



## Wildflower Man Caves & She Sheds - Clayton!

**Base price \$199,900**

Includes the following options: exterior single color, 1 finished interior bathroom, slop sink, trench drain in center, LP Furnace, hot water heater, 14' insulated access door and a front porch!

### Pick Your Condo Size:

- 40' by 40' - 1,600sqft
  - Pick your lot:
- 40' by 64' - 2,400 sqft - Add \$25,000 (only \$31.25/sqft)
  - Pick your lot:

### Exterior Options:

All buildings are white, with color match wainscoting to the roof.

- Exterior Roof/Wainscoting (circle one)*
  - Blue, Red, Black, Green, Purple, Yellow, Brown, Tan, Gray
- Garage Door Color*
  - White
  - Black
- Garage Door Options*
  - Add windows to garage door: \$899
- Front Door Color (circle one)*
  - Black, White, Brown, Blue, Red, Yellow
- Stone - 3' on Fronts of Condo
  - None (included)
  - Any color option below: \$3,499  
(circle color preference below)

*Midnight*



*Timber Ridge*



*Lakeshore Linen*



## Interior Finishes

### Bathroom

- Concrete flooring (included)
- LVP Flooring Cree - \$499
- LVP Flooring Chic - \$599
- Epoxy flooring (only valid with epoxy throughout)
- Stained Trim - Coffee Color - included
  - Upgraded White Trim - \$189
- Add shower - \$2,499



### Mezzanine Options

- Mezzanine above built in bath and utility room (included)

### Interior Walls

- Plywood Interior walls 8' tall for tool hanging - Painted Repose Gray
  - Sheetrock interior walls 8' tall - \$6,900

### Epoxy Flooring

- Basic Flake - \$10,499 (40'x40')      \$16,799 (40'x64')  
Santana, Nightfall Tuxedo, Camel
- Premium Flakes - \$11,499 (40'x40')      \$18,399 (40'x64')  
Schist, Carbon, Lani Grag, Obsidian
- Metallic Ultra Premium - \$26,499 (40'x40')      \$42,399 (40'x64')  
Black Olive, Metallic Sterling, Metallic Mocha
- 4' 3 color logo of your choice \$1,499 (only available if epoxy flooring is selected)

## Additional Features

### Mini Bar Layout

- Includes mini fridge, laminate countertops, cabinets, microwave - \$7,850
  - Laminate Selection:
- Upgrade to Quartz - \$3,499

### Full Wet Bar Layout

- Includes full sized fridge, laminate countertops, cabinets, microwave - \$10,299
  - Laminate Selection:
- Upgrade to Quartz - \$4,499
- Upgrade to French Door Fridge \$1,249

### Office/Workbench Station Layout (place location you want on your plan!)

- Includes Side by side 9' Cabinets and 6' work bench/station - \$6,999

### Bench and hooks at entry - \$1,299

### Entertainment center with fireplace and TV - \$6,499

### Concrete driveway upon completion (approximately 20' long) - \$4,250

\*Note future asphalt road assessment will come when asphalt is laid (roughly \$4,000) we want to ensure gravel is settled out and construction is completed before this is done

Total build price: \$ \_\_\_\_\_

Deposit Amount (\$10,000 minimum): \$ \_\_\_\_\_

Estimated Closing Date: \_\_\_\_\_

Will the buyer be paying cash or financing?

Cash                  Financing

Will buyers like to be connected to our financing partner West Pointe Bank?

(usually 15% down 20 year note)

Yes                  No

Any contingencies on Offer to Purchase requested:

No                  YES:(note what) \_\_\_\_\_

Buyer Name (s): \_\_\_\_\_

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer Email Address: \_\_\_\_\_

Buyer Phone Number: \_\_\_\_\_

Seller Representative Name: \_\_\_\_\_

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

