



# SYLER CONSTRUCTION

FLOOR PLAN & PRICING GUIDE



816.564.1636 [Sylorconstruction.com](http://Sylorconstruction.com)

The PALISADES

# 2020 Standard Features:

Items with \*\* are above builder-grade standards

## Warranty:

- One year limited warranty
- Punch-list done at 60 day and 1 year

## Exterior:

- Cultured stone design per plan
- Stucco front/ LP Smart Siding varies per plan
- LP Smart Siding on sides and back elevations.
- Smart trim on fascia per plan
- 12" smart soffit with cut in vents
- Windows come in white vinyl, with grills on the front of the house only, low e glass, and screens. Window type varies per plan
- Window well per plan

## Exterior Items above builder-grade standards

- Lifetime CertainTeed Presidential shingles over 15 pound felt, metal valley, and drip edge \*\*
- Seamless, color matched gutters that include 2x3 downspouts with buried downspout extensions 5 feet away from the foundation \*\*
- Garage doors are 8 foot tall and include openers\*\*
- \$3,600 landscape allowance \*\*
- Irrigation system designed per lot \*\*
- Covered deck: Black aluminum spindles and deck boards of treated material with cedar posts and rails that are stained \*\*
- Bottom of deck includes screen-for future screened in deck purposes \*\*
- All foundations types (full dig, daylight, & walkout) included at no added cost\*\*

## Interior trim:

- Large base boards in main areas, smaller casing in secondary areas
- Crown molding in box vaults per plan
- Custom wood mantle over fireplace
- Door hardware in ORB or Satin Nickel finish, Handle-set on front door, levers throughout the rest of the home
- Decorative metal spindles on staircase

## Interior Trim Items above builder-grade standards

- Crown headers over Great Room Windows \*\*
- \$6,000 allowance to use for custom ceiling/wall treatments \*\* (See Page 9 of Selection Book)
- Decorative wood mirror frame in master bath and main guest bath\*\*
- Wood end caps on stairs \*\*

## Mechanical, plumbing, and lighting

- 1/3 HP Air switch for garbage disposal
- 2 exterior hose bibs
- Delta plumbing included in ORB or Satin Nickel finish

- Rectangular vanity sinks
- PEX plumbing supply lines
- 200 AMP electrical services
- TV outlet included in 3 areas
- Ceiling fan in great room, master, and covered deck-if applicable, however all secondary rooms are pre-wired for future ceiling fans
- All other lighting is budgeted per plan
- 13 SEER HVAC equipment
- Digital Thermostat

## Mechanical, plumbing, & lighting above builder-grade standards

- 50 gallon power shot water heater \*\*
- Humidifier \*\*
- An outlet in the garage and pantry \*\*
- Black 50/50 or 60/40 Silgranit sink in kitchen \*\*
- Sump pump on all plans \*\*
- Radon ventilation through roof \*\*
- Basement stubbed for future full bath/bar if basement not finished \*\*
- 96% efficient gas furnace \*\*

## Cabinets, flooring, countertops

- Mudroom bench-varies per plan
- ORB, Satin Nickel, or Chrome hardware
- Granite tops in kitchen, master bath, and main floor guest bath
- Granite top in basement bar if applicable
- Cultured marble tops on secondary baths
- Tile backsplash in kitchen and basement bar if applicable
- Tile floors in all bathrooms/laundry/bar floor, tile floor master bath shower
- Carpet in bedrooms/bed closets
- Upgraded carpet on stairs
- Rustic Red Oak random length/width hardwood floors on main level-placement varies per plan
- Matte finish paint on walls, Enamel on trim/doors

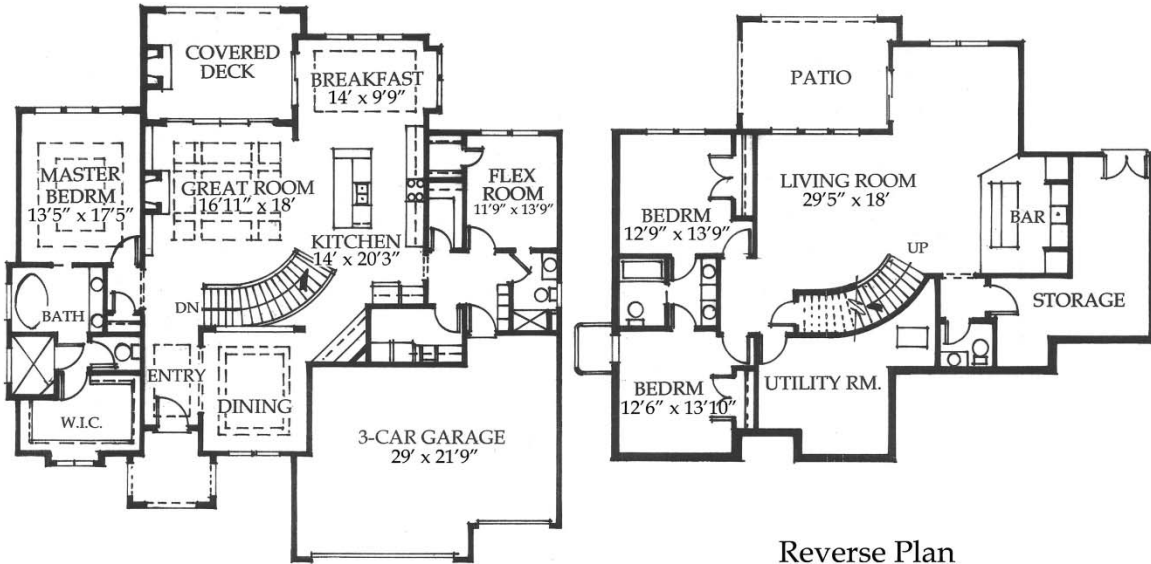
## Cabinets, flooring, & countertops above builder-grade standards

- Cabinets to ceiling in kitchen
- Stainless GE appliances in kitchen-30" gas cooktop, dishwasher, built in microwave/oven, & stainless steel hood \*\*
- Up to 3 interior colors and 1 stain color \*\*
- Double trash pullout in kitchen \*\*
- Full extension glides throughout \*\*
- (1) shampoo niche & seat in master shower \*\*
- Tile walls in all showers \*\*

# The PALISADES



# Avail



Reverse Plan  
4 Bedroom, 3.5 Bath  
3 Car Garage



**SYLER  
CONSTRUCTION**

Dimensions are approximate  
which may cause homes to  
vary slightly from drawings.  
© 2018 All rights reserved

# Standard Homes Pricing

## The PALISADES

PLAN	BED / BATH	STYLE	SQUARE FOOTAGE	BASE PRICE
MIA	4/3	REVERSE 1.5	2857	\$440,946
RICHMOND	4 / 3.5	REVERSE 1.5	3105	\$482,927
CEDAR RIDGE 2	5 / 3.5	1.5 Story	3112	\$525,051
WELLINGTON	4 / 3.5	1.5 Story	3202	\$521,856
ASHCROFT	4/3	REVERSE 1.5	3165	\$468,368
CEDAR RIDGE	4 / 3.5	1.5 Story	3331	\$534,965
AVAIL 2	4 / 3.5	REVERSE 1.5	3457	\$503,751
AVAIL	4 / 3.5	REVERSE 1.5	3546	\$526,772
RIDGEDALE	4 / 3.5	REVERSE 1.5	3564	\$511,659
OAKWOOD	5/3	2 Story	0	\$

\*\* Price does not include lot. Prices and features are subject to change at any time without notice. Square footage is approximate. 9/1/20.



**SYLER  
CONSTRUCTION**

816.564.1636 [sylerconstruction.com](http://sylerconstruction.com)