

# — Northside Development Partners, LLC —

## Northside Village Upgrade Options/Costs

<b>\$1500</b>	LVP Upgrade on 2 bedrooms
<b>\$1750</b>	LVP Upgrade on 3 bedrooms
<b>\$3500</b>	Tier 1 Granite upgrade (2 color choices)
<b>\$2250</b>	Stackable Washer & Dryer
<b>\$500</b>	Matte black interior fixtures and door hardware

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

Remainder due prior to closing (non refundable)

Make checks payable to: Northside Development Partners, LLC

  
NORTHSIDE  
VILLAGE

A project by  
Northside Development Partners LLC

[www.NorthsideVillage.homes](http://www.NorthsideVillage.homes)



Kline May Realty



Call Crissy Nesselrodt 540-810-5967



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## 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 Towhome Building Specifications

### FOUNDATION

Footings will be 24 inches wide and at minimum, 8" deep with 2 rows of #4 rebar. Foundation will be 8" CMU. Foundation drain will be run continuous to daylight. Foundation will be waterproofed and back filled with gravel and clean fill.

### FRAMING

1st floor slab to be 4" concrete over #57 crushed stone, with 6 mil vapor barrier.

Exterior walls will be 8' height, 2x4, 16" o.c., with 7/16" OSB sheathing, wrapped in house wrap with all seams taped.

2nd floor system to be engineered truss sheathed with 3/4" Weyerhaeuser gold or equal,

Roof system will be engineered roof truss sheathed in 7/16" OSB with fire rated plywood 4' min. either way from assembly wall between units.

### FIRE SEPARATION

2hr shaft wall

### ROOFING

Will be Tamko 30yr. dimensional architectural shingle.

### WINDOWS/DOORS

Harvey brand, double hung vinyl window units or equal, with Low-E glass.

Front door to be single unit steel, with deadbolt.

Rear will be vinyl slider, full glass.

### ELECTRICAL

200 amp service, wired to code specifications. Includes two outside receptacles.



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## Northside Village Towhome Building Specifications

### PLUMBING

Plumbed to code, 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. All faucets chrome finish or dependent on package option selected by buyer. Electric Water heater in unit.

### HVAC

Will be one 2 ton - 15 seer electric heat pump and central air conditioning.

### INSULATION

Will be R-15 in exterior walls, R-49 blown cellulose in attic

### INTERIOR FINISH

Walls will be covered with ½” sheetrock installed with 4 step process.

Walls will be painted with Sherwin-Williams Pro-Mar 200 or equal.

Closets will have vinyl covered wire shelving.

Trim will be craftsman style, paint grade, finger jointed pre-primed pine casing on doors and windows, and pine base.

Interior doors will be 2 panel, hollow core with nickel hardware.

Bath accessories will be brushed nickel finish. Matte black can be selected as an upgrade.

### EXTERIOR FINISH

All exposed foundation areas will be parged concrete. 2nd floor front wall of end units will be vinyl board and batten, remainder of building, sides and rear will be .042 thickness Vinyl lap siding, alternating between 5 different earth tone colors to be chosen by builder. Front door will be white in color.

Front porch to be concrete slab with 4” vinyl post sleeves, and vinyl ceiling. Off rear door will be a 12’x12’ concrete slab on grade or 10’ x 10’ deck with steps to grade- depending on grade of lots.



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## Northside Village Towhome Building Specifications

### FLOORING

Flooring will be LVP on first floor with carpet on 2nd floor except bathrooms which will be LVP.

### CABINETRY

Cabinets and bath vanities will be white, shaker style, plywood construction with soft close hinges and drawer slides. Kitchen will be laminate tops and baths will be cultured marble tops. There will be an upgrade option to granite in kitchen only.

### LIGHTING

Lighting will consist of ceiling fans with light kits in all bedrooms and living room, two pendants over bar and 3 light vanity fixtures with the remaining to be LED wafer lights.

### APPLIANCES

Glass top range, microwave, range hood, dishwasher, garbage disposal and 19-20 cubic foot stacked refrigerator/freezer in stainless steel finish.

### AVAILABLE UPGRADES

LVP flooring through out

Granite kitchen counter tops

Laundry appliances offered as upgrade (stack washer & dryer combo only)

Matte black interior fixtures and door hardware

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