



The Ramble, Biltmore Forest Lot 271 - Willow Oak

Outline Specification

May 8, 2019

\$2,549,000



- Guest Suite with full bath above Garage
- Asphalt driveway with option for pavers
- Mason-Lite unit masonry fireplaces
- Stone veneer (stone to be selected)
- PA full color ashlar stone floors at the front porch, foyer, screened porch and lower deck
- Cedar timber frame at front and rear porches
- Wood railings at covered porch, deck and screened porch
- White oak stair treads and painted poplar risers
- Allowance for wood mantles at fireplaces
- Cabinetry and solid surface countertop allowances
- Wavy edge white pine siding
- Open cell foam wall and roof insulation
- GAF Timberline HD architectural asphalt shingles with limited lifetime warranty. 24GA Kynar coated metal roofing where indicated.
- Aluminum half round gutters with leaf guards
- Painted 5-panel poplar interior doors
- Custom wood overhead garage doors
- Sierra Pacific aluminum clad window and exterior door package
- Level 5 drywall finish throughout
- Natural stone tile in laundry, mudroom and bathrooms

- Natural stone tile surrounds in showers
- 5" wide #2 white oak floors
- Complete interior and exterior paint package
- Allowance for closet system
- Custom glass shower doors
- Appliance package allowance
- PEX plumbing systems with 2 tankless gas-fired water heaters
- Complete heating and cooling system including ERV, humidification and dehumidification
- 400 amp electrical service with allowances for utilitarian and decorative fixtures, allowance for phone, data and TV wiring and allowance for prewiring for security system

Summary of Allowances

• Foundation	\$ 75,000
• Fireplace doors (1)	\$ 1,500
• Gas log sets (2)	\$ 1,700
• Cabinetry and cabinet hardware	\$ 90,000
• Countertops	\$ 17,380
• Interior doors	\$ 13,800
• Door hardware	\$ 6,625
• Tile (material)	\$ 13,800
• Wood flooring (material)	\$ 16,937
• Closet system	\$ 10,000
• Mirrors	\$ 1,600
• Shower doors	\$ 4,500
• Bathroom accessories	\$ 1,600
• Appliance package	\$ 32,500
• Plumbing fixtures and faucets	\$ 16,000
• Decorative light fixtures	\$ 18,000
• Structured wiring	\$ 6,000
• Security system (excludes monitoring)	\$ 4,000

Summary of Add Alternates

• Elevator option	\$ 25,000
• Unit paver driveway	\$ 25,301
• Epoxy floor in garage	\$ 3,315
• Revise roofing material to cedar shingles/metal	\$ 50,669
• Allowance for 22 kW Generac Liquid cooled backup Generator system	\$ 15,000