

MDS | MANOLO DESIGN STUDIO

MATERIAL ALLOWANCE					
PROJECT: 3725 STRATFORD					DATE: 04.10.2024
ITEM	EXAMPLE BRANDS	AREAS	LOW	HIGH	APPROVED AMOUNTS
APPLIANCES					
	WOLF, SUBZERO	KITCHEN, BUTLER PANTRY, BAR & EXTERIOR	\$ 75,000.00	\$ 85,000.00	\$ 87,500.00
COUNTERTOPS (COSTS VARY DEPENDING ON AVAILABILITY OF NATURAL STONE)					
	QUARTZITE/MARBLE	KITCHEN, BUTLER PANTRY, BAR, POWDER BATH	\$ 20,000.00	\$ 35,000.00	\$ 80,000.00
	QUARTZ	MASTER BATH, SECONDARY BATHS, UTILITY, MUDROOM, PANTRY	\$ 20,000.00	\$ 25,000.00	
FLOORING (COSTS VARY DEPENDING ON AVAILABILITY OF WOOD)					
	CARPET & GEL PAD	SECONDARY BEDROOMS, PLAYROOM, BONUS, GYM	\$ -	\$ -	\$ -
	4" WHITE OAK, SELECT	MAIN COMMUNIAL AREAS, MASTER BEDROOM, MASTER CLOSET	\$ 40,000.00	\$ 45,000.00	\$ 50,000.00
HARDWARE					
	EMTEK, TOP KNOBS, KOHLER	ENTRY DOOR, INTERIOR DOOR, MILLWORK, PLUMBING ACCESSORIES, DOOR STOPPERS	\$ 25,000.00	\$ 30,000.00	\$ 30,000.00
LIGHTING					
	VISUAL COMFORTS, ARTERIORS, HINKLEY, HVL	DECORATIVE FIXTURES	\$ 45,000.00	\$ 55,000.00	\$ 40,000.00
	MINKA, MODERN FAN CO.	FANS	\$ 5,000.00	\$ 5,000.00	
MANTLE					
	MARBLE, TRAVERTINE, LIMESTONE	STONE SURROUNDS	\$ 12,000.00	\$ 19,000.00	\$ 20,000.00
METAL					
	METAL WORK	METAL CABINET DOORS, SHELVING, RAILINGS	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
MILLWORK (COSTS VARY DEPENDING ON AVAILABILITY OF WOOD)					
	BY VENDOR - INSET ON ALL MILLWORK EXCEPT UTILITY, MUDROOM AND WORKING KITCHEN. MIX OF PAINT & STAIN.	KITCHEN, BATHROOMS, PANTRY, MUDROOM, UTILITY, OFFICES, FAMILY ROOM, ETC	\$ 100,000.00	\$ 120,000.00	\$ 100,000.00
MIRROR & GLASS					
	UTTERMOST, MADEGOODS, BY VENDOR	DECORATIVE MIRRORS, SHEET MIRRORS, SHOWER GLASS, GLASS DOORS	\$ 12,000.00	\$ 15,000.00	\$ 27,500.00
WALLCOVERING & SPECIALTY					
	VARIETY	WALLPAPER, PLASTER, LIME WASH	\$ 15,000.00	\$ 18,000.00	\$ 18,000.00
PLUMBING					
	BRIZO, KOHLER, GRAFF, NEWPORT, WATERWORKS	KITCHEN, BATHROOMS, PANTRY, MUDROOM, UTILITY	\$ 30,000.00	\$ 40,000.00	\$ 50,000.00
STAIRS					
	TO MATCH HARDWOOD	STAIR TREADS & RISERS	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
TILE					
	PORCELAIN, MARBLE - VARIETY BRANDS	FLOORS, WALLS, SHOWER FLOORS, BACKSPLASH	\$ 30,000.00	\$ 37,000.00	\$ 45,000.00
(INCLUDES ESTIMATED TAX & SHIP) TOTAL			\$ 469,000.00	\$ 569,000.00	\$ 588,000.00

NOTES
THIS BUDGET IS FOR MATERIAL COSTS ONLY. THIS DOES NOT INCLUDE LABOR/FEES.
ADDITIONAL ITEMS OR CHANGES BY CLIENT WILL REFLECT IN FINAL NUMBER.
ANY SPECIALTY ITEMS WILL BE ADDED TO THIS TOTAL.