



"Our Standard is Their Upgrade"

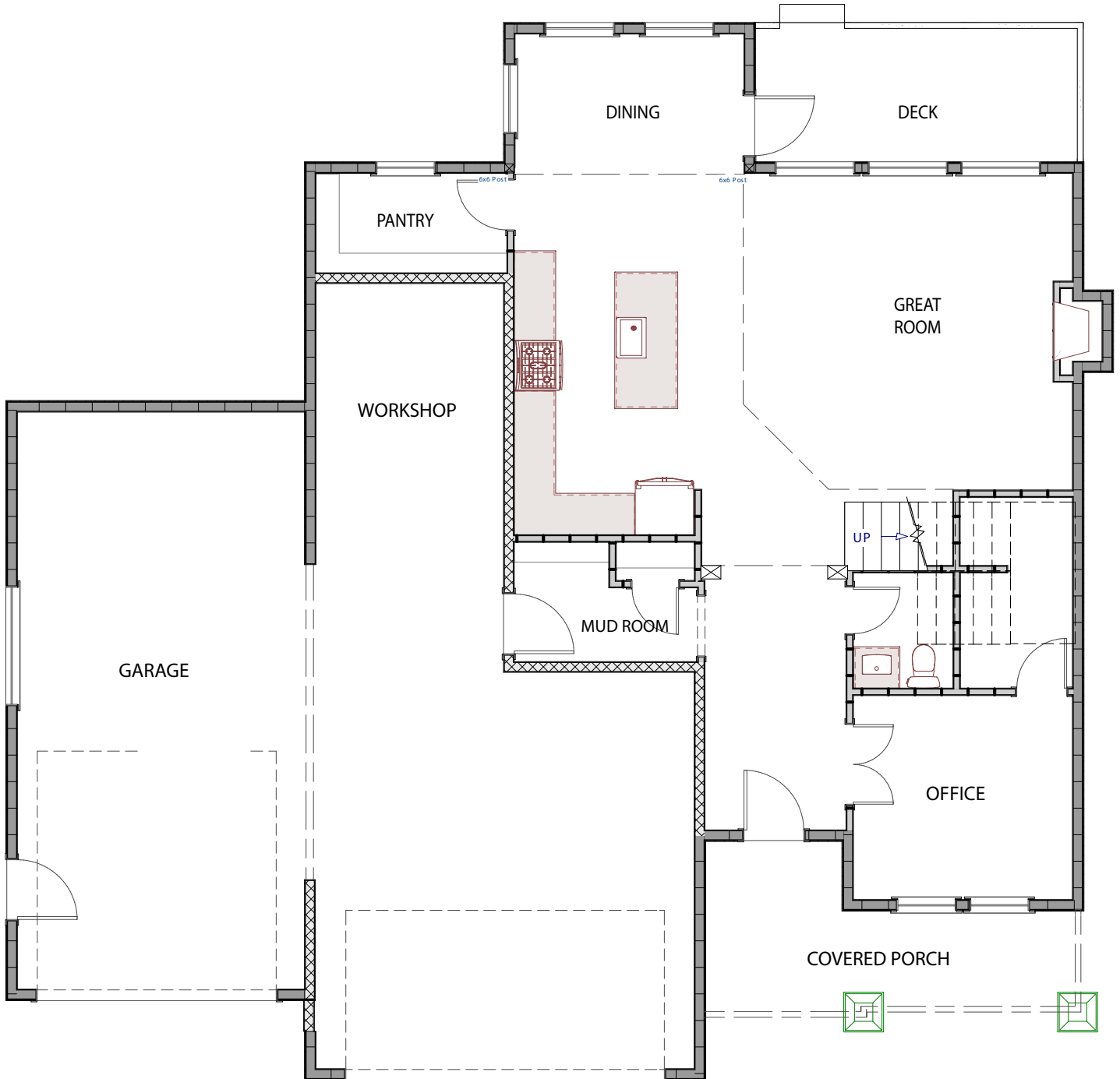
DROBENKO INVESTMENTS

2024 BUILDERS BOOK

THE AUGUSTINE III

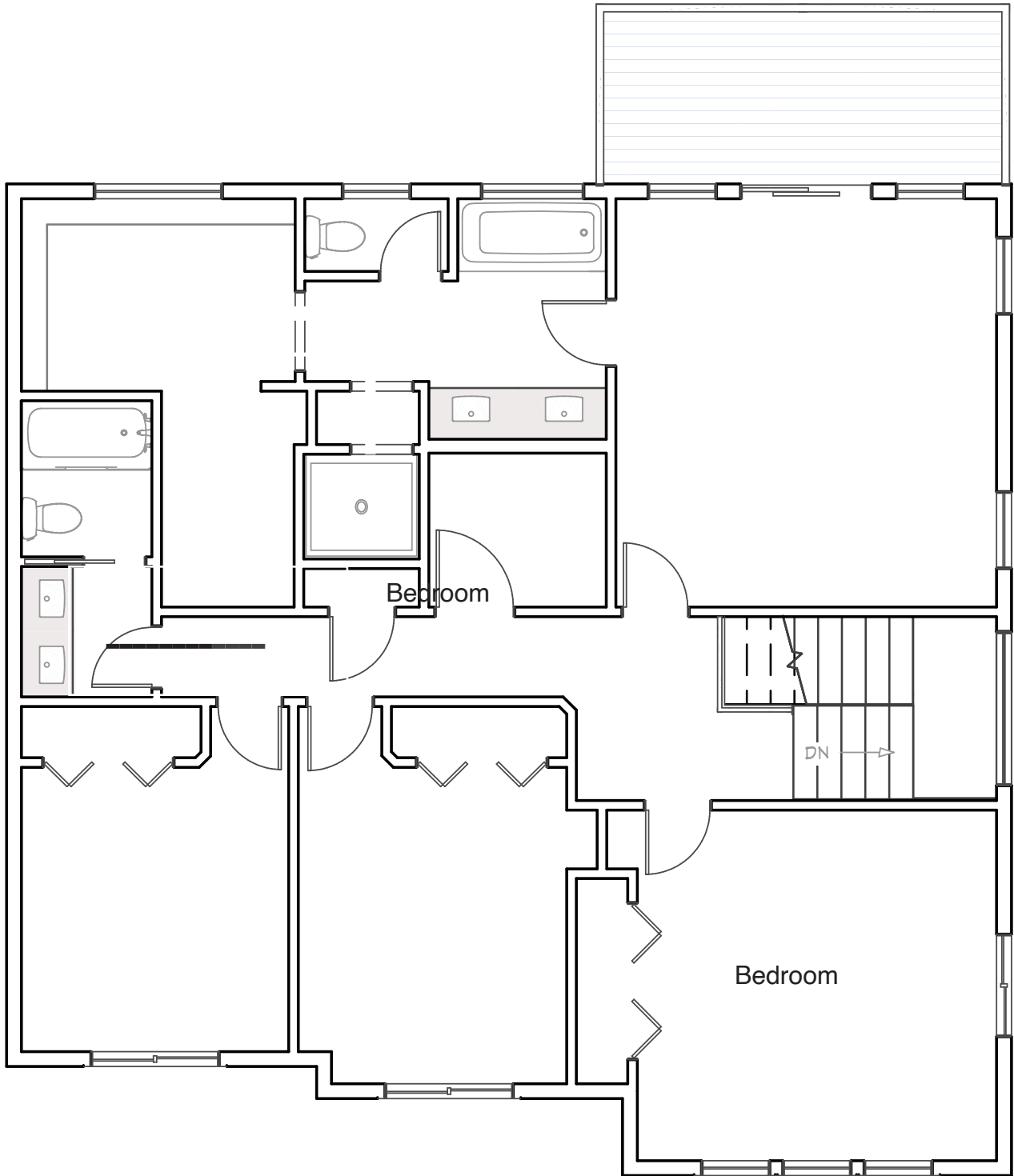


THE AUGUSTINE III MAIN FLOOR



THE AUGUSTINE III

UPPER LEVEL



LIVING AREA
1344 SQ FT

Matsu Homebuilders

2010-2023 Best Quality Homes

Who Are We?

Aleksandr Drobenko came to Alaska from the Ukraine in 1998 with his wife Svetlana. Alek started construction in 1998 and worked in many aspects of the home building process until 1999, when he began building for himself. He has since, built many homes, buildings, and income properties throughout all of the MatSu Valley and Eagle River. Alek dedicates himself to being a full time builder and General Contractor.

Alek's sons, Dennis and Dimitry grew up helping their father on job sites. The boys are now grown up and help run the family business. They are knowledgeable and skilled beyond their years. Dennis is the Construction Foreman and also the plan designer. Dimitry, the elder son, is the Shop Foreman for Flooring and Stone. He will help you with your selections in the Showroom.

Drobenko and his sons find time to give back to the community. They donated time and efforts to design and build a much needed Christian School on Bogard Road. They also use their construction skills to build Stage sets for church plays, and technology skills to help make non profit productions successful.

Alek loves the Las Vegas and Orlando Annual Home Shows. He goes every year to keep current on the new products and innovative ideas new to the building industry. Alek has built a warehouse/office where he supplies tile, flooring, rock and other building materials to most of the builders in the valley. He is always looking for cutting edge products. He brings them to Alaska! He believes in Alaska and wants the best products in Alaskan homes.

Drobenko has many custom plans to choose from, bring your own, or have a plan designed with our architect, and he will quote you a price.

Who Actually Builds My Home?

Alek is a hands-on builder; and with the volume of homes he is completing, he hires subcontractors to insure that your home is finished on schedule. Alek has a large crew and 7 main workers and one Foreman. His men are masters of their craft. His highly skilled crew have standards that are arguably the best in the state. Alek inspects each home frequently to ensure quality and accuracy. All of our contractors and crews are licensed, bonded, and insured.

Why is a Drobenko Home the Home for Me?

Compare a Drobenko Home with any other home in its price range. A Drobenko is built to the highest standards, and Alek builds all of his homes "as if his own family were going to live there". He takes pride in his work, and it shows. Other builders can not compete with our prices, and have told us so. Upgrades are standard in a Drobenko home!



Paperwork Phase

On a mutual agreement between the Buyer and the Builder in the form of an Earnest Money Agreement, the paperwork phase begins. Alek coordinates the soil testing, the survey, the engineering of the septic system, and puts together the construction loan package which includes your plans and specifications. The lot is purchased (terms are different for each lot). The lot has to be surveyed, the corners marked; then have a plat showing the layout of the land, the septic system, well, house, and driveway. This plot plan is taken to the Mat-Su Borough and Alek applies for the permit to install the well & septic. When the borough gives their stamp of approval, we can get started!

Construction Timeline

Once the paperwork phase is over, we schedule the foundation and excavation work. Alek tries to complete all construction within 4-months from the start of framing, depending on weather.

Timeline

- Start - Excavation & Laying of Foundation
- 2-3 Weeks - Framing, Roofing, Windows
- 2-3 Weeks - Plumbing, HVAC, Electrical Rough-in, Insulation
- 2 Weeks - Dry Wall, Exterior Work
- 1-2 Weeks - Tile/ Laminate
- 1-3 Weeks - Interior Trim, Cabinets Lights
- 1 Week - Floor Coverings, Clean Up, Final Inspections,
- 1 Week - Energy Rating, Final Paperwork to Buyer's Lender.

What Happens to the Lot?

Alek will meet with you on the lot to locate and orient the home, taking into consideration the zoning requirements, the sun, the plat and covenants which dictate front and back yard requirements. The location and where the house sits on the lot affects the cost of excavation, cost of extending utilities etc.

Utilities have to be extended to the house site, then well and septic are placed. Then driveway and the excavation for the foundation and back filling on all sides of the house are completed.

