

Upgrades For Your New Home

MAISONS PARAGON HOMES



The following provides rules of thumb for typical upgrades to a home.

Remember that these are rules of thumb only, and that every house is different!

Your point of reference is an 1800 square foot, 2-storey home with vinyl siding and windows, hardwood in living room, ceramic in kitchen, unfinished basement, standard plumbing/electrical fixtures and cabinets, and central heating - what you would generally find in a new track housing project or a "spec" construction. The house is built on a standard lot with regular grades and soil conditions. Costs include materials and labour

315,000.00

Item	Description	Cost	Check
Structural Elements			
Insulated foundation walls	Basement and slab are insulated with high density styrofoam	4,000.00	_____
Styrofoam block foundation	Styrofoam block foundation and framing walls with concrete fill	12,000.00	_____
Walkout basement	Walkout level for basement with windows and doors	12,000.00	_____
Decorative post and beam	Decorative pine posts and beams in great room/open area	8,000.00	_____
Structural post and beam	Structural pine posts and beams in great room/open area	25,000.00	_____
Timber frame bents	Full timber bents (walls, trusses, braces) in great room/open areas	50,000.00	_____
Log wall system, main floor	Engineered solid pine log walls on main floor	14,000.00	_____
Log wall system on 2nd floor	Engineered solid pine log walls and gables on second floor	11,000.00	_____
9 foot ceiling heights	Increase ceiling heights to 9 feet on both floors	2,500.00	_____
Aluminium clad windows	Add wood interior windows with exterior aluminium cladding	6,000.00	_____
Custom front door	Custom front door with transom, sidelights, decorative glass	4,000.00	_____
Integral garage	Integrate garage into basement, on walk-out lot	5,000.00	_____
Separate garage	Add separate 2-bay garage, unfinished, with foundation	48,000.00	_____
Plywood Substitution	Upgrade sub-floor and roof sheathing to plywood	4,000.00	_____
Super Insulation	Build home using super-insulated R30 walls	4,000.00	_____
R2000 System	Build home to R2000/Novoclimat standard (HVAC, insulation, process)	15,000.00	_____
Exterior Finishes			
Lap siding	Engineered wood lap siding exterior	12,000.00	_____
Brick façade	Add brick to façade	16,000.00	_____
Full brick on all elevations	Brick on all house elevations	50,000.00	_____
Stucco exterior	Install acrylic stucco on all elevations	25,000.00	_____
Metal roof	Replace shingles with metal roof	5,000.00	_____
Architectural shingles	Replace shingles with architectural 3-ply asphalt shingles	4,500.00	_____
Decorative exterior trim	Add decorative posts, beams, frieze boards, window trim, shutters	4,000.00	_____
Cultured stone at grade	Add cultured stone around grade of house	12,000.00	_____
Stone Chimney Chase	Add cultured stone to exterior full length chimney chase	10,000.00	_____
Interior Elements			
Clear wood interior trim	Upgrade all trim and mouldings to stain grade pine	4,000.00	_____
Architectural trim	Upgrade basic trim to include architraves, plinths, large mouldings	4,000.00	_____
Pine walls	Add stain grade pine to interior walls	6,000.00	_____
Pine ceilings	Add stain grade pine to cathedral ceilings	4,500.00	_____
Hardwood stairs	Replace carpet grade stairs with hardwood stairs, railings, posts	6,500.00	_____
Kitchen and bath upgrades	Upgrade kitchen and bath cabinets, add island	15,000.00	_____
Countertop Upgrades	Upgrade from laminate counters to Granite, Corian or similar	3,500.00	_____
Fireplace	Add airtight EPA approved woodburning fireplace, chimney	8,500.00	_____
Cathedral ceilings	Add cathedral ceiling, fully finished, in great room/open area	8,000.00	_____
Finished basement	Finished basement, including drywall, plumbing, electrical, trim, flooring	25,000.00	_____
Hardwood - bedrooms/halls	Add hardwood to bedrooms and hallways	10,000.00	_____
Systems			
Upgrade plumbing	Upgraded plumbing fixtures and faucets	8,000.00	_____
Upgrade electrical	Upgraded electrical fixtures, pot lights, halogens	5,000.00	_____
Radiant Floors	Upgrade to radiant flooring system, ductless heating	14,000.00	_____
Electrostatic/HEPA Filtration	Add premium air filtering system	3,500.00	_____
Decks and Porches			
Deck	Add uncovered deck, 10X20, with stairs to grade	8,000.00	_____
Covered Deck	Add covered deck, 10X20, with stairs to grade	10,000.00	_____
Screen Porch	Add screen porch, 10X20, with stairs to grade, integrated to house	14,000.00	_____
Total Cost of Additions			_____
Base Cost			315,000
Total Cost to Build			_____