608 Clarendon Oldsmar, Florida



We think about all State Street Homes as if we are going to live in them. That includes design, construction techniques, materials and all the selections we make for each home. Many of the features and selections we include in our homes would be upgrades, if availableat all, from other builders. Therefore our homes are worth tens of thousands of dollars more than other homes you may be looking at. We realize our homes are not for everyone. However we encourage you to carefully compare our homes for value before making a decision. We created a checklist to assist in this process.

EXTERIOR SAND Minished stucco \$3,000 \$3,000 \$3,000 \$7,000	UPGRADES	STATE STREET HOMES	OTHER BUILDER	APPROXIMATE VALUE *
Large covered Inani \$7,000 \$7,000 Large covered front porch \$5,000 \$5,000 Cool front door w/glass insert & hardware \$1,200 \$1,200 Impact windows on front of home \$3,500 \$35,000 8' tall garage doors \$500 \$5500 8' fiberglass french door rear to garage \$300 \$300 Fencing \$1,000 \$1,000 \$t. Augustine sod and irrigation \$3,000 \$3,000 Reclaimed water for irrigation \$250 \$250 Nice landscaping \$1,000 \$1,000 Bead board soffit \$500 \$500 Cool mailbox \$100 \$100 Upgraded house numbers \$125 \$125 Upgraded paint S. Williams Loxon &SuperPaint \$500 \$500 gas drop for grill \$300 \$2,000 KITCHEN Upgraded Kitchen cabinets \$2,000 \$2,000 Shaker style maple, 2 color, soft close \$250 \$250 Trash can cabinet \$250 \$250 42" uppers with cr	EXTERIOR			
Large covered front porch \$5,000 \$5,000 Cool front door w/glass insert & hardware \$1,200 \$1,200 Impact windows on front of home \$3,500 \$3,500 8' tall garage doors \$500 \$500 B' tall garage doors \$550 \$500 B' fiberglass french door rear to garage \$300 \$300 Fencing \$1,000 \$1,000 St. Augustine sod and irrigation \$3,000 \$3,000 Reclaimed water for irrigation \$250 \$250 Nice landscaping \$1,000 \$1,000 Bead board soffit \$500 \$500 Cool mailbox \$100 \$100 Upgraded house numbers \$125 \$125 Upgraded paint S. Williams Loxon &SuperPaint \$500 \$300 8'KTCHEN \$2,000 \$2,000 Shaker style maple, 2 color, soft close \$2,000 \$2,000 Shaker style maple, 2 color, soft close \$250 \$250 Trash can cabinet \$250 \$250 42" uppers with crown moulding \$1,000 \$	Sand finished stucco	\$3,000		\$3,000
Cool front door w/glass insert & hardware \$1,200 \$3,500 \$3,500 Impact windows on front of home \$3,500 \$35,500 \$35,500 8' tall garage doors \$500 \$550 \$550 Garage service door \$550 \$650 \$650 8' fiberglass french door rear to garage \$300 \$300 \$300 Fencing \$1,000 \$1,000 \$3,000 St. Augustine sod and irrigation \$3,000 \$3,000 \$250 Reclaimed water for irrigation \$250 \$250 \$1,000 Reclaimed water for irrigation \$250 \$250 \$250 Nice landscaping \$1,000 \$1,000 \$1,000 \$250 \$250 Nice landscaping \$1,000 \$100 <td< td=""><td>Large covered lanai</td><td>\$7,000</td><td></td><td>\$7,000</td></td<>	Large covered lanai	\$7,000		\$7,000
Impact windows on front of home	Large covered front porch	\$5,000		\$5,000
8' tall garage doors \$500 \$650 Garage service door \$650 \$650 8' fiberglass french door rear to garage \$300 \$300 Fencing \$1,000 \$1,000 St. Augustine sod and irrigation \$250 \$250 Reclaimed water for irrigation \$250 \$250 Nice landscaping \$1,000 \$500 Bead board soffit \$500 \$500 Cool mailbox \$100 \$100 Upgraded house numbers \$125 \$125 Upgraded paint S. Williams Loxon & SuperPaint \$500 \$500 gas drop for grill \$300 \$300 KITCHEN Upgraded Kitchen cabinets \$2,000 \$2,000 Shaker style maple, 2 color, soft close \$250 \$250 Trash can cabinet \$250 \$250 42" uppers with crown moulding \$1,000 \$1,000 Refrigerator end panel and full depth over \$850 \$850 Cabinet pull upgrades \$250 \$250 Updecabinet lighting \$500<	Cool front door w/glass insert & hardware	\$1,200		\$1,200
