

— 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)
- \$2250** Stackable Washer & Dryer
- \$600** 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

www.NorthsideVillage.homes


NORTHSIDE
VILLAGE

A project by
Northside Development Partners LLC



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

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

Remainder due prior to closing (non refundable)

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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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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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FLOORING

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

CABINERY

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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Northside Village Package Selection Sheet

All packages include:

Paint: Agreeable Gray

Plumbing fixtures: Chrome

Interiors/trims (ie, ceiling fan trim, door hardware, knobs/pulls, bath accessories): Brushed Nickel

Cabinets: White

Mini blinds on windows

Shower curtain rod on full bath/tub units

Ext. Siding Color: _____

CHOOSE A PACKAGE:

Package A:

- **LVP:** Finley
- **Carpet:** Mocha Beige
- **Kitchen countertop:** Buttermum granite

Package B:

- **LVP:** Independence
- **Carpet:** Field Slate
- **Kitchen countertop:** Labrador Granite

Package C:

- **LVP:** Jennings
- **Carpet:** Castle
- **Kitchen countertop:** Ouro Romano

Unit Address: _____

Package Selection: _____

Agent Name: _____

Agent Signature: _____

Purchaser Name

Purchaser Signature

Purchaser Name

Purchaser Signature

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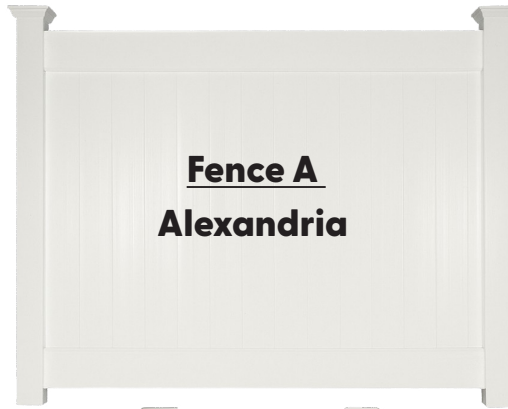


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Northside Village Fence Selection Sheet

CHOOSE A Fence:

Fences have been pre-approved by the ACC at time of home purchase. Three options (white only) are available. Exact quote will be provided once our vendor measures. **\$75/linear sq ft**



Fence A
Alexandria



Fence B
Alexandria-Lattice



Fence C
Alexandria-Picket

Unit Address: _____

Fence Selection: _____

Agent Name: _____

Agent Signature: _____

Purchaser Name

Purchaser Signature

Purchaser Name

Purchaser Signature

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Northside Village Building Selection Sheet

Select if you would like to purchase a building:

All buildings are 6' x 8' with 7' sidewalls

\$3500 Installed



Unit Address: _____

Yes, add a buliding for \$3500: _____

Agent Name: _____

Agent Signature: _____

Purchaser Name

Purchaser Signature

Purchaser Name

Purchaser Signature

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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" weyerhauser 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.

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