

AVAILABLE UPGRADES

LOT CHARGES

Lot Price	
Walkout Lot Premium	\$6,000

EXTERIOR UPGRADES

Elevation Upgrade*	
Premium Siding Colors*	\$1,500
12' X 12' Concrete Pad	\$1,500
Garage Service Door & Pad	\$2,250
60"X18" Transom Window	\$975
48X48 or 60X60 Fixed Window	\$650
Center Window 60x60 Fixed- LR Set	\$350
Black Exterior Windows- Price Per	\$300
Craftsman 1/4 View Entry Door	\$775
3/4 View Entry Door	\$975
Brushed Nickel Round Exterior Knob(2) DB(1)	\$200
Matte Black Round Exterior Knob(2) DB(1)	\$215
Brusked Nickel Exterior Lever(2) DB(1)	\$250
Matte Black Exterior Lever(2) DB(1)	\$265
Custom Exterior Upgrades	
Central Air	\$5,500
Additional Water Spigot (homes have 1)	\$450
Hot and Cold Water In Garage	\$650
12X12 Treated Deck (Steps \$750/\$1000/\$1250)	\$4,500
12x12 Composite Deck	\$8,000
3rd Stall Garage	\$20,000
Garage Door Windows	\$950
Keyless Entry Pad (Garage)	\$100
Custom Porch Column*	\$750
Deluxe Column w/Stone	\$1,500
Stone 1/2 Front Garage	\$2,000
Stone Accent Front of House*	\$3,120
Portico Over Garage w/ Shingles	\$2,800
Portico Over Garage w/ Metal	\$4,000

KITCHEN & BATH UPGRADES

42" Uppers and Trash Pullout	\$2,000
Craftsman Crown Moulding	\$250
Quartz Kitchen Countertops (Tier 1)	\$5,000
Quartz Kitchen Countertops (Tier 2)	\$6,000
Quartz Kitchen Countertops (Tier 3)	\$7,000
Tile Kitchen Backsplash	\$2,000
3 Under Cabinet Lights	\$475
Round Brushed Nickel Knobs Kitchen and Bath	\$100
Round Matte Black Knobs Kitchen and Bath	\$125
5" Rectangle Brushed Nickel Pulls Throughtout	\$250
5" Rectangle Matte Black Pulls Throughtout	\$275
Stainless Steel Kitchen Appliance Package	\$4,850

Stainless Steel Wall Mounted Hood Upgrade	\$1,000
Upgrade All Plumbing Fixtures Brushed Nickel	\$600
Upgrade All Plumbing Fixtures Matte Black	\$675
Upgrade Kit Faucet Only Brushed Nickel	\$300
Upgrade Kit Faucet Only Matte Black	\$325
Tile Shower Walls With White Fiberglass Base	\$7,500
Tile Tub Walls With White Fiberglass Tub	\$7,000
Freestanding Soaking Tub (no tile w/ fixture)	\$6,000
Composite Granite Vanity Top	\$250
Quartz 36" Vanity Top	\$1075/\$1275/\$1575
Quartz 48" Vanity Top	\$1275/\$1475/\$1875
Quartz 60" Vanity Top	\$1475/\$1775/\$2275
Extra Vanity Sink Cabinet & Faucet (dbl vanity)	\$1,500
Laundry Tub And Cabinet Package	\$2,000
Navien On Demand Water Heater	\$3,000
Comfort Height Toilet	\$200

FLOORING UPGRADES

LVP Great Room and Halls (<1200 sf ranch)	\$4,000
LVP Great Room and Halls (<1600 sf ranch)	\$4,500
LVP Great Room and Halls (<2000 sf ranch)	\$5,000
LVP Bedroom (per room)	\$750
Patterned Carpet (per room)	\$150
Tile Flooring*	