Garage service door \$650 \$650 \$650 8' fiberglass french door rear to garage \$300 \$300 Fencing \$1,000 \$1,000 St. Augustine sod and irrigation \$3,000 \$3,000 Reclaimed water for irrigation \$250 \$250 Nice landscaping \$1,000 \$1,000 Bead board soffit \$500 \$500 Cool mailbox \$100 \$100 Upgraded house numbers \$125 \$125 Upgraded paint S. Williams Loxon &SuperPaint \$500 \$300 KITCHEN Upgraded Kitchen cabinets \$2,000 \$2,000 Shaker style maple, 2 color, soft close \$250 \$2,000 Shaker style maple, 2 color, soft close \$250 \$2,000 Shaker style maple, 2 color, soft close \$250 \$2,000 Shaker style maple, 2 color, soft close \$2,000 \$2,000 Refrigerator end panel and full depth over \$850 \$850 Cabinet pull upgrades \$2,50 \$2,50 Undercabinet lighting \$500	Impact windows on front of home	\$3,500		\$3,500
8' fiberglass french door rear to garage \$300 \$300 Fencing \$1,000 \$1,000 St. Augustine sod and irrigation \$3,000 \$3,000 Reclaimed water for irrigation \$250 \$250 Nice landscaping \$1,000 \$1,000 Bead board soffit \$500 \$500 Cool mailbox \$100 \$100 Upgraded house numbers \$125 \$125 Upgraded paint S. Williams Loxon &SuperPaint \$500 \$500 gas drop for grill \$300 \$300 KITCHEN Upgraded Kitchen cabinets \$2,000 \$2,000 Shaker style maple, 2 color, soft close \$250 \$250 Trash can cabinet \$250 \$250 42" uppers with crown moulding \$1,000 \$1,000 Refrigerator end panel and full depth over \$850 \$850 Cabinet pull upgrades \$250 \$250 Undercabinet lighting \$500 \$500 Tile backsplash \$1,500 \$1,500 Upgraded Faucet - Moen Align \$350 \$350 Upgraded stainless Kitchen appliance	8' tall garage doors	\$500		\$500
Fencing \$1,000 \$1,000 St. Augustine sod and irrigation \$3,000 \$3,000 Reclaimed water for irrigation \$250 \$250 Nice landscaping \$1,000 \$1,000 Bead board soffit \$500 \$500 Cool mailbox \$100 \$100 Upgraded house numbers \$125 \$125 Upgraded paint S. Williams Loxon & SuperPaint \$500 \$500 gas drop for grill \$300 \$300 KITCHEN Upgraded Kitchen cabinets \$2,000 \$2,000 Shaker style maple, 2 color, soft close \$250 \$250 Trash can cabinet \$250 \$250 42" uppers with crown moulding \$1,000 \$1,000 42" uppers with crown moulding \$1,000 \$850 Cabinet pull upgrades \$250 \$250 Undercabinet lighting \$500 \$500 Tile backsplash \$1,500 \$1,500 Upgraded Faucet - Moen Align \$350 \$350 flat eating area at counter \$600	Garage service door	\$650		\$650
St. Augustine sod and irrigation \$3,000	8' fiberglass french door rear to garage	\$300		\$300
Reclaimed water for irrigation \$250 \$250 Nice landscaping \$1,000 \$1,000 Bead board soffit \$500 \$500 Cool mailbox \$100 \$100 Upgraded house numbers \$125 \$125 Upgraded paint S. Williams Loxon & SuperPaint \$500 \$500 gas drop for grill \$300 \$300 KITCHEN Upgraded Kitchen cabinets \$2,000 \$2,000 Shaker style maple, 2 color, soft close \$250 \$250 Trash can cabinet \$250 \$250 42" uppers with crown moulding \$1,000 \$1,000 Refrigerator end panel and full depth over \$850 \$850 Cabinet pull upgrades \$250 \$250 Undercabinet lighting \$500 \$500 Tile backsplash \$1,500 \$1,500 Upgraded Faucet - Moen Align \$350 \$350 Upgraded stainless Kitchen appliances \$1,000 \$1,000 Counter Depth Refrigerator \$2,000 \$2,000 Gas range <	Fencing	\$1,000		\$1,000
