

We Can Replace Your Dreams With Reality!

Legendary
Homes, Inc.

10197 US 127
Clarklake MI 49234

(517)206-2435

LegendaryHomesInc.com



Sq Ft 1,800

06/01/24 Redman Homes - Paramount Series - Myrtle (28' + 2') – 30' x 60'

Model Home at 10197 S Meridian Rd (US127), Clarklake - Myrtle Model Home

Options as done on model home on 9' Basement

Base price of Myrtle – Includes Legendary Package (Drywall, 5/12 Roof & Rugged Package)	\$123,853
Includes Finished Roll Set on foundation, Drywall finish, Side Ends, Seem Carpet. Includes Sales Tax and Freight within 30 Miles	
Lumber Surcharge *** (this price will vary based on current market conditions)	\$13,760
Allowance for Price Increases/Adjustments Until Home Goes Online (Cost will be adjusted at that time) ???	\$3,000
Bracing of Insulated Precast Basement for Setting Home – (If Crane is needed add cost of crane)	\$2,200
Crescent Edging – Master Bath	\$105
Full Wall Subway Tile T/O Kitchen – Ultimate Kitchen	\$700
Subway Tile IPO Ceramic – Master Bath	\$60
Subway Tile Between Hood and Ceiling	\$330
15oz Carpet	\$570
Open Floor Joists (Needed if keeping furnace and ductwork in the house)	\$5,000
Move Window in Utility Room to End wall	\$85
Craftsman Front Door IPO 6 Panel	\$350
7/12 Roof Option	\$1,090
*Extra set up charge for 30 foot wide & 7/12 Roof	\$1,990
9' Sidewalls w/50# Roof	\$3,995
*Extra Freight Charge for 9' Sidewalls (\$400 per box)	\$800
AP Package	\$6,995
Closed Stairwell	\$1,820
Stretch from 28 wide to 30 foot wide (\$52 x 60')	\$4,500
16" OC Interior Walls	\$475
Floor Wrap	\$220
M24 – 9' Dormer	\$1,800
Upgrade Shadow Ridge 4400 Grey Siding	\$1,775
Patio Door IPO 2 Windows	\$545
Move Ext Door – Same Room Only	\$105
Move Window in Utility Room to End wall – Move stairway door to dining room	\$95
Add 46 x 61 Vinyl Window in Bedroom 3	\$320
36 x 73 Transom (2 x \$185)	\$570
UK2 Cabinet Handles IPO Knobs (2 x \$30)	\$90
Soft Close Drawers and Cabinet Doors – Kitchen	\$530
012 Large Kitchen Island	\$445
Legs on Optional Kitchen Island	\$210
047 – Medium Utility Sink w/ Base and Over Head Cabinets	\$435
Bank of Drawers IPO Existing	\$100
White Interior Pkg 6	\$285
Entry Closet (in Utility Room)	\$225
Move Interior Door Location	\$50
Drywall Arch Passway (2 x \$85)	\$170
Square Lav Bowl w/ Euro Faucet (2 x \$115)	\$250
Custom Serenity Bath Option – Includes Furniture Style Vanity Big Linen Closet, Window and Door going into Closet	\$4,965
U/R Per Print – Move Window and Door, Medium Utility Sink	\$935
½ Glass @ Serenity Shower	\$505
Extend Hall Bath vanity to 52" w/ double lav	\$270
Ultimate Kitchen 2 Package – Gas	\$7,915
Ultimate Kitchen 2 Package Discount with AP Package	-\$1,100
019 – Linen Over Commode	\$135
5 – Arm Chandelier IPO 6" Light	\$145
Double Switch (2 x \$50) for fan in both baths	\$110
R-48 IPO R-40 Roof Insulation	\$260
2015 IECC – State Fee – Includes R-21 Insulation in Exterior Walls	\$805
Ceiling Fan w/ Light Kit (1 x \$170)	\$170
* Complete Installation of Ceiling Fan On Site	\$50
Carbon/Smoke Detectors Upgraded T/O	\$260
Extra Conduit Drop In Panel Box	\$30
Stem Light with Seeded Glass (2 x \$85)	\$170
2-Arm Bath Vanity Light IPO 6" (4 x \$55)	\$220
Programmable Thermostat	\$120
Junction Box in Eave with Switch (To be used for Garage Electrical)	\$85

