

Finishes, Appliances, and Options
14 Nighthawk Way
June 2007

Notes: These estimates represent one of many scenarios a buyer might want. Significant cost reductions are possible with different selections (e.g., predominance of carpet instead of tile, different plumbing fixtures and appliances) and methods (e.g., buyer doing the work instead of using a subcontractor). NOTE: Materials costs have increased during 2006-07; while the figures shown are the best possible as of June 2007 all need to be verified or updated, or changed as buyer selections are decided.

Task	Cost Basis / Description	Cost
Plumbing Finish		
Plumbing subcontractor		1,900
Faucets	Moen Monticello throughout; includes roman tub (deck mount)	2,000
Fixtures	Kohler (vanities), Kindred kitchen sink, Fiat laundry sink	2,100
Master bath tub (framing/deck is in)	Jacuzzi Luxura 5.5 (add \$1300 for jets)	648
Cabinets	Kitchen is wired for under-cabinet lighting all around	10,500
Countertops/backsplash/showers	Tile, 230 sf, installed	2,300
Floor Coverings		
Tile (Daltile French Quarter, 1300 sf)	utility, kitchen,living/dining, halls, guest bath, installed	7,500
Carpet (70 sy @ \$25, installed)	bedrooms and master bath	1,750
Doors	TBD (3 plus bifolds, trim, and finish)	
Total Estimated Finishes		28,698
Appliances	These are all high-end selections	
Dishwasher	Bosch SHU66C05, stainless	1,050
Garbage disposal	InSinkErator 777ss	265
45" gas downdraft cooktop	Jenn-Air JDG8345A (kitchen island)	1,470
30" elec microwave/wall oven	Jenn-Air JMW9530D / convection (kitchen west wall)	2,700
Refrigerator	Amana ARB8057CSL (left swing, kitchen north wall)	2,350
Washer & dryer (both gas & elec hookups available)	Frigidaire front load, under counter	1,400
Total Appliances		10,025
Total Finishes and Appliances		38,723
Options - Estimated cost		
Pellet stove	Thelein Parlour 3000, pipe, & installation / Wood and gas stoves not priced.	2,800
Air Conditioning		3,500