Nice landscaping \$1,000 \$1,000 Bead board soffit \$500 \$500 Cool mailbox \$100 \$100 Upgraded house numbers \$125 \$125 Upgraded paint S. Williams Loxon & SuperPaint \$500 \$500 gas drop for grill \$300 \$300 KITCHEN Upgraded Kitchen cabinets \$2,000 \$2,000 Shaker style maple, 2 color, soft close \$250 \$250 Trash can cabinet \$250 \$250 42" uppers with crown moulding \$1,000 \$1,000 Refrigerator end panel and full depth over \$850 \$850 Cabinet pull upgrades \$250 \$250 Undercabinet lighting \$500 \$500 Tile backsplash \$1,500 \$1,500 Upgraded Faucet - Moen Align \$350 \$350 flat eating area at counter \$600 \$600 Upgraded stainless Kitchen appliances \$1,000 \$2,000 Counter Depth Refrigerator \$2,000 \$300 Gas range \$3	St. Augustine sod and irrigation	\$3,000		\$3,000
Bead board soffit \$500 \$500 Cool mailbox \$100 \$100 Upgraded house numbers \$125 \$125 Upgraded paint S. Williams Loxon &SuperPaint \$500 \$500 gas drop for grill \$300 \$300 KITCHEN Upgraded Kitchen cabinets \$2,000 \$2,000 Shaker style maple, 2 color, soft close \$250 \$250 Trash can cabinet \$250 \$250 42" uppers with crown moulding \$1,000 \$1,000 Refrigerator end panel and full depth over \$850 \$850 Cabinet pull upgrades \$250 \$250 Undercabinet lighting \$500 \$500 Tile backsplash \$1,500 \$1,500 Upgraded Faucet - Moen Align \$350 \$350 flat eating area at counter \$600 \$600 Upgraded stainless Kitchen appliances \$1,000 \$2,000 Counter Depth Refrigerator \$2,000 \$300 Gas range \$300 \$500 Microwave vented to outside	Reclaimed water for irrigation	\$250		\$250
Cool mailbox \$100 \$100 Upgraded house numbers \$125 \$125 Upgraded paint S. Williams Loxon &SuperPaint \$500 \$500 gas drop for grill \$300 \$300 KITCHEN Upgraded Kitchen cabinets \$2,000 \$2,000 Shaker style maple, 2 color, soft close	Nice landscaping	\$1,000		\$1,000
Upgraded house numbers \$125 \$500 Upgraded paint S. Williams Loxon &SuperPaint \$500 \$500 gas drop for grill \$300 \$300 KITCHEN Upgraded Kitchen cabinets \$2,000 \$2,000 Shaker style maple, 2 color, soft close \$250 \$250 Trash can cabinet \$250 \$250 42" uppers with crown moulding \$1,000 \$1,000 Refrigerator end panel and full depth over \$850 \$850 Cabinet pull upgrades \$250 \$250 Undercabinet lighting \$500 \$500 Tile backsplash \$1,500 \$1,500 Upgraded Faucet - Moen Align \$350 \$350 flat eating area at counter \$600 \$600 Upgraded stainless Kitchen appliances \$1,000 \$1,000 Counter Depth Refrigerator \$2,000 \$2,000 Gas range \$300 \$300 Microwave vented to outside \$500 \$500	Bead board soffit	\$500		\$500
Upgraded paint S. Williams Loxon & SuperPaint \$500 \$500 gas drop for grill \$300 \$300 KITCHEN Upgraded Kitchen cabinets \$2,000 \$2,000 Shaker style maple, 2 color, soft close	Cool mailbox	\$100		\$100
KITCHEN \$300 \$300 Upgraded Kitchen cabinets \$2,000 \$2,000 Shaker style maple, 2 color, soft close	Upgraded house numbers	\$125		\$125
KITCHEN Upgraded Kitchen cabinets \$2,000 \$2,000 Shaker style maple, 2 color, soft close \$250 \$250 Trash can cabinet \$250 \$250 42" uppers with crown moulding \$1,000 \$1,000 Refrigerator end panel and full depth over \$850 \$850 Cabinet pull upgrades \$250 \$250 Undercabinet lighting \$500 \$500 Tile backsplash \$1,500 \$1,500 Upgraded Faucet - Moen Align \$350 \$350 flat eating area at counter \$600 \$600 Upgraded stainless Kitchen appliances \$1,000 \$1,000 Counter Depth Refrigerator \$2,000 \$2,000 Gas range \$300 \$300 Microwave vented to outside \$500 \$500	Upgraded paint S. Williams Loxon & SuperPa	aint \$500		\$500
Upgraded Kitchen cabinets \$2,000 \$2,000 Shaker style maple, 2 color, soft close	gas drop for grill	\$300		\$300
Upgraded Kitchen cabinets \$2,000 \$2,000 Shaker style maple, 2 color, soft close				
