

609 Clarendon Street
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
Usable covered front porch	\$3,000		\$3,000
Cool front door w/glass & hardware	\$1,200		\$1,200
8' tall garage doors	\$500		\$500
Fencing - across rear	\$500		\$500
St. Augustine sod and irrigation	\$3,000		\$3,000
Reclaimed water for irrigation	\$250		\$250
Nice landscaping	\$1,000		\$1,000
Garage Awning detail	\$2,500		\$2,500
Metal front porch roof	\$1,500		\$1,500
Exposed rafter tails front porch	\$1,000		\$1,000
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	\$2,000		\$2,000
Shaker full overlay, soft close, extra under counter			
Trash can in 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
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
Counter Depth refrigerator	\$2,000		\$2,000
Gas range	\$300		\$300
Vented microwave	\$500		\$500
Pendant lights at counter	600		\$600

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BATHS

Frameless heavy glass shower enclosure	\$1,000		\$1,000
Kohler Honesty master fixtures	\$1,000		\$1,000
Upgraded floor and wall tile master	\$2,000		\$2,000
Upgraded master vanity cabinets	\$300		\$300
Pendant lights at master vanity	\$600		\$600
Upgraded drain master shower	\$150		\$150
Comfort height toilets	\$750		\$250
Upgraded plumbing fixtures other baths	\$750		\$750
Hall bath soaker tub	\$250		\$250
Upgraded china undermount sinks	\$150		\$150
Shower shelf or niche	\$125		\$125
Upgraded floor and wall tile hall bath	\$1,000		\$1,000
Schluter tile edging both baths	\$800		\$800
Upgraded bath vanity light fixtures	\$200		\$200
Recess cans over showers & tubs	\$180		\$180
Quartz vs granite tops (3 cm)	\$1,000		\$1,000

INTERIOR

Mud room with built in	\$1,000		\$1,000
1x6 square baseboard & square casing	\$1,000		\$1,000
Cool one panel 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	\$10,000		\$10,000
Upgraded carpet + pad	\$1,000		\$1,000
Upgraded tile laundry room	\$250		\$250
10' ceilings 1st floor, 9'4" 2nd	\$3,000		\$3,000
Large/tall glass slider	\$1,000		\$1,000
Corian window sills	\$500		\$500

ELECTRICAL

Extra recess cans throughout - 14	\$1,260		\$1,260
Speaker prewire	\$200		\$200
Media wiring	\$1,500		\$1,500
Security system	\$900		\$900
Floor outlet great room	\$300		\$300
Holiday/landscape light outlets	\$200		\$200
Upgraded Light fixtures laundry, closets etc	\$500		\$500
Coach lights	\$500		\$500

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OTHER

Oversized garage	\$1,000		\$1,000
Garage door opener - included			
Extra windows	\$2,000		\$2,000
Zoned Air conditioning system	\$1,000		\$1,000
Water softener pre-plumb	\$250		\$250
Natural Gas	\$1,500		\$1,500
Tankless gas water heater	\$500		\$500
10 year structural warranty included			
SUB-TOTAL:	\$80,790		\$80,290
Hard to put a number on:			
Beautiful architecture			\$10,000
Two story block construction	\$5,000		\$5,000
Lot size difference			
Walkable neighborhood			
Mature Trees			
TOTAL:	\$85,790		\$95,290
\$ per sf	\$40.30		\$44.76

* 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: