENTRY AND DINING, ETC.	\$13,790.00
PEDESTAL SINK BASEMENT 1/2 BATH	\$269.00
PAINT EGGSHELL FINISH ON ALL WALLS	\$3,105.00
PAINT ADDITIONAL 3 ENAMEL COLORS	\$1,125.00
8LB CARPET PAD UPGRADE	\$368.00
QUARTZ UPGRADES THROUGHOUT HOUSE	\$1,377.00
ETCHED GLASS MASTER SHOWER WALLS AND DOORS	\$1,495.00
(6) PULL DOWNS IN MASTER CLOSET	\$897.00
BLACK METAL HANDRAIL AT DECK	\$880.00

UPGRADE BUDGET BREAKDOWN TOTAL

\$83,826.00

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