Shaker style maple, 2 color, soft close \$250 \$250 Trash can cabinet \$250 \$250 42" uppers with crown moulding \$1,000 \$1,000 Refrigerator end panel and full depth over \$850 \$850 Cabinet pull upgrades \$250 \$250 Undercabinet lighting \$500 \$500 Tile backsplash \$1,500 \$1,500 Upgraded Faucet - Moen Align \$350 \$350 flat eating area at counter \$600 \$600 Upgraded stainless Kitchen appliances \$1,000 \$1,000 Counter Depth Refrigerator \$2,000 \$2,000 Gas range \$300 \$300 Microwave vented to outside \$500 \$500	KITCHEN			
Trash can cabinet \$250 \$250 42" uppers with crown moulding \$1,000 \$1,000 Refrigerator end panel and full depth over \$850 \$850 Cabinet pull upgrades \$250 \$250 Undercabinet lighting \$500 \$500 Tile backsplash \$1,500 \$1,500 Upgraded Faucet - Moen Align \$350 \$350 flat eating area at counter \$600 \$600 Upgraded stainless Kitchen appliances \$1,000 \$1,000 Counter Depth Refrigerator \$2,000 \$2,000 Gas range \$300 \$300 Microwave vented to outside \$500 \$500	Upgraded Kitchen cabinets	\$2,000		\$2,000
42" uppers with crown moulding \$1,000 \$1,000 Refrigerator end panel and full depth over \$850 \$850 Cabinet pull upgrades \$250 \$250 Undercabinet lighting \$500 \$500 Tile backsplash \$1,500 \$1,500 Upgraded Faucet - Moen Align \$350 \$350 flat eating area at counter \$600 \$600 Upgraded stainless Kitchen appliances \$1,000 \$1,000 Counter Depth Refrigerator \$2,000 \$2,000 Gas range \$300 \$300 Microwave vented to outside \$500 \$500	Shaker style maple, 2 color, soft close			
Refrigerator end panel and full depth over \$850	Trash can cabinet	\$250		\$250
Cabinet pull upgrades \$250 \$250 Undercabinet lighting \$500 \$500 Tile backsplash \$1,500 \$1,500 Upgraded Faucet - Moen Align \$350 \$350 flat eating area at counter \$600 \$600 Upgraded stainless Kitchen appliances \$1,000 \$1,000 Counter Depth Refrigerator \$2,000 \$2,000 Gas range \$300 \$300 Microwave vented to outside \$500 \$500	42" uppers with crown moulding	\$1,000		\$1,000
Undercabinet lighting \$500 \$500 Tile backsplash \$1,500 \$1,500 Upgraded Faucet - Moen Align \$350 \$350 flat eating area at counter \$600 \$600 Upgraded stainless Kitchen appliances \$1,000 \$1,000 Counter Depth Refrigerator \$2,000 \$2,000 Gas range \$300 \$300 Microwave vented to outside \$500 \$500	Refrigerator end panel and full depth over	\$850		\$850
Tile backsplash \$1,500 \$1,500 Upgraded Faucet - Moen Align \$350 \$350 flat eating area at counter \$600 \$600 Upgraded stainless Kitchen appliances \$1,000 \$1,000 Counter Depth Refrigerator \$2,000 \$2,000 Gas range \$300 \$300 Microwave vented to outside \$500 \$500	Cabinet pull upgrades	\$250		\$250
Upgraded Faucet - Moen Align \$350 \$350 flat eating area at counter \$600 \$600 Upgraded stainless Kitchen appliances \$1,000 \$1,000 Counter Depth Refrigerator \$2,000 \$2,000 Gas range \$300 \$300 Microwave vented to outside \$500 \$500	Undercabinet lighting	\$500		\$500
flat eating area at counter \$600 \$600 Upgraded stainless Kitchen appliances \$1,000 Counter Depth Refrigerator \$2,000 \$2,000 Gas range \$300 \$300 Microwave vented to outside \$500 \$500	Tile backsplash	\$1,500		\$1,500
Upgraded stainless Kitchen appliances \$1,000 \$1,000 Counter Depth Refrigerator \$2,000 \$2,000 Gas range \$300 \$300 Microwave vented to outside \$500 \$500	Upgraded Faucet - Moen Align	\$350		\$350
Counter Depth Refrigerator \$2,000 \$2,000 Gas range \$300 \$300 Microwave vented to outside \$500 \$500	flat eating area at counter	\$600		\$600
Gas range \$300 \$300 Microwave vented to outside \$500 \$500	Upgraded stainless Kitchen appliances	\$1,000		\$1,000
Microwave vented to outside \$500 \$500	Counter Depth Refrigerator	\$2,000		\$2,000
	Gas range	\$300		\$300
Pendant lights at counter \$600 \$600	Microwave vented to outside	\$500		\$500
	Pendant lights at counter	\$600		\$600

