

## **The Ramble, Biltmore Forest Lot 271 - Willow Oak**

### **Outline Specification**

March 2021

**\$2,779,000**

Finished/Heated Space Main Level	2,980
Finished/Heated Space Upper Level	1,150
Garage	1,000
Decks & Porches	<u>1,100</u>
Total Area	<u>6,230</u>

- Guest Suite with full bath above three car 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
- Doug Fir timber frame at front and rear porches
- Metal 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
- Certainteed Landmark architectural asphalt shingles with standing seam accents
- 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
- Thermador appliance package allowance with Whirlpool Washer/Dryer

- 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	\$134,772
• Fireplace doors (1)	\$ 1,500
• Gas log sets (2)	\$ 1,700
• Cabinetry and cabinet hardware	\$ 90,000
• Countertops (material & labor @ \$100/sf)	\$ 19,400
• Interior doors	\$ 20,300
• Door hardware	\$ 6,375
• Tile (material @ \$10/sf)	\$ 16,482
• Wood flooring (material @ \$5/sf)	\$ 18,920
• Closet system	\$ 18,000
• Mirrors	\$ 2,700
• Shower doors	\$ 6,000
• Bathroom accessories	\$ 1,950
• Appliance package - Thermador/Whirlpool	\$ 32,500
• Plumbing fixtures and faucets	\$ 18,145
• Decorative light fixtures	\$ 19,080
• 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	\$ 54,595
• Allowance for 22 kW Generac Liquid cooled backup Generator system	\$ 15,000