

611 Clarendon, 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 |
| Wood ceiling on lanai | \$3,000 | ----- | \$3,000 |
| Entry Canopy | \$2,000 | ----- | \$2,000 |
| Impact windows on front of home | \$4,200 | ----- | \$4,200 |
| Cool front door & hardware | \$1,500 | ----- | \$1,500 |
| 8' tall insulated garage door with impact glass | \$2,500 | ----- | \$2,500 |
| Fencing along rear property line | \$500 | ----- | \$500 |
| St. Augustine sod and irrigation | \$3,000 | ----- | \$3,000 |
| Sewer meter for lower irrigation cost | \$150 | ----- | \$150 |
| Nice landscaping | \$2,000 | ----- | \$2,000 |
| 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 - Euro style walnut and white acrylic, soft close extra cabinets facing great room for storage | \$5,000 | ----- | \$5,000 |
| 40" uppers | \$600 | ----- | \$600 |
| Refrigerator end panels and full depth over | \$1,000 | ----- | \$1,000 |
| Lighting in drawers | \$500 | ----- | \$500 |
| Glass subway tile backsplash | \$1,000 | ----- | \$1,000 |
| Upgraded faucet | \$150 | ----- | \$150 |
| eating area at counter - overhang | \$500 | ----- | \$500 |
| Quartz vs granite counter tops | \$3,000 | ----- | \$3,000 |
| 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 |
| Pendant lights at counter | \$600 | ----- | \$600 |

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BATHS

| | | | |
|--|---------|-------|---------|
| Frameless heavy glass shower enclosure | \$800 | ----- | \$800 |
| Moen 90 Degree master fixtures | \$1,000 | ----- | \$1,000 |
| with temp and volume control in shower | | ----- | |
| Upgraded floating vanity master | \$600 | ----- | \$600 |
| Rectangular undermount sinks master | \$200 | ----- | \$200 |
| Upgraded floor and wall tile master | \$2,000 | ----- | \$2,000 |
| Pendant lights at master vanity | \$600 | ----- | \$600 |
| Upgraded drain master shower | \$150 | ----- | \$150 |
| Upgraded plumbing fixtures Bath 2 & powder | \$1,000 | ----- | \$1,000 |
| Hall bath soaker tub | \$200 | ----- | \$200 |
| Rectangular china undermount sinks secondary b | \$300 | ----- | \$300 |
| Upgraded light fixtures secondary baths | \$450 | ----- | \$450 |
| comfort height elongated dual flush toilets | \$750 | ----- | \$750 |
| Upgraded floating vanity powder | \$300 | ----- | \$300 |
| Shower shelf or niche | \$125 | ----- | \$125 |
| Second sink in hall bath | \$500 | ----- | \$500 |
| Upgraded wall and floor tile hall bath | \$1,500 | ----- | \$1,500 |
| Schluter tile edging | \$800 | ----- | \$800 |
| Bath accessories: towel bars, tp, rings | \$800 | ----- | \$800 |
| Recess cans over showers & tubs | \$180 | ----- | \$180 |
| Tile extended to ceiling in baths | \$500 | ----- | \$500 |
| Quartz vs granite tops | \$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' one panel interior doors | \$2,000 | ----- | \$2,000 |
| Upgraded door hardware - modern levers | \$500 | ----- | \$500 |
| Upgraded paint Sherwin Williams Promar 400 | \$500 | ----- | \$500 |
| Upgraded hardwood floor ilo carpet/tile | \$8,000 | ----- | \$8,000 |
| Upgraded carpet + pad | \$1,000 | ----- | \$1,000 |
| Upgraded tile laundry room | \$600 | ----- | \$600 |
| 10' ceilings 1st, 9'4" 2nd | \$3,000 | ----- | \$3,000 |
| Tray ceiling in master bedroom | \$500 | ----- | \$500 |
| Large/tall glass slider | \$1,000 | ----- | \$1,000 |
| Upgraded stained stair rail | \$250 | ----- | \$250 |
| Corian window sills | \$500 | ----- | \$500 |

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ELECTRICAL

| | | | |
|---|---------|-------|---------|
| Extra recess cans throughout (14) dining, great room, master, loft | \$1,260 | ----- | \$1,260 |
| Speaker prewire | \$200 | ----- | \$200 |
| Media wiring | \$1,500 | ----- | \$1,500 |
| Security system | \$900 | ----- | \$900 |
| Decora Switches | \$500 | ----- | \$500 |
| USB outlet in kitchen | \$50 | ----- | \$50 |
| Floor outlet great room | \$250 | ----- | \$250 |
| Holiday/landscape light outlets | \$250 | ----- | \$250 |
| Upgraded Light fixtures foyer laundry, closets, et | \$1,000 | ----- | \$1,000 |
| Entry light fixture | \$300 | ----- | \$300 |
| Coach lights | \$500 | ----- | \$500 |

OTHER

| | | | |
|---|---------|-------|---------|
| Laundry upper cabinets | \$1,000 | ----- | \$1,000 |
| Garage extra space - 2x7 | \$1,400 | ----- | \$1,400 |
| Garage door opener and exterior keypad | \$450 | ----- | \$450 |
| Extra windows - Kitchen, great room, stair master shower, laundry (11) | \$3,000 | ----- | \$3,000 |
| Zoned Air conditioning system | \$1,500 | ----- | \$1,500 |
| Water softener pre-plumb | \$250 | ----- | \$250 |
| Natural Gas | \$2,000 | ----- | \$2,000 |
| Tankless gas water heater | \$500 | ----- | \$500 |
| 10 year structural warranty | \$1,500 | ----- | \$1,500 |

SUB-TOTAL: \$101,140 ----- \$101,140

| | | | |
|------------------------------|----------|-------|----------|
| Hard to put a number on: | | ----- | |
| Beautiful architecture | \$10,000 | ----- | \$10,000 |
| Two story block construction | \$5,000 | ----- | \$5,000 |
| Walkable neighborhood | | ----- | |
| Mature Trees | | ----- | |

TOTAL: \$116,140 ----- \$116,140

\$ per sf \$54.78 ----- \$54.78

* 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: