

— Northside Development Partners, LLC —

Northside Village Upgrade Options/Costs

\$1500	LVP Upgrade on 2 bedrooms
\$1750	LVP Upgrade on 3 bedrooms
\$3500	Tier 1 Granite upgrade (2 color choices)
\$600	Stainless Appliances
\$2250	Stackable Washer & Dryer

50% payable at time of upgrade selection (non refundable)

Remainder due prior to closing (non refundable)

Make checks payable to: Northside Development Partners, LLC



A project by
Northside Development Partners LLC

www.NorthsideVillage.homes



Kline May Realty



Call Crissy Nesselrodt 540-810-5967



— Northside Development Partners, LLC —

Northside Village Construction Options & Pricing Worksheet

Purchaser(s): _____
Lot #: _____ Address: _____

Options Added to Base Price: _____ Base Price \$ _____

- | | | |
|----|-------|----------|
| 1. | _____ | \$ _____ |
| 2. | _____ | \$ _____ |
| 3. | _____ | \$ _____ |
| 4. | _____ | \$ _____ |
| 5. | _____ | \$ _____ |

Total: \$ _____

_____	_____
Northside Development Partners, LLC	Purchaser

	Purchaser

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Northside Village Construction Specs

Footing	24"x8" concrete footing w/2 rows #4 rebar	Plumbing	Plumbed to code w/ 2 full baths on second floor and one half bath on first floor. Fiberglass shower unit in master and tub/shower unit in 2nd floor bath. Faucets in chrome finish.
Foundation	8" CMU block foundation, waterproofed and back filled with gravel and clean fill		One electric water heater
Framing	1st floor slab to be 4" concrete over #57 crushed stone w/6 mil vapor barrier 2x4x8' exterior walls, 16" o.c. 7/16" OSB sheathing on walls , seams taped 2nd floor system engineered truss sheeted with 3/4" weyerhaeuser gold subfloor	HVAC	2 Ton 15 Seer electric heat pump w/ AC.
Roofing	Tamko 30 yr. dimensional asphalt shingle	Insulation	Insulated to code. R-15 batts in walls, R-49 blown cellulose in attic.
Siding	Exposed foundations will be parged concrete 2nd floor wall of end units will be vinyl board and batton, remainder of building sides and rear will be .042 thickness vinyl lap siding	Sheetrock	1/2" throughout, finished in 4 step process
Windows	Harvey brand double hung vinyl window units w/Low-E glass	Paint	Primed and one coat, Sherwin Williams Pro-Mar 200 or equal
Doors	Front door to be single unit steel w/deadbolt Rear will be vinyl slider, full glass	Closets	Vinyl covered wire shelving
Electrical	200 amp service, wired to code Includes 2 outside receptacles	Trim	Craftsman style, paint grade, finger jointed-pre-primed pine casing on doors and window pine base
Appliances	Glass top ranges, microwave, range hood, dishwasher, garbage disposal and 19-20 cubic foot stackable refrigerators/freezer in white finish.	Lighting	Ceiling fans with light kits in all bedrooms and living room, two pendants over bar and 3 light vanity fixtures with remaining LED wafer lights.
		Flooring	LVP on first floor with carpet on 2nd floor except bathrooms which will be LVP.
		Cabinets	Cabinets and bath vanities will be white, shaker style, plywood construction with soft close hinges and drawer slides. Kitchens will be laminate tops and bats will be cultured marble tops. Upgrades for Kitchens only.

NORTHSIDE
VILLAGE

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