Once the house is finished or as soon as weather permits, Alek will have his excavator "final grade" the area around the house. This means that it will be graded to drain away from the house. Depending on the time of year when construction is finished, some items might have to be escrowed at closing, such as painting, paving, ground work etc. These items will be finished when weather permits.

Utilities: The Ranch Subdivision

Electric/Phone: MEA

There will be a “minimum usage” agreement to pay for the installation of an electric line that you will be asked to assume at closing. This agreement says that you will pay a minimum amount of money for electricity per month for 5 years whether or not you use that amount. Unless the house is on a very large lot (necessitating a long stretch for electric), you will be using that amount or more per month anyway, so it does not normally constitute any additional cost. We are not given the actual final numbers until closing, so there will have to be some estimates as to the usage/costs.

Gas: Hook up included in purchase price

Water: The Ranch is on Community Well water and is serviced by the City of Wasilla.

Septic: Septic Systems are installed at the request of the builder by Foremost Construction. When the septic is completed, an engineers’ stamp of approval completes the septic process. You will receive a septic report showing that your septic system is of adequate size for the home and has been installed correctly to meet ADEC requirements.

Cable/Internet: MEA or GCI

Standard Features of the Home

Core:

R-21 Wall Insulation

R-50 in all Ceilings

R-21 in Crawlspace

Energy Efficient Windows, White Double Pane - Alaska Rated

Low-E Insulate Glass

2x6 Construction on Exterior and Load Bearing Walls

2x4 Construction on Interior and Non-Load Bearing Walls

Front door is upgraded with demoposite jams

Upper Garage Window

Exterior Man Door from Garage

Insulated Overhead Garage Doors

2 x Garage Door Openers

Architectural Shingles-110mph 'Our Standard is Their Upgrade'

Lap siding all around home

Paved Driveway with RV pad

4 Bedroom Septic

Grey Trex on Front Deck

Rear Trex Deck 10' x 12'

Exterior decorative rock and, or wood

Electrical:

Exterior electrical covered GFCI's

GFCI's in Kitchen, Bathrooms, & Garage

1 can light per 100 foot of main house floor plan (Garage SF not included)

Stair lighting

Fan Boxes in Great room and Master Bedroom

One Cable Outlet per floor

Plumbing:

Two exterior hose bibs

Chrome, Black, or Brushed Nickel Bathroom and shower faucets

One Piece Fiberglass Surround - Full bath

Stand Alone Tub in Master

Rhanni On Demand Hot Water Heater

Garage Utility Sink

Heating:

92% Furnace Efficiency

Forced Air Heating

Programmable Thermostats

One Gas Direct Vent Fireplace with Tile or Drobenko Rock Surround

Standard Features of the Home (cont.)

Kitchen:

Cabinets are soft close
Crown Moldings Above Cabinets
Range hood - included with the cabinets
Quartz or Granite Counter Tops ; 8' Island Top with bar seating
Quartz or granite Backsplash or Tile up to bottom of cabinets
Stainless Steel Sink with upgraded pull out spout faucet
Double oven & separate counter-top microwave or oven/
microwave combo
Cook Top
Plumbed for Gas and Electric
Dishwasher
Line for Ice & Water Refrigerator
High Quality Luxury Vinyl Flooring
Pantry door with frosted glass
Walk in Pantry with electric outlet and shelves

Bathrooms:

Tile Floor in Owners Suite

Solid Quartz or Granite counter-tops

Owners Suite:

Double Sink
Soaker Tub with Bamboo Wall
Separate Toilet
Walk in Shower with
 Pebble Floor
 Tile Walls
 One or two long shelves
 Hand held or stationary shower head

Guest Bath:

Double Sink
Standard Tub
Tile Walls

Interior Core:

Flooring:

Luxury Vinyl Main level

Interior Core continued:

Windows:

Downstairs windows are cased
Upstairs Windows are sheet rocked, square edged, with MDF windowsills
Window Screens

Walls:

Sheetrock has Square Edge corners
Hand scraped wall texture
Upgraded Closets throughout home
Finished Garage with Primer walls
1 Ceiling & Trim color; 1 wall color

Doors:

Painted Interior white panel doors
Front Exterior is 3 Panel Glass

Stairs & Entry:

Shiplap Ceiling in Entry
Metal Ballesters
Wood Rails and Paint Stain

DROBENKO 1 YR HOME WARRANTY

Licensed, Bonded, Insured Vendors:

Drobenko Investments only works with Licensed, Bonded and Insured vendors. Alek holds a General Contractors License #33897 and a Residential Endorsement License 2257

Appliance Allowances:

Builder selects package, buyer to approve upgrade or change

Lighting Allowances:

Builder selects package, buyer to approve upgrade or change

Paint Procedure:

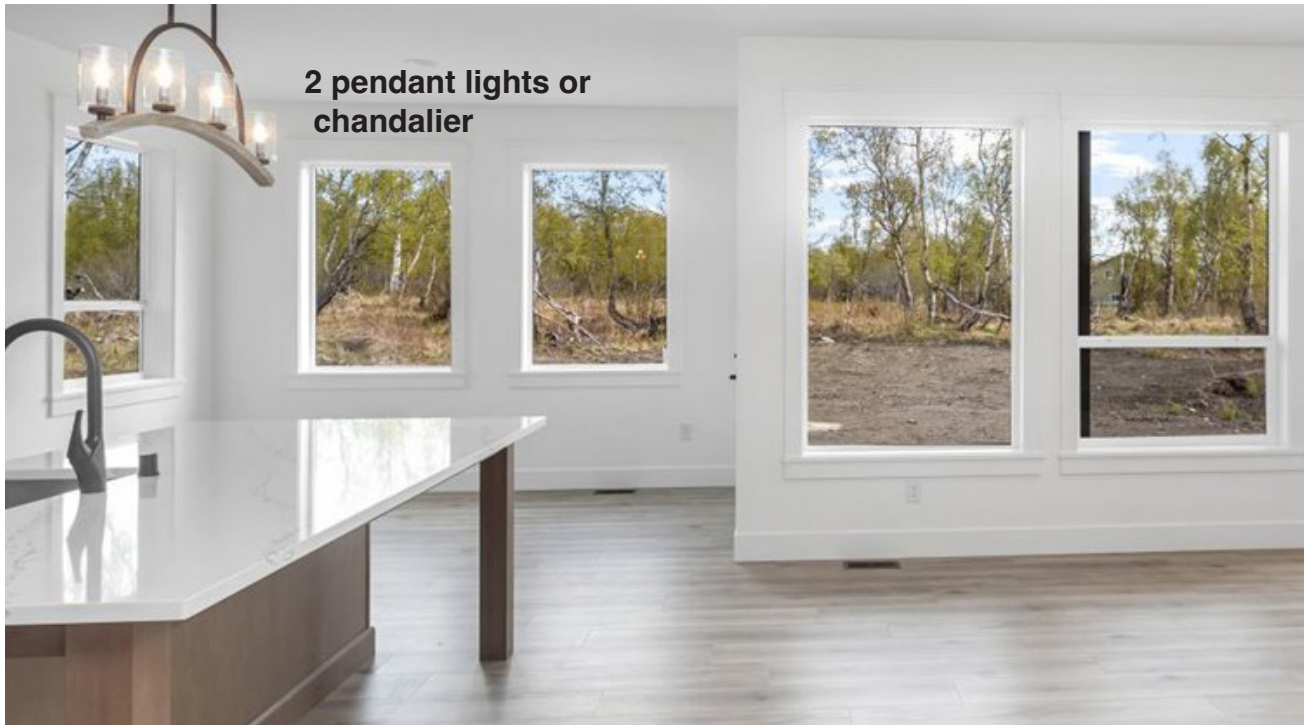
Rhodda Paint - Give selections directly to your Realtor