608 Clarendon Oldsmar, Florida



BATHS

2711110		
Frameless heavy glass shower enclosure	\$1,000	 \$1,000
Am. Std. Tiimes Square fixtures master	\$1,500	 \$1,500
Square undermount china sinks master	\$100	 \$100
Upgraded floor and wall tile master	\$2,000	 \$2,000
extra cabinet bank in master w/mirror	\$400	 \$400
Pendant lights at master vanity	\$600	 \$600
Upgraded drain master shower	\$150	 \$150
Upgraded master vanity cabinets	\$300	 \$300
Comfort height toilets	\$250	 \$250
Upgraded plumbing fixtures other baths	\$750	 \$750
Hall bath soaker tub	\$250	 \$250
Second sink in hall bath	\$600	 \$600
Upraded sinks china undermount	\$100	 \$100
Pedestal sink powder	\$200	 \$200
Shower shelf or niche	\$125	 \$125
Upgraded floor and wall tile hall bath	\$1,000	 \$1,000
Schluter tile edging both baths	\$800	 \$800
3 CM granite tops vs 2 cm	\$400	 \$400
Upgraded bath vanity light fixtures	\$200	 \$200
Recess cans over showers and tubs	\$180	 \$180
Bath accessories: towel bars, tp, rings	\$800	 \$800
INTERIOR		
Mud room with built in	\$1,000	 \$1,000
1x6 square baseboard and square casing	\$1,000	 \$1,000
8' interior doors	\$300	 \$300
Upgraded door hardware	\$500	 \$500
Upgraded paint Sherwin Williams Promar 400	\$500	 \$500
Window blinds	\$2,000	 \$2,000
Upgraded hardwood floor ilo carpet	\$10,000	 \$10,000
Upgraded carpet + pad	\$1,000	 \$1,000
10' ceilings 1st floor, 9'4" 2nd	\$3,000	 \$3,000
Tray ceiling in master	\$300	 \$300
Large/tall glass slider	\$1,000	 \$1,000
Corian window sills	\$500	 \$500

608 Clarendon Oldsmar, Florida



ELECTRICAL

Extra recess cans throughout - 10	\$900	 \$900
Breakfast light fixture	\$350	 \$350
Speaker prewire	\$200	 \$200
Media wiring	\$1,500	 \$1,500
Security System	\$900	 \$900
Flood light	\$175	 \$175
Holiday/landscape light outlets	\$250	 \$250
Upgraded Light fixtures laundry, closet, etc	\$500	 \$500
Front porch light fixtures	\$500	 \$500
Coach lights	\$600	 \$600
OTHER		
Oversized garage with service door	\$5,000	 \$5,000
Garage door opener		
Extra windows	\$2,000	 \$2,000
Two Air conditioning systems	\$3,000	 \$3,000
Water softener pre-plumb	\$250	 \$250
Natural Gas	\$1,500	 \$1,500
Tankless gas water heater	\$500	 \$500
10 year structural warranty		
SUB-TOTAL:	\$90,555	\$90,555
Hard to put a number on:		
Beautiful architecture	\$10,000	 \$10,000
Two story block construction	\$5,000	 \$5,000
Lot size difference		
Walkable neighborhood		
Mature Trees		
TOTAL:	\$105,555	\$105,555
\$ per sf	\$44.30	 \$44.30

^{*} The approximate value is an estimation of the amount a builder might charge for the item as an option. Other buildersmay or may not include the items as standard or offer them as options. The price different builders will charge will vary. Some items, such as architecture are difficult to put a dollar figure on. This information is provided as illustration only. State Street Homes III LLC is not responsible for any errors. For windows, use a value of approximately \$300 per non-impact 36 window, and \$1,000 for 36 impact (cost, no markup), for the additional number of windows included when comparing.

COMMENTS: