

# Upgrades List



Kitchen / Bathroom Pkg combines the standard features of each.....\$15,950

## Kitchen Upgrade Options Include

Additional base cabinets (per linear foot).....\$330  
 Wall cabinets (per linear foot).....\$215  
 Bridge cabinet .....\$300  
 2' upper corner cabinet .....\$430  
 3' Lazy Susan equal to 4 linear feet of base cabinets.....\$1,300  
 Peninsula (includes base cabinets & 36" top) per linear foot.....\$415  
 Bar-Top (includes base cabinets, standard top, short wall & 18" bar top on top) per linear ft.....\$445  
 Dishwasher hookups.....\$650  
 2' Pantry.....\$1100  
 3' Pantry.....\$1,500  
 4' Pantry.....\$1,900  
 Range Hood with vent.....\$535  
 Stainless Steel Farmhouse Sink, add.....\$460

## Bathroom Options

For both fan/light & 24x21 window.....\$210  
 Rheem or ECO 18 Tankless Electric.....\$640  
 Propane tankless water heater (includes venting & gas hookup).....\$2,700  
 Propane 40 gallon tank water heater (includes venting & gas hookup).....\$1,380  
*\*Small closet with door included in tank water heater price*  
 Double bowl vanity, up to 6' long.....\$980  
*\*Standard bathrooms already include tankless electric water heater price or 30 gal electric tank heater*

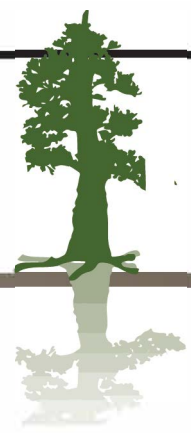
## Just A Kitchen

Includes all standard features of a kitchen.....\$8,250

## Just A Bathroom

Includes all standard features of a bathroom.....\$9,450  
 Half-bath, includes vanity, stool, hot water heater.....\$7,300  
 Second bath.....\$8,450

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## Rough In Plumbing

Includes the rough in plumbing only for a toilet, water heater, shower, vanity & sink.....\$4,700  
For additional appliances add per each appliance.....\$360

## Washer and Dryer

Hookups for washer/dryer, includes dryer vent.....\$645

## Propane Gas Plumbing Rough-In

Propane gas line for first connection.....\$610  
Additional hookups per each appliance.....\$240

## Heating & Cooling

Electric "in-wall" heaters, with on-unit thermostat or Comfort Cove electric wall heaters.  
Per sq ft of building.....\$2.95  
Chimney kit, installed.....\$900  
Air conditioner, wall or window mount (per 8,000 BTU unit).....\$950  
For AC opening & electrical, only.....\$210

## Windows

36x60.....\$415  
36x48.....\$335  
30x40.....\$240  
24x24.....\$210  
Trapezoid (per set of 2)4x3.....\$875  
10" Suntube (lights up approx. 200 sq ft) installed.....\$760  
96x60, picture window in center with single hungs on each side.....\$1250

## Wooden Shutters

Installed & with latches, priced "per set"

For 24x24 window.....\$140 per set  
For 30x40 window.....\$150 per set  
For 36x48 window.....\$230 per set  
For 36x60 window.....\$300 per set

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## **Exterior Doors**

Standard Exterior Door, Full Glass with Interior Blind.....	\$975
French Exterior Door.....	\$2,300
Painting Exterior Door.....	\$220
Sliding Patio Door, installed (if in lieu of standard door , deduct \$420).....	\$920
Dead Bolt, installed.....	\$150

## **Porches (freight + assembly excluded)**

Detachable A-frame (per square ft).....	\$74
Side porch (per square ft), up to 180 sq ft (per square ft).....	\$49
Side porch over 180 sq ft (per square ft).....	\$44
Detachable side-deck with railing, "no roof" (per square ft).....	\$34
Enclose porch area (per square ft = 6' x width of cabin).....	\$46
Inset porch, any size, same as "close in porch area"	

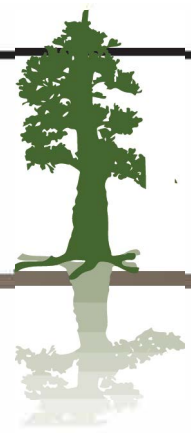
## **Dormers - Reverse Gables**

Shed dormer up to 10' .....	\$2,400
Shed dormer (per linear ft over 10').....	\$85
Functional reverse gable includes (1) 24x21 window.....	\$3,000
Fake reverse gable, 14' - 16'.....	\$2,250
10'-12' .....	\$1,700
6'-8' & under .....	\$1,500