Front Door and Trim Work



Windows



Main Level Cased Windows



Upper Level Windows Square Edge, Sheetrock And Wood Sill

Kitchen



Frosted
Pantry
Door

dj Real Estate
Photography

Standard Fixtures



Door Handles Black



Bathroom Sink Faucets Black



Kitchen Faucet Black



Tub Faucet Black



Master Shower head Black

Selections

*Please pick the below selections at **Flooring and Stone**, with Dimity Monday - Friday 10-4pm or at Lowes

Fireplace Rock : _____

Luxury Vynal: _____

Carpet: _____(Lowes)

Exterior Rock: _____

Kitchen Backsplash: _____(or Lowes)

Owner Shower Pebble: _____

Shower walls: _____(or Lowes)

Shower Accent: _____(or Lowes)

Bathrooms Quartz Counters: _____

Bathroom Tile Floors: _____(or Lowes)

Laundry Room Tile : _____(or Lowes)

Optional Upgrades

Electrical:

Generator Switch: \$ _____

Floor Outlet: \$ _____

Extra Outlet \$ _____

Extra Fan Assembly \$ 150

220V \$ _____

Under Cabinet Lighting- Kitchen \$ _____

Under Cabinet Lighting Bathroom \$ _____

Plumbing:

Extra Shower head \$ _____

Tile:

Bench in Master Shower \$ _____

Tile on Guest Room Shower Walls \$ _____

Flooring :

Laminate Second Floor \$1,500

Paving:

\$2.77 /SF

NOTES/SELECTIONS

	ITEM#	STORE	Completed
Bedroom NO loft	signed floorplan 4/18/24		
Large Shower Like L1 B7	See signed floor plan 4/18/24		

SELECTIONS

	ITEM#	STORE	DATE DUE
KITCHEN			
Cabinets: Main Color			
Island Color			
Cabinet Door Stlye			
Sink - 1 or 2 Basin			
APPLIANCES- \$4,800 <i>Huge 4th of JULY SALE - they start a few days early</i>			
-Oven			
-Dishwasher			
-Microwave			
- Range Hood	Ordered with Cabinets		
Counter Tops			
Hardware Color	Black		
PAINT			
Exterior Main			
Exterior Trim			
Exterior Front Door			
Garage Doors	Main or Trim Color		
Interior Paint			
Interior Trim & Doors	White		

SELECTIONS

	ITEM#	STORE	DATE DUE
FLOORING			
Luxury Vynal Plank			
Carpet (2.50 SF)			
LIGHTING \$1,960			
Over Island Chandalier or Pendants			
Dining Chandalier			
Great Room Fan or light			
Office			
Powder Bath			
Entry (1 or 2 chandaliers)			
Stairs Landing Chandalier			
Primary Suite Fan or Light			
Primary Bath x2			
Laundry Light			

SELECTIONS

	ITEM#	STORE	Date Due
LIGHTING CONT			
If you choose a fan for the below bedrooms, the electrician will charge a assembly charge.(\$150 ish) 2 fans assembly per house included in price.			
Bedroom 1 Fxture			
Bedroom 2 Fixture			
Guest Bath -Over Miror Light x2			
Bedroom 3 Fixture			
EXTERIOR LIGHTING			
Porch X2			
Garage X3			
Mandoor			
(we recommend all the same for contiguity)			
HARDWARE	Black		
Door Knobs/Handels	“		
Door Hinges	“		
Cabinet Pulls			
Buyer Buys, Builder installs if wanted			
Towel Bars	Black		

SELECTIONS

	ITEM#	STORE	DATE
TILE			7/20/24
Kitchen Backsplsh \$ 6.50 SF			
Laundry room \$2.50 SF			
Primary Bath Floor \$2.50 SF			
-Shower Floor			
-Shower Walls \$2.50SF			
-Wall behind Bathtub \$2.50 SF			
ROCK			
1190 Hay Street, Wasilla M-F 10-4			
-Fireplace surround			
-Exterior			

UPGRADES

		Price	Paid

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