



Shane Moeder
316-347-0632

12/7/2021
Clark Estimate

BASE PRICE 2525 sqft Ranch	429,250.00
LOT PRICE (LOT 1 BLOCK B FALCON FALLS 3RD)	35,000.00
SITE PREP (SURVEY, CONCRETE PUMPING, DIRT IMPORT/EXPORT)	6,000.00
CONSTRUCTION FIN. (TAXES, REC FEES, CLOS COSTS, INTEREST)	4,500.00

ENTRY

10' FLAT CEILINGS	BASE
3' x 8' ENTRY DOOR, DOOR ALLOWANCE UP TO \$300	BASE
DOOR UPGRADE ALLOWANCE	500.00
TILE FLOOR ALLOWANCE 100 sqft	1,200.00

STUDIO AND STUDY

10' FLAT CEILINGS	BASE
LVP FLOORING ALLOWANCE 430 SQFT.	3,010.00

BEDROOMS 2, 3, AND 4

9' FLAT CEILINGS	BASE
\$2.85/SQFT. FLOOR COVERING ALLOWANCE	BASE

BEDROOM 2-3 BATH

9' FLAT CEILINGS	BASE
5' VANITY CABINET 34.5" TALL (FROM CABINET ALLOWANCE)	BASE
5' FIBERGLASS TUB/SHOWER WITH NO DOOR	BASE
GRANITE VANITY TOP ALLOWANCE	800.00
6" VANITY BACKSPLASH UP TO \$12/SQFT.	BASE
LVP FLOORING ALLOWANCE 75 SQFT	525.00

BEDROOM 4 BATH

9' FLAT CEILINGS	BASE
5' VANITY CABINET 34.5" TALL (FROM CABINET ALLOWANCE)	BASE
5' FIBERGLASS TUB/SHOWER WITH NO DOOR	BASE
GRANITE VANITY TOP ALLOWANCE	800.00
6" VANITY BACKSPLASH UP TO \$12/SQFT.	BASE
LVP FLOORING ALLOWANCE 75 SQFT	525.00

1/2 BATH

9' FLAT CEILINGS	BASE
30" VANITY CABINET 34.5" TALL	BASE
GRANITE VANITY TOP ALLOWANCE	400.00
LVP FLOORING ALLOWANCE 30 SQFT.	210.00

LAUNDRY

10' FLAT CEILINGS	BASE
LAUNDRY SINK WITH A DROP IN SS SINK AND CHROME FAUCET	1,500.00
DROP ZONE ALLOWANCE	1,200.00
LVP FLOORING ALLOWANCE 100 SQFT.	700.00

MASTER BEDROOM	
10' FLAT CEILINGS	BASE
TRAY CEILING BUILD DOWN FROM THE 10' CEILING	900.00
TRIM ALLOWANCE FOR THE TRAY CEILING	1,000.00
\$2.85/SQFT. FLOOR COVERING ALLOWANCE	BASE
MASTER BATHROOM	
10' FLAT CEILINGS	BASE
TILE SHOWER ALLOWANCE	6,000.00
SHOWER DOOR ALLOWANCE	2,500.00
8' VANITY 34.5" TALL (FROM CABINET ALLOWANCE)	BASE
GRANITE VANITY TOP ALLOWANCE	1,500.00
TILE FLOOR ALLOWANCE 112 sqft.	1,344.00
6" VANITY BACKSPLASH UP TO \$12/SQFT.	BASE
MASTER CLOSET	
10' FLAT CEILINGS	BASE
BULLNOSED CLOSET SHELVING FINISHED NATURAL	BASE
\$2.85/SQFT. FLOORING ALLOWANCE	BASE
GREAT ROOM	
10' FLAT CEILINGS	BASE
48" ELECTRIC FIREPLACE WITH \$200 TILE SURROUND ALLOWANCE	2,250.00
LVP FLOORING ALLOWANCE 500 SQFT	3,500.00
BREAKFAST ROOM	
10' FLAT CEILINGS	BASE
LVP FLOORING ALLOWANCE 200 SQFT.	1,400.00
KITCHEN	
10' FLAT CEILINGS	BASE
CABINET ALLOWANCE UP TO \$10,000 (MATERIAL ONLY INCLUDES ALL MAIN FLOOR)	BASE
GRANITE COUNTER TOP ALLOWANCE	5,000.00
FULL TILE BACKSPLASH UP TO \$12/SQFT.	BASE
CUSTOM VENTED HOOD ALLOWANCE	1,500.00
LVP FLOORING ALLOWANCE 200 SQFT.	1,400.00
GAS LINE TO THE COOKTOP	550.00
LED UNDER COUNTER TAPE LIGHT	BASE
INTERIOR OPTIONS	
KNOCK DOWN CEILING TEXTURE	BASE
HOLLOW CORE INTERIOR DOORS PAINTED	BASE
MDF BASE AND CASING	BASE
3/4" ADVANTECH SUBFLOOR	BASE
NO BASEMENT FINISH-BEARING WALLS ONLY	BASE
LIGHT FIXTURES ALLOWANCE UP TO \$1800	BASE
APPLIANCE SELECTIONS UP TO \$1400	BASE
MISC. OVERAGES	6,000.00
HARDWARE MATERIAL UP TO \$1150-MATERIAL ONLY	BASE
MIRROR ALLOWANCE UP TO \$350	BASE
ENERGY ITEMS	
LENNOX 93% GAS FURNACE, 14 SEER A/C 2 SYSTEMS	BASE
WHOLE HOUSE HUMIDIFIER X 2	BASE
DIGITAL PROGRAMMABLE T-STAT X 2	BASE
2X4 WALL CONSTRUCTION WITH R-13 FIBERGLASS BATT INS, R-30 BLOWN ATTIC	BASE
WINDSOR VINYL WINDOWS W/LOW E GLASS (WHITE)	BASE
EXTERIOR OPTIONS	
BRICK WANISCOT FROM THE BOTTOM OF THE FRONT DOOR DOWN	BASE
8" LP SMARTLAP SIDING ON THE REMAINDER OF THE FRONT	BASE
12" LP SMARTLAP SIDING ON THE TWO SIDES AND REAR	BASE
LP TEXTURED SOFFIT WITH 6" LP FASCIA	BASE
20' X 22' 2 CAR GARAGE WITH 10' X 20' THIRD CAR	7,000.00
VIEW OUT BASEMENT	3,600.00
GABLE ROOF WITH 6/12 PITCH	BASE
3' FLUSH STEEL WALKTHROUGH DOOR	BASE
GARAGE DOOR OPENER, KEYPAD, 8' EXTENSION, TWO REMOTES	BASE
30 X 14 DECK COVER	6,800.00
30 X 14 TREATED WOOD DECK	11,500.00
HERITAGE 30 YEAR ROOF	BASE
ZIP WALL EXTERIOR WALL SHEATHING/MOISTURE BARRIER	BASE
10 YEAR BASEMENT DAMPROOFING	BASE
4000 PSI CONCRETE FOR ALL FLATWORK	BASE
PRICE ESTIMATE	549,864.00