

We Can Replace Your Dreams With Reality!



10197 US 127
Clarklake MI 49234

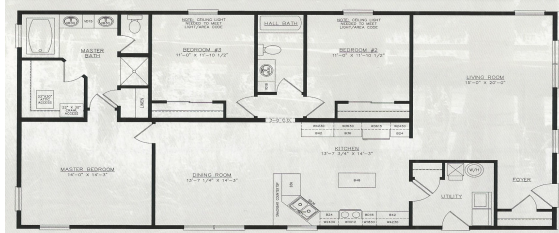
(517)206-2435

LegendaryHomesInc.com

2/9/23

Heckaman Modular Home - 30' x 58'
Kentucky - Ranch

1,740 Sq Ft



Base price of Heckaman Homes Kentucky	\$139,193
Includes Finished Set on foundation, \$4,000 of Crane, Drywall finish, Side Ends, Seem Carpet	
Includes Sales Tax and Freight within 30 Miles of Our Model Home.	
Additional Crane Allowance (\$4,000 included in base price) Extra Depending on distance and time	\$2,000
Material Surcharge – Price Good Through Feb 10 th , 2023 (\$10.00 sq ft)	\$17,400
Bracing of Insulated Precast Basement for Setting Home	\$2,000
Allowance for Price Increases/Adjustments from time papers are signed until home can be ordered	\$0
Modular Seals and State Dues on Modular Home	\$340
Basement Entry	\$250
Pex Water Lines	\$750
Radon Vent	\$50
Reinforced Ceiling Box with double switches (4 x \$40 ea)	\$160
Shower Ceiling Light	\$80
Andersen Silverline 6' Sliding Patio Door – White (IPO 1 Window)	\$1,485
Craftsman Front Exterior Door – (BLS-217-061-2) w/No Shelf	\$350
Blocking for Foundation	\$645
Allowance for Additional Options	\$15,000
Allowance for Appliance Installation	\$500
Allowance for Appliances (To be ordered by customer and delivered locally)	\$3,000
Allowance for Future Drywall Repair for Drywall Settling to come back in a year after home is set	<u>\$1,000</u>
Subtotal of Options	\$45,010
Sales Tax on Options	<u>\$2,701</u>
Total House and Options	\$186,904
(Cost Per Square Foot: \$107.42)	

"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.

\$186,904 Heckaman Homes Kentucky With Above Options

\$20,200	30' x 58' x 9' Insulated Precast Basement Walls – Includes 5 Year Warranty
\$5,052	Footers For Insulated Precast Basement – Crushed Stone, Tile and Crock
\$8,230	Poured Basement Floor
\$5,650	Excavation - Dig, Backfill, Rough/Finish Grade - Some settling will occur <u>SAND FILL IS EXTRA</u>
\$3,884	4" Center Stone Under Floor
\$2,990	Install Sill Plate, Basement Jack Post - Lagging and Bracing house - Material and Labor
\$600	Insulate Rim/Band Board
\$2,000	4 x 4 Egress Basement Window with PVC Trim and Escape Well
\$2,200	Permits - Building Permit, Zoning Permit, Well & Septic Permit, Driveway Permit – Area can vary on costs
\$3,500	Plumbing Line Hook Ups and On Site Prep Work for Radon Gas
\$3,600	Electrical (with Disconnect) <u>INCLUDES GENERATOR HOOK UP</u>
\$2,950	Basement Stairway - Enclosed Finished drywall with hand rail
\$1,995	Cold Air Return Duct Work Run in Basement, Dryer Vent and Metal Crossover between boxes
\$7,971	96% Gas Furnace and Ductwork, Run Gas Line to Furnace and Water Heater, Dryer Vent
\$2,797	40 Gal Power Vent Water Heater
\$1,490	Run Gas Line for Furnace and Water Heater
\$4,228	Central Air
\$7,340	5" Well - 1/2 hp pump, up to 100 ft deep - \$23 @ Ft over 100 ft – Includes 20' of Lead In, \$15 @ if Over 20'
\$7,750	Septic System – Standard System (gravity flow) <u>-NO SAND FILL INCLUDED</u>
\$1,450	Seamless Gutters and Down Spouts
\$1,350	Sump Pump 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
\$4,000	Allowance for increases of On Site Costs
\$1,300	Misc
\$292,071	Grand Total Without Garage (Cost Per Square Foot: \$167.86)

24' x 24' Garage

\$12,900	Lumber and Labor for 24' x 24' Garage - 5/12 Roof
\$3,000	Lumber Surcharge
\$4,696	PreCast Foundation Walls - INCLUDES 5 YR WARRANTY
\$3,424	Concrete Floor
\$1,920	Footers For Insulated Precast Foundation – Corner Pins, Compact Footings
\$2,475	Excavation - Fill, compact - SAND NEEDED HAULED IN IS EXTRA
\$500	Entry Door and Lock Set for Garage
\$1,730	16' x 7' Insulated Garage Door
\$560	Garage Door Opener
\$3,600	Upgrade Shingles/Gutters/Extra Window, 3 Exterior Light Fixtures
\$1,090	Electrical in Garage (Includes 3 way Switch for Entry Door)
\$327,966	Grand Total With Garage (Cost Per Square Foot: \$188.49)

Due to continuous product development and improvement, prices, specifications, and materials are subject to change without notice or obligation. Square footage and other dimensions are approximate. Included images are artist renderings and are not intended to be an accurate representation of the home. Renderings and floorplans may be shown with optional features or third-party additions. Costs are estimates and may not be up to date because of constant changes

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

\$1,250	Optional – Dozer to come back to finish grade complete job after everything is done
?	Driveway - Depends on Type of Material Used
\$490	Blower Door Test (Depends on Building Inspector)