

# SYLER CONSTRUCTION

FLOOR PLAN & PRICING GUIDE



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

**DAVIDSON FARMS**  
— AT SHOAL CREEK —

# 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
- Smart panel siding on sides and back
- 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
- Lifetime architectural shingle over 15 pound felt, metal valley, and drip edge
- Window well per plan
- Irrigation system designed per lot \*\*

## Exterior Items above builder-grade standards

- **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\*\***
- **If in a subdivision, \$3,000 landscape allowance \*\***
  - **Varies per phase selected to build in.**
- **Decks are of treated material, cedar rails, and black metal spindles \*\***
- **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
- Custom ceiling details, varies per plan
- 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, knobs throughout the rest of the home
- Decorative metal spindles on staircase

## Interior Trim Items above builder-grade standards

- **Crown headers over Great Room Windows \*\***

## Mechanical, plumbing, and lighting

- 50 gallon power shot water heater
- 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

- **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

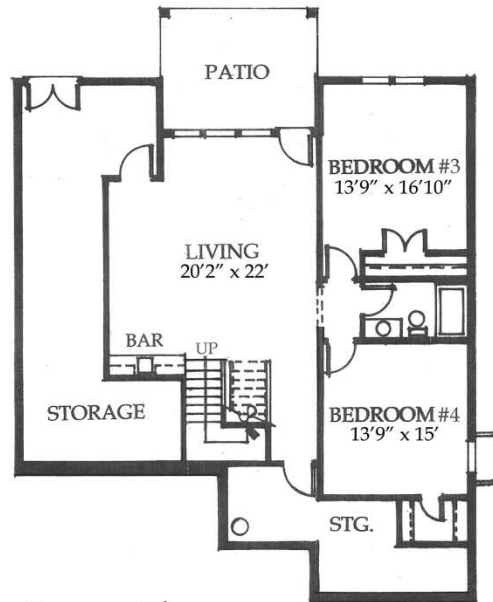
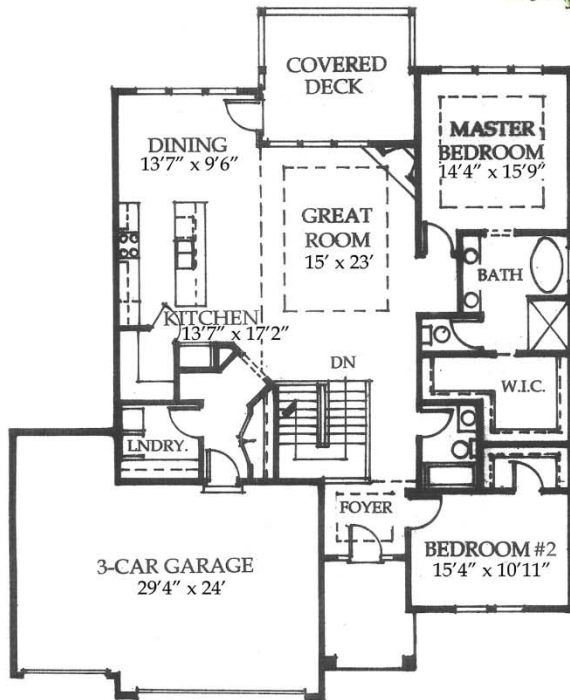
- 36" upper kitchen/laundry cabinets
- Mudroom bench-varies per plan
- ORB, Satin Nickel, or Chrome hardware
- Granite tops in kitchen, master bath, and main floor guest bath
- Granite top in basement bar if applicable
- Cultured marble tops on secondary baths
- Tile backsplash in kitchen and basement bar if applicable
- Tile floors in all bathrooms/laundry/bar floor, tile floor master bath shower
- Tile walls in master bath and main floor guest shower if applicable
- Other secondary showers are units
- 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

- **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 \*\***



# Ashcroft



Reverse Plan  
4 Bedroom, 3 Bath  
3 Car Garage



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Dimensions are approximate  
which may cause homes to  
vary slightly from drawings.  
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# Standard Homes Pricing



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PLAN	BED / BATH	STYLE	SQUARE FOOTAGE	BASE PRICE
MIA	4/3	REVERSE 1.5	2857	\$ 396,397
RICHMOND	4 / 3.5	REVERSE 1.5	3105	\$ 435,025
CEDAR RIDGE 2	5 / 3.5	1.5 Story	3174	\$ 474,720
WELLINGTON	4 / 3.5	1.5 Story	3190	\$ 473,231
ASHCROFT	4/3	REVERSE 1.5	3165	\$ 424,948
CEDAR RIDGE	4 / 3.5	1.5 Story	3228	\$ 484,495
AVAIL 2	4 / 3.5	REVERSE 1.5	3446	\$ 458,919
AVAIL	4 / 3.5	REVERSE 1.5	3671	\$ 473,968
RIDGEDALE	4 / 3.5	REVERSE 1.5	3564	\$ 461,298
OAKWOOD	5/3	2 Story	2888	\$ -

\*\* Price does not include lot.

\*\* Price does not include additional siding for any Estate Lot requirements.

\*\*Square footage is approximate and could slightly change depending on lot.

Prices and features are subject to change at any time without notice. 9/1/2020.



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