## **Lofts**

Loft over porch area (per square ft of loft area).....	\$30
Custom size interior loft per square ft of loft (priced in 2 ft increments).....	\$16

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## Ladders - Stairways

Heavy duty log tread ladder.....	\$210
Light weight 2x4 frame ladder.....	\$160
Hooks on ladders to make them removable without fasteners.....	\$105
Stairway with drawers.....	\$1,550
Pull-down attic ladder built into loft.....	\$460
All cabins with lofts come with ladder hardware already included.	

## Interior Walls

Interior walls up to 7' high, T&G on both sides ( per linear ft).....	\$90
Interior walls above 7' high (per linear ft).....	\$50

## Interior Doors

6 Panel pine swinging or pocket door.....	\$440
Extra bi-fold door.....	\$365
Rolling barn door 36x80.....	\$580
Rolling barn door, double, 72x80.....	\$1,250
If barn door replaces bedroom, bath or closet door, credit.....	-\$435
If double rolling doors replaces double Bi-fold doors, credit.....	-\$870

## Closets (7' tall with pine T&G)

2x4 with 36" bi-fold door.....	\$690
2x6 with 48" bi-fold door.....	\$1,035
2x8 with 2 bi-fold doors.....	\$1,380
3x8 with 2 bi-fold doors.....	\$1,600
Wood shelving, 2' deep (per linear ft).....	\$42

*\*All closets include white coated wire shelf with rod*

## Bedroom Package

Up to 16' wall framing; 36x60 Egress window, 30x40 window, smoke detector, code electrical including switch & light.....	\$2,100
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## **Flooring**

Standard flooring is COREtec Pro Plus, waterproof, clip-n-lock laminate flooring.

Tongue & Groove fir flooring is available but there is absolutely no guarantee against shrinkage & cost is same as laminate.

Carpet - 3 available mid-grade options (price per square ft).....	\$3.00
Carpet - 3 available mid-grade options in loft (per square ft).....	\$6.00
Engineered real hickory pre-finished flooring (per square ft of living area).....	\$3.50

## **Stained Beams**

White Washed Interior (no guarantee on appearance) per sqft of building.....	\$2.75
Stained beams, door & window trim, interior railings (per square ft of building).....	\$3.20
Stained beams only or stained trim /rails only.....	\$2.20

## **Insulation Upgrade**

Standard ceilings are R.38.2

Additional 3" of Polyurethane in walls per sq. ft of building.....	\$6.20
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## **Electrical**

Additional 110 V connections (switch, outlet, light box) each.....	\$50
Additional 220 V connections.....	\$230
TV jack - 1st.....	\$190
TV jack (each additional).....	\$150
Basic lighting fixtures installed (per square ft).....	\$2.60
Ceiling fan / Chandelier installation.....	\$60
All other standard lighting fixture installation.....	\$35
Standard Disc lights installed(each).....	\$55
Extra light box & switch.....	\$55
Extra interior outlet.....	\$50
Extra exterior outlet.....	\$80

## **Interior Finishing**

Comes standard in all cabins

Interior steel wainscot per linear foot coverage .....	\$9.50
Interior vertical stained T&G wainscot per linear foot of coverage.....	\$6.75

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## **Log Railings**

Log railings "stained" per linear foot.....	\$40
Log posts "stained" per 8' x 6"-7" .....	\$45
Interior Log Railing, per linear foot.....	\$40

## **Options Information:**

Wilsonart laminate kitchen counter-top color options, see:

[www.fabricatorsunlimited.com](http://www.fabricatorsunlimited.com)

Look for post-form laminate color options

COREtec Pro Plus clip-n-lock laminate floor options, see:

[www.usfloorsllc.com](http://www.usfloorsllc.com)

Look for COREtec Pro Plus color options

L.P. 7" rigid stack lap smart siding with 30 year no-fade Diamondkote paint, see:

[www.diamondkotesiding.com](http://www.diamondkotesiding.com) to choose Siding & Trim Colors

*Note: Exterior Walls are 8' tall, Interior Walls are 7' tall*

2023