TRIM & DOOR UPGRADES

9' Main Floor Ceilings	\$4,000
36" Gas Fireplace w/ Wood Cap (no tile/stone)	\$8,000
48' Electric Fireplace (no mantle/tile/stone)	\$4,000
Additional Paint Colors (per color)	\$300
Wood Spindle Staircase	\$2,000
Fireplace Mantel- Shelf Only	\$300
Fireplace Mantel- Shelf and Legs	\$450
Fireplace Surround Tile- No Hearth*	
Bench And Hooks	\$775
Mudroom Locker up to 4'	\$975
Mudroom Locker up to 7'	\$1,475
Craftsman Wainscot 1/2 Wall	\$1,200
Craftsman Wainscot 3/4 Wall	\$1,500
Shiplap 1/2 Wall	\$1,500
Shiplap 3/4 Wall	\$1,800
Craftsman Window Trim Per Open- Craftsman	\$200
Craftsman Deluxe Window Trim Per Opening	\$250
Square Window Trim Per Opening	\$225
Shoe Moulding On Baseboard- Square*	
Crown Moulding*	
2 Panel Raised Doors- Per Door	
5 Panel Raised Doors- Per Door	\$25

6 Panel Raised Doors- Per Door	\$15
1 Panel Shaker Doors- Per Door	\$50
3 Panel Shaker Doors- Per Door	\$75
Paint Interior Door Accent Color- Per Door	\$75
Bruished Nickel Round Interior Knob	\$30
Matte Black Round Interior Knob	\$35
Brushed Nickel Interior Lever	\$50
Matte Black Interior Lever	\$55

ELECTRICAL UPGRADES

All Discs, 2 Vanity Lights, No Hanging Fixtures	
Brushed Nickel Frosted Glass Maxim Package	\$650
Matte Black Frosted Glass Maxim Package	\$650
Brushed Nickel Seeded Glass Package	\$750
Matte Black Seeded Glass Package	\$750
Matte Black Modern Clear Glass Package	\$950
Brushed Gold Modern Clear Glass Package	\$950
Additional Disc Light Location and Fixture (ea)	\$125
Dimmer Switch (toggle stule)	\$50
Additional Light Location (same switch)	\$85
Ceiling Fan Box and Install	\$225
TV Wall Box With Tube	\$350
Additional Vent Fan	\$320
Power Humidifier on Furnace	\$600
Added Plugs/Switches	
Custom Lighting Charges	

ADDITIONAL UPGRADES

Change Orders (each)	\$250
Construction Finance Fee	\$2,500

*Updated 4/8/25



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PLACE OF MANY HEARTS

HOME BUYER'S GUIDE
www.odenhomes.com

Thomas A. Serio | Cori Bissell
231.286.0102 | 231.220.1581
thomas@sellingwestmi.com | cori@sellingwestmi.com
www.SellingWestMI.com
www.OdenoHomes.com
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PROPERTY & FEATURES (INCLUDED)

PRICING & ALLOWANCES



MOVE-IN READY HOMES

Choose your lot, choose your plan, and choose your finishes from the provided upgrade list. Home pricing is as printed and selections are made at the model home.

SEMI-CUSTOM HOMES

Choose your lot, choose your plan, and choose your finishes from the provided upgrade list. Home pricing is as printed and selections are made at the model home. \$2,500 construction finance fee will be applied.

PRICING AND ALLOWANCES

	PLAN	BED/BATH	STYLE	SQ. FT.	PRICE
1	Fraser	2/1.5	Ranch	990	\$243,900
	Alder	2/2	Ranch	1040	\$248,900
	Aspen	2/2	Ranch	1147	\$256,900
	Wintergreen	3/2	Ranch	1172	\$256,900
2	Linden	2/2	Ranch	1136	\$259,900
	Tamarack	2/2	Ranch	1200	\$259,900
	Cedar	3/2	Ranch	1324	\$274,900
	Hickory	3/2	Ranch	1360	\$279,900
	Sage	3/2.5	2-Story	1456	\$279,900
3	Magnolia	2/2	Ranch	1416	\$279,900
	Fern	3/2	Ranch	1552	\$294,900
	Cherry	3/2.5	Ranch	1652	\$309,900
	Juniper	4/2.5	2-Story	1774	\$299,900
4	Hemlock	4/2.5	2-Story	1935	\$339,900
	Shagbark	4/2.5	2-Story	1970	\$329,900
	Sycamore	5/3	2-Story	2396	\$359,900
	Willow	5/3	2-Story	2452	\$359,900
	Red Fig	4/2.5	Ranch	1836	\$314,900

Prices are subject to change without notice until a contract is signed
PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE BASED ON SUPPLY MARKET CONDITIONS