

THIS UPGRADE LIST WAS
PROVIDED BY THE SELLER.

ALL INFORMATION SHOULD
BE INDEPENDENTLY VERIFIED
BY THE BUYER PRIOR TO
PURCHASE -

ARCHER HOME UPGRADES

Improvements & Property Features

Description	Year	Price
Office built-ins, inset cabinetry & rejuvenation hardware	2022	\$12,000
Entryway walkway	2022	\$1,500
Landscaping – French drains	2022	\$4,500
Slab – garage extension	2023	\$2,000
Slab – backyard	2023	\$7,000
Side walkway	2023	\$2,000
Landscaping – front flowerbeds	2024	\$2,500
Garage epoxy & paint	2026	\$2,000
Marble floors – Bath 2	2026	\$1,000
Landscaping – backyard hauling	2026	\$2,800
Fence stain	2026	\$1,500
Approximate total of listed improvements		\$38,800

Additional Features

- Updated lighting and fans in kitchen, study, and primary bedroom
- Attic has room for storage
- Not in updated flood plain
- No front neighbors
- Only 1 of 4 one-and-a-half-story homes in the neighborhood

ORIGINAL MARKETING MATERIAL PROVIDED BY
BUILDER AT TIME OF PURCHASE, ALL
INFORMATION SHOULD BE INDEPENDENTLY
VERIFIED BY THE BUYER PRIOR TO PURCHASE -
THIS IS FOR PROMO USE ONLY.

Community Address: 14231 Archer County Trail Cypress, TX 77429 Copper Bend

Stage: 160 Series: Artisan Series Plan: Waverly 5502 Elevation: Elevation-1

Buyer Names: Jacqueline Hernandez ,

SELECTIONS SHEET

APPROVAL IS HEREBY REQUESTED FOR THE FOLLOWING CHANGES AND/OR ADDITIONS

Option Code	Description	Color/Location	C/F	Unit Price	Qty	Ext. Price
1000-01-EL	Elevation #1 – Elevations		F	\$0.00	1	Standard
1360-02-99	Optional Covered Patio – Add On Options		F	\$11,800.00	1	\$11,800.00
1720-QA-99	2nd Floor Gameroom with Powder Elev 1 – Add On Options	Color: POWDER ROOM - STANDARD PLUMBING AND LIGHTING - TILE TO BE L1 CONTEMPO 100 - 13X13 - STRAIGHT - #93 WARM GRAY	F	\$19,700.00	1	\$19,700.00
1850-03-99	Brick Option B (first floor rear) – Add On Options – * Brick Ilo Rear Siding (Standard Brick) Includes Two Story Family Room Per Plan Must Confirm With Print		F	\$0.00	1	Standard
1910-BA-2A	Capri Blinds (Whole House) – Blinds – The Arched Portion Of Window Does Not Receive A Shutter Or A Blind (Only The Square Portion Of The Window). Any Window Larger Than 60" Wide x 48" Long Will Require More Than One Blind Set Side By Side With A Single Valence.	Color: white/Location: whole house	F	\$1,890.00	1	\$1,890.00
1920-TF-16	Group A Front Door - 8ft Single – Front Door (Single)	Color: GRANITE - 6 LITE - PAINTED BLACK	F	\$360.00	1	\$360.00
2170-48-AW	White Vinyl Window Frames – Window Frame Color		F	\$0.00	1	\$0.00
2310-K1-99	Optional Francesca I Cast Fireplace – Add On Options – Family Room 36" Fireplace Surround Includes Standard 3" Hearth (Not For Use w/ Flex Option)	Color: WHITE	F	\$3,950.00	1	\$3,950.00
2380-DC-2J	Rectangle Undermount Vanity Sink – Bath 2 Vanity Sinks – SQUW2015	Color: WHITE	F	\$40.00	1	\$40.00
2380-DC-2K	Rectangle Undermount Vanity Sink – Bath 3 Vanity Sinks – SQUW2015	Color: WHITE	F	\$40.00	1	\$40.00
2380-DC-H2	Rectangle Undermount Vanity Sink – Master Bath Vanity Sinks – SQUW2015	Color: WHITE	F	\$70.00	1	\$70.00
2400-18-38	LOF 400 SS Single Bowl Sink – Kitchen sink	Color: SS	F	\$130.00	1	\$130.00
2531-AA-37	9159-DST Trinsic – Kitchen Faucet	Color: CHROME	F	\$70.00	1	\$70.00
2560-71-99	Do Not Install Air gap – Add On Options – Install Dishwasher With No Air Gap ***** ***** Not Allowed in Cross Creek or Fullbrook ***** *****		F	\$0.00	1	\$0.00
2880-K1-92	Ultra Filtration 3-Stage Water System – Water Filtration System		F	\$0.00	1	Standard
2880-K6-9S	Standard Classic Spigot – Water System Spigot – Specify: Chrome, Brushed Nickel or Rubbed Bronze Finish		F	\$0.00	1	Standard

Initial

DS

JH

/

Option Code	Description	Color/Location	C/F	Unit Price	Qty	Ext. Price
2890-22-99	Rough In Plumbing ONLY – Add On Options – Location Diagram Required. Price does not include detached garages. Available:utility rm, wet bar, attached garage. Includes Hot and Cold water connections and drain. Must choose quantity of one per each sink, shower, tub location ***To be used for rough-in only*** Must note location(s) on selection sheet	Location: SALES TO LOCATE	F	\$640.00	1	\$640.00
2890-25-99	Additional Gas Line – Add On Options – Location Diagram Required For Use Up To Stage 4 Construction *NOT TO BE USED FOR FUTURE POOL*	Location: SALES TO LOCATE	F	\$340.00	1	\$340.00
2910-04-99	Elongated Toilet – Add On Options – Location Diagram Required	Location: ALL TOILETS	F	\$90.00	2	\$180.00
2932-BA-UC	Ashlyn Chrome 4" Master – Master Bath Hardware Pkg	Color: CHROME	F	\$0.00	1	Standard
2932-BG-UD	Ashlyn Chrome 4" Hall – Hall Bath Hardware Pkg	Color: CHROME	F	\$0.00	1	Standard
2960-A1-98	Standard Media Filter – Media Filter		F	\$0.00	1	Standard
2990-AJ-99	Add Exterior Mini LED Disk Light – Add On Options – On Existing Switch (Location Diagram Required)	Location: AT ROOF LINE FOR PEAKS	F	\$120.00	3	\$360.00
2990-AK-99	Add Interior LED Disk Light – Add On Options – On Existing Switch (Location Diagram Required)	Location: 4 IN FAMILY ROOM - 2 IN GAME ROOM - 1 IN BATH #2 OVER TUB - 1 IN BATH #3 OVER TUB	F	\$90.00	8	\$720.00
3000-01-99	Add Switch – Add On Options	Location: 1 FOR COACH LIGHTS AND MINIS - 1 FOR RECESSED IN GAME ROOM - 1 FOR RECESSED IN FAMILY ROOM - 1 FOR PENDANTS	F	\$40.00	4	\$160.00
3000-10-99	Series Standard Decora Switches – Add On Options – Note Color On Selection Sheet	Color: WHITE	F	\$0.00	1	Standard
3020-A1-99	Kitchen Under (All) Cab Lighting – Add On Options – All Applicable Upper Cabinets Included Appropriate Layout Determined By Elec Co Includes Wiring And Lights on a separate switch. Optional or Standard Butler's Pantry per plan is Included. Lights are LED undercabinet lights.		F	\$610.00	1	\$610.00
3020-B1-PH	LED DISK Light – Breakfast Recess		F	\$0.00	1	Standard
3020-B1-PJ	LED DISK Light – Utility Room Recess		F	\$0.00	1	Standard
3020-B1-PT	LED DISK Light – Master Bed WIC Light		F	\$0.00	1	Standard
3020-B1-R8	LED DISK Light – Front Porch Recess		F	\$0.00	1	Standard
3020-B1-RL	LED DISK Light – Entry/Ext. Entry Recess		F	\$0.00	1	Standard
3020-B1-RM	LED DISK Light – Kitchen Recess		F	\$0.00	1	Standard
3020-B1-RP	LED DISK Light – Hall Recess		F	\$0.00	1	Standard
3046-01-RA	Portrait/Artisan Standard Patio Light – Rear Porch Wall Mount – Black Jelly Jar K1148-BK		F	\$0.00	1	Standard
3046-10-PR	Portrait/Artisan Std Flushmnt Dome Light – Master Bedroom Light – Gameroom, Media, Bedroom, Low Foyer and or Extended Entry, K8108-NI		F	\$0.00	1	Standard
3046-10-Q0	Portrait/Artisan Std Flushmnt Dome Light – Bedroom 2 Flushmount – Gameroom, Media, Bedroom, Low Foyer and or Extended Entry, K8108-NI		F	\$0.00	1	Standard
3046-10-Q1	Portrait/Artisan Std Flushmnt Dome Light – Bedroom 3 Flushmount – Gameroom, Media, Bedroom, Low Foyer and or Extended Entry, K8108-NI		F	\$0.00	1	Standard

Initial

DS

JK

/

Option Code	Description	Color/Location	C/F	Unit Price	Qty	Ext. Price
3046-10-Q2	Portrait/Artisan Std Flushmnt Dome Light – Bedroom 4 Flushmount – Gameroom, Media, Bedroom, Low Foyer and or Extended Entry, K8108-NI		F	\$0.00	1	Standard
3046-10-RV	Portrait/Artisan Std Flushmnt Dome Light – Bonus Room Flush Light – Gameroom, Media, Bedroom, Low Foyer and or Extended Entry, K8108-NI		F	\$0.00	1	Standard
3046-11-PI	Portrait/Artisan Standard Flushmnt 1-Lt – Pantry Light – Pantry, Secondary Closets &/or Hallway; K206-WH		F	\$0.00	1	Standard
3046-11-Q4	Portrait/Artisan Standard Flushmnt 1-Lt – Secondary Closet Lights – Pantry, Secondary Closets &/or Hallway; K206-WH		F	\$0.00	1	Standard
3046-11-RH	Portrait/Artisan Standard Flushmnt 1-Lt – Master Water Closet Light – Pantry, Secondary Closets &/or Hallway; K206-WH		F	\$0.00	1	Standard
3046-E8-P0	Crosby K43997-CH Semi-Flush 3-Light – Low Foyer		F	\$200.00	1	\$200.00
3046-RA-99	Courtyard K9032-BK Coach Light Add-On – Add On Options – Black Painted; Small 1-Light. Includes wiring, switch sold separately.	Location: FRONT OF ELEVATION	F	\$190.00	2	\$380.00
3046-RR-PU	Hendrik K5078-CH Vanity 3-Light – Master Bath Vanity Light	Color: CHROME	F	\$170.00	1	\$170.00
3046-RR-Q5	Hendrik K5078-CH Vanity 3-Light – Bath 2 Vanity Light	Color: CHROME	F	\$120.00	1	\$120.00
3046-RR-QA	Hendrik K5078-CH Vanity 3-Light – Bath 3 Vanity Light	Color: CHROME	F	\$120.00	1	\$120.00
3047-1Q-99	Rocklyn K43719-RS Pendant Add-On – Add On Options	Location: OVER ISLAND	F	\$200.00	3	\$600.00
3045-81-99	Combo (1 Phone, 1 TV) Location – Add On Options – Per Location		F	\$185.00	1	\$185.00
3045-D1-99	1 Keypad and Security System Trim Out – Add On Options – with Concord-4 Alarm Kit		F	\$325.00	1	\$325.00
3210-TT-99	Enclosed Refrigerator Space – Add On Options – Includes the following: Enclosed refrigerator space with gaps for future appliance and 24” deep upper cabinet above refrigerator Any Door Style, Any Level ***** ***** For Prestige And Artisan - Do NOT USE WITH BI OVEN PKG ***** ***** Includes Credit For Std Cab Over Fridge		F	\$695.00	1	\$695.00
3434-01-E8	Level 1 Kitchen Cabinets – Kitchen/BP Cabinets	Color: L1 - TAHOE MAPLE HARBOR - HARDWARE - SMALL TBAR PULL - CHROME	F	\$0.00	1	Standard
3434-10-E3	Level 1 Island Cabinets – Island Cabinet	Color: L1 - TAHOE MAPLE BOULDER - HARDWARE - SMALL TBAR PULL - CHROME	F	\$0.00	1	Standard
3434-19-G4	Level 1 Master Cabinets – Master Bath Cabinets	Color: L1 - TAHOE MAPLE BOULDER - HARDWARE - SMALL TBAR PULL - CHROME	F	\$0.00	1	Standard
3434-28-F1	Level 1 Bath 2 Cabinets – Bath 2 Cabinets	Color: L1 - TAHOE MAPLE BOULDER - HARDWARE - SMALL TBAR PULL - CHROME	F	\$0.00	1	Standard
3434-37-F2	Level 1 Bath 3 Cabinets – Bath 3 Cabinets	Color: L1 - TAHOE MAPLE BOULDER - HARDWARE - SMALL TBAR PULL - CHROME	F	\$0.00	1	Standard

Initial

DS

JK

/

Option Code	Description	Color/Location	C/F	Unit Price	Qty	Ext. Price
3360-15-DR	2 Panel Smooth Interior Doors – Interior Doors		F	\$0.00	1	Standard
3460-AA-CK	Standard Paint Color – Wall Paint Color – ** Note: Must Add Color To Selections **	Color: FIRST STAR ON WALLS AND CEILING AND EXTRA WHITE ON TRIM	F	\$0.00	1	Standard
3640-17-SY	Cove Polished Chrome Door Hardware – Hardware Package	Color: CHROME	F	\$90.00	1	\$90.00
3640-77-AD	Tavaris Polished Chrome Handleset – Handleset Door Hardware	Color: CHROME	F	\$160.00	1	\$160.00
3670-AA-1M	Master Bath Standard Shower Enclosure – Master Bath Shower Encl. – 80" Tall Spartan 1/4" Frameless All Metal/Clear (Not Available in Matte Black)		F	\$0.00	1	Standard
3710-40-99	Kitchen Cabinet Hardware – Add On Options		F	\$350.00	1	\$350.00
3710-41-99	Master Bath Cabinet Hardware – Add On Options		F	\$90.00	1	\$90.00
3710-42-99	Hall Bath Cab Hardware (Priced Per Bath) – Add On Options		F	\$40.00	2	\$80.00
3750-10-HZ	1.6cm Quartz Countertop – Master Bath CTop SQFT	Color: ICED WHITE - 1.5CM	F	\$0.00	1	Standard
3750-10-I4	1.6cm Quartz Countertop – Bath 2 CTop SQFT	Color: ICED WHITE - 1.5CM	F	\$0.00	1	Standard
3750-10-I5	1.6cm Quartz Countertop – Bath 3 CTop SQFT	Color: ICED WHITE - 1.5CM	F	\$0.00	1	Standard
3750-33-66	Level 4 Quartz Countertop – Kitchen Countertop Sqft	Color: L4 - CALACATTA VERONA - 4CM - SQUARE	F	\$3,210.00	1	\$3,210.00
3820-35-52	Level 1 Floor Tile – Utility Room Flooring	Color: L1 - SHAW - CONTEMPO 100 - 13X13 - STRAIGHT - #93 WARM GRAY	F	\$0.00	1	Standard
3820-35-74	Level 1 Floor Tile – Bath 2 Wet Flooring	Color: L1 - SHAW - CONTEMPO 100 - 13X13 - STRAIGHT - #93 WARM GRAY	F	\$0.00	1	Standard
3820-35-76	Level 1 Floor Tile – Bath 3 Wet Flooring	Color: L1 - SHAW - CONTEMPO 100 - 13X13 - STRAIGHT - #93 WARM GRAY	F	\$0.00	1	Standard
3840-35-57	Level 3 Floor Tile – Master Bath Flooring	Color: L3 - ELYISAN - GENTLE BREEZE - 12X24 - FRONT TO BACK OF HOUSE - BRICK - #93 WARM GRAY	F	\$280.00	1	\$280.00
3990-01-50	Level 2 Carpet – Remaining Carpet Area – Signature Standard Collection	Color: L2 - CHALLENGER - SILVER SPLENDOR	F	\$280.00	1	\$280.00
3990-01-63	Level 2 Carpet – Master Bedroom Flooring – Signature Standard Collection	Color: L2 - CHALLENGER - SILVER SPLENDOR	F	\$90.00	1	\$90.00
4180-01-51	Level 2 Hardwood Flooring – Kit/Brk/Cas. Dining Floor – All wood laid straight. See transition diagram.	Color: L2 - ELEMENTS - WOLF GRAY	F	\$1,390.00	1	\$1,390.00
4180-01-53	Level 2 Hardwood Flooring – Entry/Foyer Flooring – All wood laid straight. See transition diagram.	Color: L2 - ELEMENTS - WOLF GRAY	F	\$550.00	1	\$550.00
4180-01-54	Level 2 Hardwood Flooring – Extended Entry Flooring – All wood laid straight. See transition diagram.	Color: L2 - ELEMENTS - WOLF GRAY	F	\$1,490.00	1	\$1,490.00
4180-01-59	Level 2 Hardwood Flooring – Family Room Flooring – All wood laid straight. See transition diagram.	Color: L2 - ELEMENTS - WOLF GRAY	F	\$3,360.00	1	\$3,360.00
4180-01-61	Level 2 Hardwood Flooring – Living Room Flooring – All wood laid straight. See transition diagram.	Color: L2 - ELEMENTS - WOLF GRAY	F	\$1,320.00	1	\$1,320.00

Initial

DS

JK

/

Option Code	Description	Color/Location	C/F	Unit Price	Qty	Ext. Price
4290-M3-99	Upg to Mstr Mudset Shwr w/ L3 Wall Tile – Add On Options – Includes Wall Tile To Ceiling Includes Any Level Mudset	Color: CHROME SHOWER FRAME - M701 CARRARA WHITE TRIANGLE POLISHED - #93 WARM GRAY	F	\$1,290.00	1	\$1,290.00
4300-01-D9	Level 1 Bath Wall Tile – Bath 2 Shower Wall Tile	Color: L1 - SHAW - CONTEMPO 100 - 13X13 - STRAIGHT - #93 WARM GRAY	F	\$0.00	1	Standard
4300-01-E1	Level 1 Bath Wall Tile – Bath 3 Shower Walls	Color: L1 - SHAW - CONTEMPO 100 - 13X13 - STRAIGHT - #93 WARM GRAY	F	\$0.00	1	Standard
4300-03-TA	Level 3 Bath Wall Tile – Master Shower Wall Tile	Color: L3 - ELYISAN - GENTLE BREEZE - 12X24 - HORIZONTAL BRICK - #93 WARM GRAY	F	\$210.00	1	\$210.00
4300-03-TE	Level 3 Bath Wall Tile – Master Tub Splash Tile	Color: L3 - ELYISAN - GENTLE BREEZE - 12X24 - HORIZONTAL BRICK - #93 WARM GRAY	F	\$100.00	1	\$100.00
4310-53-TB	Level 3 Tub Deck/Skirt Tile – Master Tub/Deck Skirt	Color: L3 - ELYISAN - GENTLE BREEZE - 12X24 - HORIZONTAL BRICK - #93 WARM GRAY	F	\$60.00	1	\$60.00
4330-F5-85	Kitchen Backsplash Level 5 – Kitchen Backsplash	Color: L5 - ELEGANZA COASTLINE - PEBBLE BEACH POLISHED - 4X24 - HORIZONTAL BRICK - #93 WARM GRAY	F	\$240.00	1	\$240.00
4360-04-99	Delete Std Soap Dish At Master Shower – Add On Options		F	\$0.00	1	\$0.00
4360-05-99	Delete Standard Soap Dish At Hall Baths – Add On Options		F	\$0.00	1	\$0.00
4410-06-99	Slider 4 Speed Fan Control For Decora – Add On Options – Specify Finish: White or Almond	Color: WHITE	F	\$0.00	1	Standard
4410-M1-AS	Standard Ceiling Fan(s) – Family Room Ceiling Fan	Color: BRUSHED NICKEL WITH ALABASTER BOWL AND WALNUT BLADES	F	\$0.00	1	Standard
4540-F3-97	Frigidaire Gallery Upgrade (Gas) – Appliance Package – FGGF3036TF Gas Range, FGMV176NTF OTR Microwave & FGCD2444SA Dishwasher.		F	\$670.00	1	\$670.00
4700-ZA-99	This homes design consultant was Angela – Add On Options		F	\$0.00	1	\$0.00
4850-AA-99	Flooring DC Related – Add On Options	Color: L2 - CHALLENGER - SILVER SPLENDOR/Location: OPTIONAL GAME ROOM	F	\$200.00	1	\$200.00

CONDITIONS

NO STRUCTURAL FLEX OPTIONS WILL BE APPROVED AFTER THE DATE OF INITIAL CONTRACT. NO CHANGES OF ANY KIND WILL BE APPROVED AFTER THE FINAL DESIGN CENTER MEETING DATE.

It is understood that changes, if any, for the above work are to be paid in cash on request of the Seller, in full

Initial

DS

JK

/

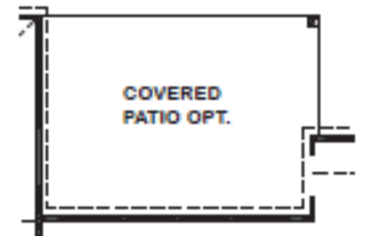
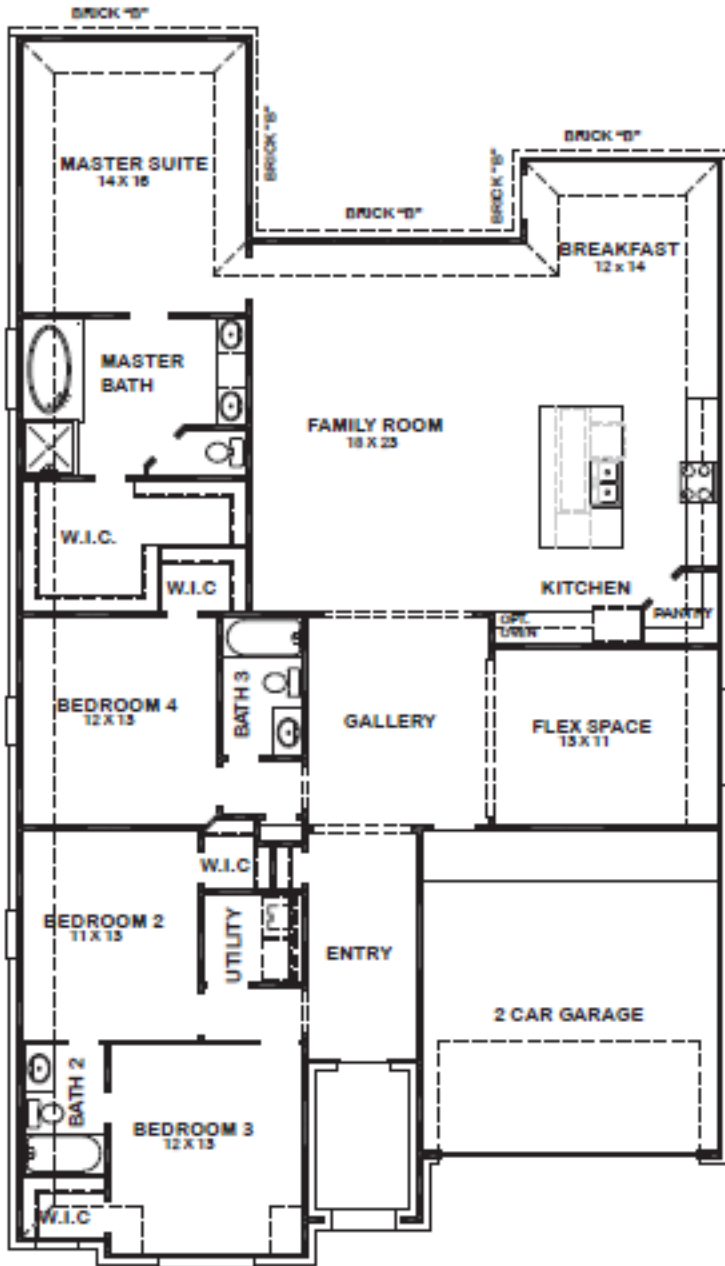
WAVERLY

ORIGINAL MARKETING MATERIAL PROVIDED BY
BUILDER AT TIME OF PURCHASE, ALL
INFORMATION SHOULD BE INDEPENDENTLY
VERIFIED BY THE BUYER PRIOR TO PURCHASE -
THIS IS FOR PROMO USE ONLY.

DocuSigned by:

Jacqueline Hernandez

175158E70F45446...



FIREPLACE OPTION

Features:

- Approx. 2501 Square Feet
- 4 bedroom
- 3 - Bath
- 2 - Car Garage



FIRST FLOOR WITH OPT. SECOND FLOOR



OPT. GAMEROOM

OPT. SECOND FLOOR PLANS

ORIGINAL MARKETING MATERIAL PROVIDED BY
BUILDER AT TIME OF PURCHASE, ALL
INFORMATION SHOULD BE INDEPENDENTLY
VERIFIED BY THE BUYER PRIOR TO PURCHASE -
THIS IS FOR PROMO USE ONLY.



DocuSigned by:

Jacqueline Hernandez

175158E70F45446...



50' Homesites



55' Homesites

