



PROVIDENTIAL CUSTOM HOMES

13431 Kira Lane



Included in this Providential Home

Area Builders

CONSTRUCTION, SAFETY & ENERGY EFFICIENCY FEATURES

R-3.5 double radiant barrier sheathing applied to open attic walls	VS. Not Included	\$	900.00
TechShield/Radiant barrier OSB roof decking on all homes	VS. Not Included	\$	1,750.00
R-40 in flat attic areas	VS. R-32	\$	750.00
Dow Sill Seal liner gasket on base plate on all homes	VS. Base Plate touches slab	\$	300.00
Two (2) 50 gallon high recovery water heaters	VS. One Water Heater	\$	675.00
Décor Light Switches	VS. Typical Toggle Switch	\$	325.00
Outside Lights including up-lights, 5 coach lights, security lighting all on automatic digital timer	VS. 6 Uplights & 2 Coach	\$	750.00
Pressure Pump for sprinkler system	VS. Not Included	\$	550.00
Home Technology Distribution Center	VS. Not Included	\$	375.00
State of the Art, full perimeter security system with key pad	VS. Pre-wire only	\$	525.00
Properly placed bathroom vent fans	VS. Placed on ceiling	\$	125.00
Recessed Dryer Vent Ducts	VS. Typical Stub-out	\$	75.00
Peg Boards in Garage for hanging tools & equipment	VS. Not Included	\$	100.00
Fire extinguisher in the garage (your family's safety)	VS. Not Included		priceless
Copper HVAC line for future bonus room	VS. Not Included	\$	350.00
Generous amount of cedar brackets, corbels & shutters	VS. minimal amount	\$	1,100.00
Vaulted ceiling on patio w/ decorative ceiling fan	VS. Not Included	\$	350.00
Oversized 3 car garage	VS. standard 3 Car Garage	\$	800.00
Dual zoned 13 SEER HVAC w/ heat pump	VS. Not Included	\$	1,750.00
gas line from the fireplace to the grilling area	VS. Not Included	\$	300.00
Florescent light bulbs in the can lights and exterior uplights & misc fixture	VS. regular bulbs	\$	325.00
Two panel electrical breaker box	VS. Single panel	\$	400.00
Top of the line aerobic septic system w/ 2 tanks	VS. 1 tank system	\$	900.00
CERTIFIED MASTER BUILDER	VS. Not a member	\$	-
		<i>subtotal</i>	\$ 13,475.00

KITCHEN FEATURES

Knotty Alder Custom Stained Cabinets with 48" Uppers, Raised Panels, Recessed Base, Crown Molding, Euro Hidden Hinges, and Custom Built "Grand" Vent-a-Hood/ Abundant cabinetry/ island pot rack/ Wine custom built veneered pantry door	VS. 42" Ash Uppers	\$	1,775.00
Oil-rubbed Bronze Knobs for cabinetry	VS. Paint grade	\$	325.00
Natural Stone Backsplash w/ Decos	VS. Not Included	\$	275.00
Upper Cabinet plugs (for lighting)w/ Switch	VS. Ceramic tile	\$	475.00
Stainless Steel Convection Dbl. Ovens	VS. Not Included	\$	175.00
Stainless Steel Microwave, Dishwasher	VS. Black w/ Single Oven	\$	1,780.00
Paned ceiling treatment w/ stained moldings, faux paintings & tin ceiling	VS. flat ceiling	\$	1,200.00
Brick wall with stone accents at the bar wall and nook wall	VS. Not Included	\$	1,900.00
Custom island with butcher-block countertop	VS. Not Included	\$	100.00
Brick freeze window pediment in the nook area	VS. Not Included	\$	275.00
		<i>subtotal</i>	\$ 8,280.00

MASTER BATH FEATURES

Stained Concrete Flooring in Master Bath	VS. Ceramic Tile	\$	350.00
Imported furniture style bath cabinetry w/ undermounted sink and widespread oil rubbed bronze facets.	VS. Ash with Claw Feet	\$	1,450.00
Beveled edge mirrors with wood picture frame trim	VS. Framed w/ wood trim	\$	195.00
5' Jetted Garden Tub w/ Aqua Heat System	VS. Jacuzzi Jetted Tub	\$	200.00

