

AVAILABLE OPTIONS



Patch Development
Custom Builder Since 1979
8 Christian Way
Andover, MA 01810
(978) 314-9970 patchdev@gmail.com

STRUCTURAL

Additional sq footage	\$TBD per square foot
Add 12" height to basement ceiling	\$1,500
Walk out basement with 1'-6" slider & 2 windows	\$5,000 (if lot allows)
Beam construction for basement & garage (eliminates most lally columns)	\$45 per linear foot
Farmer's Porch (6' x 38' Long)	\$15,500
Dormers (walk up attic)	\$2,500 each
Over garage transom window	\$1,400
Hip roof	\$5,800
Box out window	\$850
Additional window	\$400
Oversized kitchen window (includes credit)	\$530
Walk-Out/Bump Out Bay Window	\$2,500
Walk up attic	\$2,800

EXTERIOR

Vinyl Railing- Composite decking (12 x 14)	\$20 per square foot
Increased deck size	\$55 per square foot
Brick Front	\$TBD
Cultured Stone Front	\$TBD
Brick Walk	\$TBD
Irrigation System	\$TBD
Gutters	\$TBD

FIREPLACE

Direct Vent Gas (master bedroom)	\$3,500
Blower	\$150
Brick Fireplace	\$TBD

ELECTRICAL

Wall oven labor	\$500
Additional phone jacks	\$75 each
Additional cable jacks	\$75 each
Additional CAT 5 jacks	\$100 each
Security System	\$TBD
Under-mount cabinet lights	\$150
Recessed lights	\$150 each
Ceiling light no fixture	\$175 each
Ceiling fan boxes (no fixture)	\$195 each
Exterior flood lights (no fixture)	\$150 each
Closet lights (master bedroom standard)	\$150 each
Additional outlets	\$125 each
Exterior Lamppost underground wire w/ switch (no fixture) 50 ft max. labor only	\$500
Closet light with fixture	\$175 each

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INTERIOR PAINTING

Wall colors per room \$250

DOORS

Interior Standard \$350
Interior French Door Glass (Wood, 5' Double) \$1,250
Interior French Door Glass (2'-6') \$750
Additional Slider \$1,200

HARDWOOD/FLOORING

Cherry single in-lay in Dining Room \$TBD
Extra hardwood (includes all allowances) \$10 per square foot
Plywood underlayment to change to tile flooring \$50 per sheet
Upgrade hardwood width from 2 1/4" to 3 1/4" \$1.00 per square foot

KITCHEN

Microwave vented to exterior allowance \$350
Wall oven and stovetop set up \$500 each

HEATING/COOLING

Humidifier 1st floor \$850
Central vacuum (rough included) \$1,300

ATTIC

Additional Electric Circuits \$175
Finished 3rd floor \$15,900-\$22,500 (approx)

INTERIOR

Archway only \$550
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
Smooth finished ceiling 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
Finished attic 12'x24' \$20,000
Finished basement \$TBD

PLUMBING

Hot water tank upgrade to 75 gallon \$750
Convert 1/2 bath to 3/4 bath - first floor \$1,250
Exterior water spigots (2 standard) \$185

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