



Important Notice – New Construction Pricing: Please note that all pricing is subject to change based on current market conditions and the impact of ongoing tariffs on construction materials. Due to the volatility in supply costs, we encourage clients to confirm pricing at the time of contract signing.

OLIVER MODEL: 3/2/2 – 1,831 LIVING AREA / 2,557 TOTAL SQ. FT.

➤ **CONSTRUCTION PRICE DOES NOT INCLUDE LOT**

- COST FOR ELECTRICAL POLES IF NEEDED IS PAID BY OWNER
- WELL CONNECTION UP TO 100 FEET IS INCLUDED. ANY ADDITIONAL FOOTAGE BEYOND 100 FEET WILL BE CHARGED AT \$30 PER FOOT.
- STANDARD CONNECTION TO COUNTY WATER & SEWER IS INCLUDED, BUT THE COST OF ANY MARION COUNTY UTILITIES EXTENSIONS ARE PAID BY OWNER.

PAYMENT SCHEDULE:

1. **\$50,000.00** – INITIAL DEPOSIT AT THE EXECUTION OF THIS CONTRACT.
 2. **40%** – APPROVED PERMITS, LOT CLEARING, BUILDING PAD, ROUGH PLUMBING, INSPECTION PASSED.
 3. **40%** – FOUNDATION, BLOCK WALLS, FRAMING, ROOF ASSEMBLY.
 4. **15%** – SHINGLE ROOF, WINDOWS, R-ELECTRIC, R-AC, 2nd PLUMBING, STUCCO, FINISHED DRYWALL.
 5. **5%** – AT THE COMPLETION OF CONSTRUCTION AND ONCE FINAL STRUCTURE INSPECTION.
- ❖ **BALANCE MUST BE PAID IN FULL IN ORDER TO RECEIVE THE CERTIFICATE OF OCCUPANCY.**

INCLUDED:

- PERMIT, PLANS, AND IMPACT FEES (EDUCATIONAL IMPACT FEES INCREASED)
- 8000 SQ FT OF SOD
- UP TO 20 TRUCKLOADS OF DIRT ARE INCLUDED. IF EXTRA DIRT IS NEEDED FOR PAD, DRIVEWAY, GRADING, OR SEPTIC SYSTEM, THE COST WILL BE THE RESPONSIBILITY OF THE OWNER. ANY ADDITIONAL TRUCKLOADS WILL BE CHARGED AT \$250 PER TRUCK.
- UP TO \$4,000 TO CLEAR LOT – ANY EXTRA COST WILL BE PAID BY OWNER
- UP TO \$6K OF CONCRETE DRIVEWAY WITH CULVERT IF NEEDED (APPROX 45') - **(EXTRA COST TO EXTEND)**
- WATER-RESISTANT VINYL FLOORING THROUGHOUT (3 CHOICES)
- EXTERIOR STONE OR STUCCO STAMPING IN FRONT OF HOUSE – (6 CHOICES, 2' HIGH FROM GROUND)
- CONTRACTOR GRADE GRANITE OR QUARTZ – FEW COLORS (4-5)
- CONTRACTOR GRADE CABINETS WITH HANDLES (42" WALL CABINETS, 3 CHOICES)
- INTERIOR PAINT – FLAT WHITE
- GUEST BATHROOM - TUB & TILED WALLS (\$4 SQFT ALLOWENCE)
- MASTER BATHROOM – TILE WALLS AND SHOWER FLOOR (\$4SQFT ALLOWENCE)
- MASTER SHOWER GLASS DOOR
- 3 WAY RAIN SHOWER IN MASTER BATHROOM
- APPLIANCE ALLOWANCE UP TO \$3800
- STANDARD WIRE RACKS FOR CLOSETS AND PANTRIES
- MIRRORS & VANITY LIGHTS IN MASTER AND HALL BATHROOM
- 8FT FRENCH FRONT DOOR
- 8' FT FRENCH DOOR LEADING TO LANAI AREA
- 8' X 16' GARAGE DOOR WITH WINDOWS ONLY ONE OPTION
- 96" LOGAN SHAKER INTERIOR DOORS

AGENT NAME: _____ CLIENT INITIALS: _____ DATE: ____/____/____ PID# _____



- BALL AND CHATCH LOGAN SHAKER CLOSET DOORS
- 5 ¼ SQUARE BASEBOARDS
- ARCHITECTURAL SHINGLE ROOF – CAN PICK COLOR
- SEPTIC TANK
- 3.0 – 3.5 TON AIR CONDITION – SEER2 SYSTEM
- 45-GAL WATER HEATER & 200 AMP ELECTRICAL PANEL
- ALLOWENCE UP TO \$2,000 ON ALL LIGHT FIXTURES (5 FANS, 3 VANITY, 2 PENDANTS, 1 DINNING ROOM CHANDALIER, 1 ENTRY FOYER, 6 HALLWAY AND CLOSET FIXTURES, 2 FLOOD, 1 INTERIOR GARAGE, 2 COACH, 1 FRONT PORCH)
- DOUBLE PANE WINDOWS WITH SCREENS (6' FRONT WINDOWS, 5' AND BELOW FOR THE REST)
- COVERED LANAI WITH CEILING FAN – (*NOT ENCLOSED WITH SCREEN*)
- 36" CABINETS IN THE LAUNDRY AREA

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