

Improvements made to home during build with Toll Brothers

Item	Cost
1. Finished basement with exterior access	\$65,153
2. Site selection (i.e., lot premium)	\$45,000
3. Cabinet upgrades in kitchen and all bathrooms to include higher level finishing, hardware upgrades, soft-close, glass cabinets in kitchen and butler's pantry, pull-out drawers and pull-out trays in kitchen, drawers in bathroom cabinetry, etc.	\$29,441
4. Kitchen appliance upgrades to Jenn-air package and addition of two beverage fridges	\$25,395
5. Hardwood floor upgrades throughout first-floor, loft and primary bedroom (loft and primary bedroom were intended to have carpet)	\$20,972
6. Recessed lighting upgrades throughout home	\$16,790
7. Kitchen upgrades to oversized island and 48" range and hood	\$16,565
8. Built-in cabinets in office	\$14,935
9. Full bathroom in basement	\$13,602
10. Upgraded front stairs (railing, newels, balusters, etc.)	\$10,300
11. Tile upgrades from base level in all bathrooms and kitchen backsplash	\$9,732
12. Upgraded interior trim package including high profile baseboards and chair rail with shadow boxes in foyer and dining room	\$9,135
13. Landscaping upgrades to larger deck and wider front walkway from driveway to front door	\$9,025
14. Miscellaneous electrical upgrades such as wiring for ceiling fans, added three-way switches, added outlets, floor outlets in living room and office, etc.	\$8,985
15. Primary bathroom upgrades to oversized shower and frameless door	\$8,852
16. 2-story stone fireplace	\$8,795
17. Carpet upgrades from base level in basement and three bedrooms, including upgraded carpet pads	\$8,160
18. Plumbing fixture upgrades from base level in all bathrooms and laundry room, including rainhead shower in primary bathroom	\$7,487
19. Counter upgrades from base level in kitchen, bathrooms and workspace area	\$6,600
20. Television wiring throughout home and security system upgrades	\$6,415
21. Addition of tile flooring in mudroom and first floor powder room	\$6,049
22. Mudroom built in with bench and shelving	\$5,751
23. Addition of laundry room cabinetry	\$5,674
24. Kitchen pot filler and upgraded kitchen sink / faucet	\$4,825
25. Undercabinet lighting in kitchen, butler's pantry and workspace area & addition of lighting in glass cabinets	\$4,210
26. French door upgrades in office and to basement	\$2,573
27. Addition of laundry room sink	\$2,195

28. Upgraded back stairs to hardwood instead of carpet	\$2,040
29. Tray ceiling in dining room	\$1,890
30. Addition of gas-line under deck for future BBQ	\$1,275
Total Retail Cost of Toll Upgrades (prior to incentives)	\$377,821

Improvements made to home post-build / occupancy

Item	Cost (est.)
1. Backyard patio, stone walls, stone firepit with propane connection, outdoor kitchen with propane connection, exterior appliances, landscaping, exterior lighting (front and back), sports court with lighting, etc.	\$200,000
2. Closet systems throughout home, including laundry room hanging area with baskets and drying rack	\$20,000
3. Full interior painting (house was delivered completely white)	\$20,000
4. Custom window treatments throughout home	\$20,000
5. Reeds Ferry shed	\$15,000
6. Light fixtures throughout home, ceiling fans, installation of smart switches, dimmers, timers, Ring camera system, etc.	\$10,000
7. Garage shelving and panel system	\$10,000
8. Irrigation (front, back, landscaped beds, etc.)	\$10,000
9. Epoxy garage flooring	\$6,000
10. Full home water filtration system in basement	\$5,000
Total estimated cost of post-build improvements	\$316,000