Dual Entry Walk-In Showers with Seat, Shampoo Niches, Decorative Tile Border, Recess Tile Floor & Convenient Valve Controls & Dual Shower Heads, Linen closet	VS. Not Included	\$	2,750.00
Oil-Rubbed Bronze Plumbing & Hardware Fixtures	VS. Polished Chrome	\$	900.00
Barrel ceiling w/ wood trim and ceiling fan	VS. Not Included	\$	625.00
Master Bath foyer with niche, groin vault ceiling, faux painting & light	VS. Not Included	\$	525.00
Master Closet features metal rods, shoe racks, sitting bench, off season rack & window (for natural lighting)	VS. Only partially included	\$	875.00
Bisque Colored Elongated Toilets in all bathrooms	VS. Master Bath Only	\$	100.00
	<i>subtotal</i>	\$	7,970.00

OTHER INTERIOR FEATURES

Stained & Hewn Pediment & Casing Trim in Family Room	VS. Paint Grade	\$	525.00
Stained & Distressed 8" Baseboards in Common Areas	VS. Paint Grade 5.25"	\$	625.00
Hand hewn & distressed faux rustic beams & vault ceiling in the greatroom	VS. Not Included	\$	1,900.00
36" Diagonally Scored & Custom Stained Concrete Flooring	VS. Carpet	\$	2,300.00
3'6" x 8' eyebrow Mahogany Front Door	VS. 6'8" Solid Door	\$	1,950.00
Stucco Hand Trowel Texture in Family Room, Kitchen, Nook & Master Bedroom and Master Bath	VS. Splatter Drag	\$	1,900.00
Faux painted walls in foyer, family room, formal dining, kitchen/nook and master bedroom.	VS. 1 Room	\$	3,400.00
Secondary bedroom bath w/ granite countertops, porcelain drop-in sinks & tumbled marble backsplash	Cultured Marble VS. Countertops	\$	925.00
Game room flex bath vanity w/ slab granite, furniture style	Cultured Marble VS. Countertop vanity	\$	775.00
8' raised panel interior doors	VS. 6'8" Doors	\$	2,275.00
Unfinished Bonus Room with stud walls, 2" X 12" floor joist, partially finished walls at stair entrance with light and windows in place, copper a/c.	VS. No future expansion area	\$	12,200.00
Can lighting in the Greatroom, kitchen, nook, game room flex	VS. family room & kitchen	\$	425.00
Domed ceiling treatment in the foyer (stucco texture, different paint)	VS. none	\$	625.00
Cabinet built-in's on each side of the fireplace	VS. 38" flip switch fan	\$	1,250.00
Dual entry utility with broom closet and sink	VS. none	\$	900.00
Game room flex/ optional bedroom w/ media alcove and panned ceiling	VS. Not Included	\$	425.00
Switch powered exterior, wall mounted water feature	VS. Not Included	\$	225.00
Salt rock finish flooring on veranda	VS. Broom Finished	\$	175.00
	<i>subtotal</i>	\$	32,800.00

Décor and Furnishings

9 pc. Breakfast table	VS. Not Included	\$	1,025.00
Rug under Nook table	VS. Not Included	\$	750.00
Items sitting on top of the kitchen cabinets; plants, lamps, art pots and pans hanging from island lighting fixture	VS. Not Included	\$	1,900.00
Item sitting on top of kitchen granite and butcher-block top	VS. Not Included	\$	185.00
recipe bookcase built-in/ books & filler	VS. Not Included	\$	225.00
Wall pictures and mirrors, wall sconces and candle sconces	VS. Not Included	\$	175.00
Leather Sofa, loveseat & chair w/ tables and rug	VS. Not Included	\$	850.00
	<i>subtotal</i>	\$	3,850.00

Total Value \$ 71,485.00