A/C Ready	\$120
Radon Vent Run in wall of house	\$195
2014 NEC – State Fee	\$380
* Connect Ductwork in Attic	\$995
Mod State Seals	\$180
State Dues	\$200
Blocking for Foundation	\$645
Allowance for Option Adjustment	\$1,000
Future Drywall Crack Repair Allowance	\$1,000
Subtotal of Options	\$76,810
Sales Tax on Options	\$4,609
Total House and Options	(Cost Per Square Foot: \$114.04) \$205,272

* Additional On Site Costs with Option Chosen

Includes Legendary Package: 5/12 Roof with Set Up, Drywall Package, Ceramic Backsplash Tile Throughout, OSB Wrap on Ext Walls, 3/4" OSB Floor Decking, Web Floor Truss with Duct Work Installed, Modular Conversion and a 7 Year Home Warranty

06/01/24

"On Site" Costs On 9' Insulated PreCast Basement **Legendary Homes (517)206-2435**

Legendary Homes will oversee the construction and do the following as a package. Here are some approx costs. We can get you actual quotes upon your request. Prices are subject to change without notice until contract is signed.

\$205,272 Redman Homes Advantage Myrtle With Options Above

\$24,586	9' Insulated R-16 Precast Basement Walls - INCLUDES 5 YR WARRANTY (Longer Extended Warranty Available for Purchase)
\$5,015	Footers For Insulated Precast Basement – Crushed Stone, Tile and Crock
\$11,650	Poured Basement Floor
\$6,515	Excavation - Dig, Backfill, Rough/Finish Grade - Some settling will occur <u>SAND FILL IS EXTRA</u>
\$4,340	Center Stone Under Floor
\$3,290	Install Sill Plate, Basement Jack Post - Lagging and Strapping house - Material and Labor
\$600	Insulate Rim/Band Board
\$2,000	1 – 4 x 4 Egress Basement Window with PVC Trim and Escape Well
\$2,200	Permits - Building Permit, Zoning Permit, Well & Septic Permit, Driveway Permit (Building Permit can vary)
\$3,500	Plumbing Line Hook Ups and prep for Radon Gas
\$4,300	Electrical (with Disconnect) INCLUDES GENERATOR HOOK UP
\$3,150	Basement Stairway - Enclosed Finished drywall with hand rail
\$1,995	Connect Duct Work, Dryer Vent and Metal Crossover between boxes
\$4,528	Central Air
\$8,990	5" Well - 1/2 hp pump, up to 100 ft deep - \$25 @ Ft over 100 ft – Includes 20' of Lead In, \$15 @ if Over 20'
\$9,950	Septic System – Standard System (gravity flow) <u>-NO SAND FILL INCLUDED</u>
\$1,450	Seamless Gutters and Down Spouts
\$1,775	Sump Pump or Run to Daylight and Run line for dry well
\$1,850	2 Sets of Wood Standard Steps with Platform for Front and Back Doors
\$790	Garbage Dump Trailer and Clean Up
\$2,000	Allowance for increases of On Site Costs
\$2,300	Misc
\$312,046	Grand Total Without Garage (Cost Per Square Foot: \$173.36)

26'/24' x 24' Garage (With 2 Foot Bump Out)

\$12,900	Lumber and Labor for 26'/24' x 24' Garage - 5/12 Roof
\$3,000	Lumber Surcharge
\$3,977	87' of Pre-Cast Foundation Walls - INCLUDES 5 YR WARRANTY
\$4,450	Concrete Floor
\$2,301	Footers For Insulated Precast Foundation - Radon Crock and Tile, Corner Pins, Compact Footings
\$2,732	Excavation - Fill, compact - SAND NEEDED HAULED IN IS EXTRA
\$500	Entry Door and Lock Set
\$2,495	2' Offset with Eyebrow for 12' of Garage
\$1,730	2 - 9' x 7' Insulated Garage Doors
\$1,120	2 Garage Door Openers
\$3,600	Upgrade Shingles/Tall Walls for 9' Sidewalls in House/Cut Overhang/Gutters/Extra Window, 3 Exterior Light Fixtures
\$975	Upgraded Siding
\$1,390	Electrical in Garage (Includes 3 way Switch for Entry Door)
\$353,216	Grand Total With Garage (Cost Per Square Foot: \$196.23)

Possible Extras *Above Prices Subject to Change Upon Site Evaluation and Job Location**

\$1,250	Optional—Dozer to come back to finish grade after all construction and settling is done—Depends on area—Could run more farther away
?	Driveway - Depends on Type of Material Used
\$550	Blower Door Test (Depends on Building Inspector)