



Pricing Calculation Addendum

Seller: Coventry Builders LLC
 Buyer: Spec
 Address: 18241 Earnshaw St
 Legal Description: Lot 114, Coventry Valley Third Plat
 Plan: The Alder

Base Price	The Alder	\$548,900.00
Homesite Price		\$115,000.00
Garage Hand	Right	
Foundation	Full w/ egress window	NC
Elevation	Coastal	NC
Options:	Site Cost Overage	\$6,093.00
	Built-ins at Fireplace	\$2,150.00
	Free Standing Tub with paneled wall	\$950.00
	Plumbing	
	Kitchen Faucet Upgrade	\$325.00
	Master Bath Upgrades	\$750.00
	Main Level 3/4 Bath Upgrades	\$325.00
	Kitchen Island Quartz upgrade	Included
	Master Bath Tile Upgrades	\$3,670.00
	Main Level Bath Tile Upgrades	\$905.00
	Bath 3 & Hollywood Bath Tile Upgrades	\$790.00
	Engineered Hardwood Floors	Included
	Paint	
	Enamel Kitchen Cabinets	\$1,250.00
	Additional enamel Color (1) (\$325 each)	\$325.00
	Enamel Built-ins Base Cabinet - Great Room	\$575.00
	Trim Exterior 4 sided	\$1,245.00
	Main Floor Bath - Euro Style Shower door	\$575.00
	Kitchen Cabinets to Ceiling	\$2,395.00
	Wood Hood - Kitchen Cabinets	\$1,710.00
	Appliance Upgrades	\$637.00
	Light Fixture Upgrades	\$777.00
	Fireplace Stone to ceiling	Included
	Stair Carpet Upgrade	\$1,050.00
	Hutch cabinet Puck Lighting (2)	\$260.00
	Hutch Cabinet Glass Inserts (4)	\$340.00
	Retaining wall	\$7,200.00
Total Price		\$698,197.00