



204 S Empress Green

Woodforest | Noble Greens

STRUCTURAL UPGRADES

Huntington Homes
Showcase Homes Plan 216
Elevation M

Primary Bedroom Extension	\$ 6,000
Two Full Baths ilo “Jack and Jill” Baths	11,000
Sliding Glass Doors at Living and Dining Rooms	13,400
Utility Cabinets with Sink	
Enhanced Extended Outdoor Living	15,000
Upgrade Garage Door: two 8’x7’ to one 16’x7’	1,080
Family Room Fireplace	
<i>Note: fireplace at Keeping Room ilo Family Rm</i>	
Mud Bench	
Coffered Ceiling Upgrade at Family Room	4,500
Bronze Window Frames	2,300
Painted Brick Upgrade	3,200
Additional Builder Allowance Options	40,000
TOTAL STRUCTURAL UPGRADES / OPTIONS	\$96,480

Listing Agent



Cheryl McCleary
— ABR, CLHMS, CNHS, CNE, GRI —

832.452.9385

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**Keller Williams Memorial
Luxury Division**

1220 Augusta Dr, Suite 300
Houston, Texas 77057

Each Office Independently Owned and Operated

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Home Pricing Addendum

This addendum is made part of the Real Estate Sales Agreement dated APRIL, 2021
between Highland Homes, L.P. (Seller) and _____ (Purchaser)
in (Subdivision) NOBLE GREENS Lot _____ Block _____ Section _____
Address 204 SOUTH EMPRESS GREEN PLACE Plan Number 216-E
Sales Counselor _____

Seller can not guarantee the upgrades purchased will receive full value when home is appraised.
Should home not appraise for the same or greater amount of home, Purchaser will be responsible for paying the difference
between the appraisal amount and contract amount.

COST CODE	OPTION DESCRIPTION	PRICE
	SAN CLEMENTE HANDLSET - IRON BLACK	\$ 25.00
	HALIFAX LEVERS - WHOLE HOME - IRON BLACK	\$ 760.00
	BARN DOORS @ ENTERTAINMENT ROOM	ADD TO CO
	HI-SP PORCELAIN FIREPLACE UP TO 10'	\$ 12,500.00
	EXTEND FIREPLACE TO CEILING	\$ 3,250.00
	PREMIER NOIR LIGHTING COLLECTION	\$ 500.00
	PREMIER FARM KITCHEN ELEVATION	\$ 2,800.00
	KITCHEN CABINET FINISH	\$ 4,650.00
	MASTER BATH CABINET FINISH - PRE-FINISHED	\$ 850.00
	MASTER BATH CABINET STYLE - PREMIER FARM	\$ 350.00
	KITCHEN CABINET HARDWARE	\$ 260.00
	MASTER BATH CABINET HARDWARE	\$ 375.00
	BATH 2, BATH 3, BATH 4 CABINET HARDWARE	\$ 400.00
	KITCHEN SILESTONE - LVL 6	\$ 5,953.00
	MASTER BATH SILESTONE - LVL 5	\$ 1,950.00
	KITCHEN BACKSPLASH TILE - MOSAIC	\$ 2,025.00
	KITCHEN SINK: KOHLER FARMHOUSE WHITE SINGLE (K-6488)	\$ 1,800.00
	KITCHEN FAUCET: MOEN - ALIGN SPRING - MATTE BLACK (5923)	\$ 500.00
	MASTER BATH PLUMBING FIXTURES: MOEN - VOSS - BRUSHED GOLD	\$ 2,905.00
	WOOD FLOORING - LVL B	\$ 15,543.00
	POWDER BATH TILE FLOORING - LVL 3 OFFSET	\$ 55.00
	MASTER BATH TILE FLOORING - LVL 3 OFFSET	\$ 530.00
	BATH 2 TILE FLOORING - LVL 3 OFFSET	\$ 48.00
	BATH 3 TILE FLOORING - LVL 3 OFFSET	\$ 43.00
	UTILITY TILE FLOORING - LVL 5 STRAIGHT	\$ 180.00
	MASTER SHOWER SURROUND TILE - LVL 5 OFFSET	\$ 1,055.00
	MASTER SHOWER FLOOR TILE - HEX MOSAIC	\$ 750.00
	WALL TILE BEHIND MASTER TUB - LVL 3 OFFSET W/CIGARO	\$ 755.00
	WALL NICHE @ MASTER SHOWER - HEX MOSAIC	\$ 2,105.00
	BATH 2 SHOWER SURROUND TILE - LVL 3 OFFSET	\$ 150.00
	EXTEND TILE TO CEILING @ BATH 2 SHOWER	\$ 365.00
	EXTRA SHOWER SHELF @ BATH 2 SHOWER	\$ 85.00
	BATH 2 SHOWER FLOOR TILE - HEX MOSAIC	\$ 230.00
	BATH 3 SHOWER SURROUND TILE - 3X12 OFFSET	\$ 460.00
	EXTEND TILE TO CEILING @ BATH 3 SHOWER	\$ 365.00
	EXTRA SHOWER SHELF @ BATH 3 SHOWER	\$ 85.00
	SATIN BRASS HARDWARE @ MASTER FRAMELESS SHOWER	INC W/FAUCETS
	FRAMED MIRROR @ MASTER BATH (459-10)	\$ 50.00
	FRAMED MIRROR @ POWDER BATH (6002WH)	\$ 50.00
	MASTER BATH HARDWARE: MOEN - VOSS - BRUSHED GOLD	INC W/FAUCETS
	WOLF APPLIANCES	\$ 12,740.00
	GE CAFÉ WARMING DRAWER	\$ 2,300.00
	GE CAFÉ BEVERAGE CENTER	\$ 2,890.00
	Options Total	\$ 82,687.00

Deposit: \$33,844.00

HUNTINGTON HOMES

Seller _____
4/7/2021
Date _____
4/6/2021

DocuSigned by: _____
Purchaser 99A61E11D5E94B4...
DocuSigned by: _____
380B30E8D5A246F...



204 S Empress Green

Woodforest | Noble Greens

POST-CLOSING UPGRADES DONE BY SELLER

Travertine on the Patio	\$ 8,000
Wood Ceiling Inserts in Living Room & Hallway	5,000
Chandeliers in Living Room and Hallway	4,000
Plantation Shutters	14,000
Common Area Curtains	5,000
Owner's Suite Curtains	2,000
Laundry Room Shelves	1,500
Pantry Remodel	2,500
Office Built-Ins	5,000
Bedroom No. 2 Murphy Bed	3,500
Bedroom No. 3 Custom Closet	5,000
Owners Suite Custom Closet	14,000
Garage Epoxy	3,000
Bedroom No. 4 Bookshelves	1,000
TOTAL STRUCTURAL UPGRADES / OPTIONS	\$73,500

Listing Agent



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