

608 Clarendon
Oldsmar, Florida



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	\$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	-----	\$3,500
8' tall garage doors	\$500	-----	\$500
Garage service door	\$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	-----	\$500
gas drop for grill	\$300	-----	\$300
KITCHEN			
Upgraded Kitchen cabinets	\$2,000	-----	\$2,000
Shaker style maple, 2 color, soft close		-----	
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
Pendant lights at counter	\$600	-----	\$600

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BATHS

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
Upgraded 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

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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 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: