

We Can Replace Your Dreams With Reality!

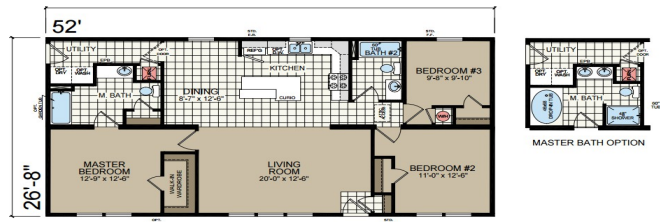


10197 US 127  
Clarklake MI 49234

(517)206-2435

LegendaryHomesInc.com

06/01/24



**Redman Homes - Paramount Series -Modular Home - 28' x 52'**

**Model Home at 10197 S Meridian Rd (US127), Clarklake - Warren Model Home 1,387 Sq Ft**

**Options as done on model home with 9' Basement**

<b>Base price of Paramount Warren - Includes Legendary Package (Drywall, 5/12 Roof &amp; Rugged Package)</b>	<b>\$117,011</b>
<b>Includes Finished Roll Set on foundation, Drywall finish, Side Ends, Seem Carpet</b>	
<b>Includes Sales Tax and Freight within 30 Miles of Our Model Home.</b>	
Lumber Surcharge *(this price will vary based on current market conditions)	\$11,845
Bracing of Insulated Precast Basement for Setting Home – (If Crane is needed add cost of crane)	\$2,000
Allowance for Price Increases/Adjustments Until Home Goes Online (Cost will be adjusted at that time) ???	\$3,000
Modular Seals and State Dues on Modular Home	\$380
15oz Carpet	\$570
Craftsman Front Door IPO 6 Panel	\$350
AP Package	\$6,995
Open Floor Joists (Needed if keeping furnace and ductwork in the house)	\$5,000
High Definition Countertop on Kitchen Island with 2 1/2" Self Edge – Kingswood Walnut on Island (new)	\$115
Closed Stairway	\$1,820
50 Pound Roof Load IPO 30# <= 56 Box	\$270
Floor Wrap – Under side to keep clean during shipping	\$220
16" O.C. Interior Walls	\$475
Patio Door IPO (In Place Of) 1 Window	\$805
X8 – 9' Dormer (9' Drop Eave Dormer, 7' Faux Bumpout Azek Trim, Shake, & Corbels)	\$1,110
*On Site Work for 9' Dormer	\$95
15" Linen (006) in Master Bath	\$345
Gas Range IPO Electric	\$165
Hi Efficiency Gas Furnace IPO STD Electric	\$1,695
*Run Pipe Out Roof For Furnace	\$300
40 Gallon Gas (LP) Water Heater IPO 30 Gallon	\$775
*Run Pipe Out Roof For Water Heater	\$300
Water Heater Door	\$135
White Trim Package – Hardwood White Pre-Finished 2 1/4" Door & Window Casing, 3" Base	\$285
Linen Over Commode – Both Bath (\$135 ea)	\$270
60" 3 Sided Agile Shower IPO Standard Shower or Tub/Shower –Includes Std Shower Head & One 8" Corner Shelf	\$1,555
Can Lights (2) Master Bath Shower and Bath #2 Shower	\$140
Double Switch for Fan/Light – Both Baths	\$110
Ceiling Fan with Light Kit in Living Room	\$170
*Complete Installation of Ceiling Fan in Living Room	\$50
Carbon/Smoke Detectors Upgraded T/O	\$260
40/40 Panel Box IPO Standard	\$55
Stem Lights above Island (2 x \$75 ea)	\$170
Radon Vent	\$195
Junction Box in Eave with Interior Switch	\$85
Programmable Thermostat	\$120

Blocking for Foundation		\$645
2015 IECC – State Fee – Includes R-21 Insulation in Exterior Walls		\$805
2014 NEC		\$380
*Connect Ductwork in Attic		\$995
Appliance Pkg – 21 CF Side by Side Refer w/Ice and Water in Door, Microwave over Range and Dishwasher		\$1,550
Allowance for Option Adjustment		\$1,000
Allowance for Future Drywall Repair for Drywall Settling to come back in a year after home is set		\$1,000
<b>Subtotal of Options</b>		<b>\$48,605</b>
Sales Tax on Options		\$2,916
<b>Total House and Options</b>	<b>( Cost Per Square Foot:</b>	<b>\$121.51)</b>
		<b>\$168,532</b>

**"On Site" Costs On 9' Insulated PreCast Basement**    **Legendary Homes (517)206-2435**    06/01/24

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.

**\$168,532 Paramount Warren With Above Options**

- \$22,765 Insulated R16 Precast Basement Walls – **Includes 5 Year Warranty** (Longer Extended Warranty Available for Purchase)
- \$4,480 Footers For Insulated Precast Basement – Crushed Stone, Tile and Crock
- \$9,175 Poured Basement Floor
- \$6,100 Excavation - Dig, Backfill, Rough/Finish Grade - Some settling will occur SAND FILL IS EXTRA
- \$3,627 4" Center Stone Under Floor and stone for egress window
- \$3,290 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 and PVC Trim with 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
- \$4,300 Electrical (with Disconnect) **INCLUDES GENERATOR HOOK UP**
- \$3,150 Basement Stairway - Enclosed Finished drywall with hand rail
- \$1,795 Connect Duct Work in Attic and Install dryer vent and Metal Crossover between boxes
- \$2,190 Run Gas Line for Furnace and Water Heater
- \$3,890 Central Air
- \$8,990 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'
- \$9,950 Septic System – Standard System (gravity flow) -NO SAND FILL INCLUDED
- \$1,450 Seamless Gutters and Down Spouts
- \$1,775 Sump Pump and Run line for dry well
- \$1,950 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

**\$270,799 Grand Total Without Garage ( Cost Per Sq Ft: \$195.24)**

**24' x 24' Garage**

- \$12,900 Lumber and Labor for 24' x 24' Garage - 5/12 Roof
- \$3,000 Lumber Surcharge
- \$4,964 PreCast Foundation Walls - **INCLUDES 5 YR WARRANTY**
- \$4,288 Concrete Floor
- \$2,084 Footers For Insulated Precast Foundation – Corner Pins, Compact Footings
- \$2,650 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
- \$2,450 Upgrade Shingles/Gutters/Extra Window, Cut Overhang, 3 Exterior Light Fixtures
- \$1,390 Electrical in Garage (Includes 3 way Switch for entry door)

**\$307,315 Grand Total With Garage ( Cost Per Square Foot: \$221.57)**

**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)