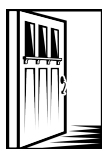


610 Clarendon Street, Oldsmar



State Street Homes™

"Welcome Home"

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 available at 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.

UPGRADES	STATE STREET HOMES	OTHER BUILDER	APPROXIMATE VALUE *
EXTERIOR			
Sand finished stucco	\$3,000	-----	\$3,000
Large covered lanai	\$10,000	-----	\$10,000
Large covered front porch	\$5,000	-----	\$5,000
Impact windows on front of home	\$3,000	-----	\$3,000
Cool front door & hardware	\$1,500	-----	\$1,500
8' tall garage doors	\$500	-----	\$500
Fencing - across rear of lot		-----	
St. Augustine sod and irrigation	\$3,000	-----	\$3,000
Nice landscaping	\$1,000	-----	\$1,000
Garage trellis	\$2,500	-----	\$2,500
Siding, shakes, brackets, trim	\$2,500	-----	\$2,500
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 type, soft close, two tone	\$2,000	-----	\$2,000
Trash can in cabinet	\$250	-----	\$250
42" uppers with crown moulding	\$1,000	-----	\$1,000
Island	\$1,000		\$1,000
Refrigerator end panel and full depth over	\$850		\$850
Cabinet pull upgrades	\$250	-----	\$250
Undercabinet lighting	\$500	-----	\$500
Glass Tile backsplash	\$1,500	-----	\$1,500
Upgraded faucet - Moen Align	\$350	-----	\$350
Flat eating area at counter	\$600	-----	\$600
Quartz vs granite tops	\$3,000	-----	\$3,000
Upgraded stainless Kitchen appliances	\$1,000	-----	\$1,000
Refrigerator	\$1,600	-----	\$1,600
Gas range	\$300	-----	\$300
Mircowave vented to outside	\$500	-----	\$500
Pendant lights at counter	\$600	-----	\$600
Pantry closet		-----	

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BATHS

Frameless heavy glass shower enclosure	\$1,000	-----	\$1,000
Moen 90 Degree master fixtures	\$1,200	-----	\$1,200
Rectangular undermount sinks in baths	\$300	-----	\$300
Pendant lights at master vanity	\$600	-----	\$600
Upgraded master and powder cabinets	\$1,000	-----	\$1,000
Floating vanity in master	\$500	-----	\$500
Upgraded floor and wall tile master	\$1,500	-----	\$1,500
Upgraded drain master shower	\$150	-----	\$150
Upgraded bath 2 & powder plumbing fixtures	\$800	-----	\$800
Hall bath soaker tub	\$250	-----	\$250
Comfort height elongated toilets	\$750	-----	\$750
Dual flush toilet in master	\$100	-----	\$100
Shower niches	\$200	-----	\$200
Second sink in hall bath	\$600	-----	\$600
Upgraded floor and wall tile hall bath	\$1,000	-----	\$1,000
Schluter tile edging	\$800	-----	\$800
Bath accessories: towel bars, tp, rings	\$800	-----	\$800
Upgraded vanity light fixtures hall pool	\$250	-----	\$250
Recess cans over showers & tubs	\$180	-----	\$180
Quartz tops (3 cm)	\$1,200	-----	\$1,200

INTERIOR

Mud room with built in	\$1,000	-----	\$1,000
1x6 square baseboard & square casing	\$1,000	-----	\$1,000
Cool 8' interior doors	\$2,000	-----	\$2,000
Upgraded door hardware	\$500	-----	\$500
Upgraded paint Sherwin Williams Promar 400	\$500	-----	\$500
Upgraded hardwood floor ilo carpet/tile	\$10,000	-----	\$10,000
Upgraded carpet + pad	\$1,000	-----	\$1,000
Upgraded tile laundry room	\$300	-----	\$300
10' ceilings 1st, 9'4" 2nd	\$3,000	-----	\$3,000
Tray ceiling in master bedroom	\$300	-----	\$300
Large/tall glass slider	\$1,000	-----	\$1,000
Corian window sills	\$500	-----	\$500

ELECTRICAL

Extra recess cans throughout - 10	\$900	-----	\$900
Speaker prewire	\$200	-----	\$200
Media wiring	\$1,500	-----	\$1,500
Security system	\$900	-----	\$900
Holiday/landscape light outlets	\$200	-----	\$200

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Upgraded Light fixtures laundry, closets, etc	\$500	-----	\$500
Coach lights	\$500	-----	\$500
USB outlet in kitchen	\$50	-----	\$50
OTHER			
Laundry cabinets & sink	\$1,500	-----	\$1,500
Garage door opener and exterior keypad	\$450	-----	\$450
Extra windows: great room, breakfast foyer, shower	\$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
Gas drop for grill	\$250	-----	\$250
10 year structural warranty	\$1,500	-----	\$1,500
SUB-TOTAL:	\$98,305	-----	\$98,305
Hard to put a number on:		-----	
Beautiful architecture	\$10,000	-----	\$10,000
Two story block construction	\$5,000	-----	\$5,000
Walkable neighborhood		-----	
TOTAL:	\$113,305	-----	\$113,305
\$ per sf	<u>\$45.11</u>	-----	\$45.11

* The approximate value is an estimation of the amount a builder might charge for the item as an option. Other builders may 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: