

Patch Development

4 Eric Drive
Billerica, MA 01821

(978) 994-6612

www.PatchDevelopment.com



O P T I O N S & P R I C E L I S T

STRUCTURAL

Additional sq. footage family room	\$85 per square foot
Steel beam construction for Basement and Garage (eliminates most lolly columns)	\$45 per linear foot
Farmers porch (6' x 38' long)	\$12,500
Partial open foyer (allows for walk up attic)	\$1,650
Dormers (walk up attic)	\$2,500 each
Add 2ft to home with per floor	TBD
Over garage transom windows	\$1,400
Hip roof	\$3,800
Box out window	\$450
Additional window	\$350
Oversized kitchen window (includes credit)	\$530

EXTERIOR

Increased deck size	\$45 per square foot
Brick front (vestibule 3' x 12')	\$4,200
Cultured stone front (vestibule 3' x 12')	\$5,200
Cultured stone each side of garage doors	\$900
Irrigation rear and sides (front standard)	\$100 per head
Add walk-out basement or dog-house style door	TBD

FIREPLACE

Direct vent gas (master bedroom)	\$2,500
Blower	\$150
Brick fireplace	TBD

ELECTRICAL

Wall oven outlet	TBD
Additional phone jacks	\$60
Additional cable jacks	\$60
Audio	See home theater price list
Basic security system	\$1,800
Window screen security system	\$3,000 - \$3,300
Recessed lights	\$125
Ceiling light (no fixture)	\$175
Ceiling fan boxes (no fixture)	\$195
Exterior flood lights (no fixture)	\$150
Closet lights (master bed standard)	\$150
Additional outlets	\$125
Exterior lamppost underground wire with switch (no fixture) 50 ft max	\$500

Patch Development

4 Eric Drive
Billerica, MA 01821

(978) 994-6612

www.PatchDevelopment.com



O P T I O N S & P R I C E L I S T

DOORS

Interior standard	\$350
Interior French door glass (wood)	\$1,200
Frosted glass interior French door	TBD
Additional slider	\$1,200

HARDWOOD/FLOORING

Cherry single in-lay in dining room	\$350
Staircase open both sides w/fancy volutes and bullnose 1 st step & 4 end step caps for the hard wood look	\$2,500
Extra hardwood (includes allowance)	\$9.75 per square foot
Staircase open on one side w/fancy volutes and bullnose	\$1,150
Plywood underlayment to change to tile flooring	\$50 per sheet
Upgrade hardwood width from 2 1/4" to 3 1/4"	\$10.25 per square foot

KITCHEN

Microwave installation (no duct work)	\$155
Vented to exterior – Gourmet kitchen charge	\$350
Wall oven and stovetop set up	\$350

HEATING/COOLING

Gas piped roughed in attic	\$500
Humidifier	\$650
Central vacuum (rough included)	\$1,100

ATTIC

Additional electric circuits	\$175
Finished 3 rd floor	\$15,900-\$22,500 approx.

INTERIOR

Archway only	\$450
Half wall w/columns between rooms w/o arch	\$1,500
Half wall w/columns between rooms w/arch	\$1,800
Floor to ceiling columns between rooms w/o arch	\$1,100
Floor to ceiling columns between rooms w/arch	\$1,400
Sculpted ceiling in dining room	\$500
Open staircase (optional)	no charge
Smooth finished ceilings per floor (does not include vaulted ceiling)	\$2,000
Vaulted ceiling master bedroom	\$2,200
Vaulted ceiling sun room	\$1,400
9' ceilings (if plan allows)	\$5,500 per floor
Upgrade to door levers (interior)	\$25 each
Fireplace custom box out	\$800

Patch Development

4 Eric Drive
Billerica, MA 01821

(978) 994-6612

www.PatchDevelopment.com



O P T I O N S & P R I C E L I S T

INTERIOR PAINTING

Wall colors per room	\$500
Entire house two tone (1 color/ white trim)	\$1,100

PLUMBING

Hot water tank upgrade to 75 gallon	\$750
Convert ½ bath to ¾ - first floor	\$1,250
Exterior water spigots (2 standard)	\$185

Prices for options subject to change as manufacturer's prices increase or decrease.