

We Can Replace Your Dreams With Reality!

Legendary
Homes, Inc.

10197 US 127
Clarklake MI 49234

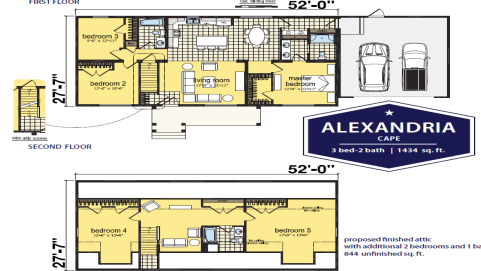
(517)206-2435

LegendaryHomesInc.com

Modular Home 28' x 52' All American Homes – Alexandria Cape - Unfinished Upstairs

2,278 Sq Ft

06/22/23



Base price of Alexandria – Lifestyle Series - Base price is as Ranch, then add 12/12 Roof, Stairs & Gable Ends for Cape	\$130,454
Includes Finished Roll Set on foundation, Drywall finish, Side Ends, Seem Carpet	
Includes Sales Tax and Freight within 30 Miles of Our Model Home	
Additional Crane Allowance (if needed)	\$2,000
Bracing of Insulated Precast Basement for Setting Home	\$2,000
Lumber Surcharge (Cape 29.15 x sq ft 1,434)	\$16,848
Allowance for Price Increases/Adjustments until home is about to go online to be built	\$5,000
Jade Interior Package	\$2,500
16" O.C. Roof 28 Wide 7/12	\$3,224
R-49 Attic Insulation Blown In IPO R-38	\$743
26'8" W 12/12 Roof IPO Standard Roof	\$5,668
*Set Up for 12/12 Roof and as Cape Cod	\$4,000
Crane Allowance for Cape Cod Set	\$8,000
28 Wide 12/12 Gable Ends	\$2,186
6' Dormer (2 x \$1,825)	\$5,400
*On Site Work to Set and Side 6' Dormer (2 x 1,500) (Adds around 2 additional hours of crane time also)	\$3,000
Lengthen 26 w Rn Stretches	\$1,270
Side Wall 8;6" Ext Wall 2 x 6 16" OC	\$1,976
Stairs to Upstairs	\$400
Chase for Cape	\$485
7/16" OSB IPO OX Board	\$474
26 W 12/12 Gable Ends (Includes 2 Windows)	\$1,235
Partial Mate Wall Sheathing – 7/16" OSB Around the Door Openings, Ends, Top and Bottom of Units	\$119
Plygem Series 4200 – Traditional Lap 4" or Dutch Lap 4"	\$546
3 1/2" Linal Exterior Door Trim	\$90
3 1/2" Linal Trim for Windows (6)	\$540
Windows – Silverline DH 24210 (1)	\$125
Windows – Silverline DH 3046 (11)	\$2,090
S607 3/0 Front Door IPO S210	\$425
3/0 Fire Door ILO Std	\$285
6/0 Vinyl Slider IPO (In Place Of) 2 Windows	\$612
Washer and Dryer Hook ups	\$200
30" Electric Range	\$851
21 CF Stainless Steel Side X Side Refrigerator	\$1,449
6 Cycle Stainless Steel Dishwasher	\$594
Microwave Range Hood - Stainless Steel	\$438
60" Shower Door (Clear)	\$465
42" Cabinets IPO 30"	\$336
Closet Light	\$62
4" Recessed LED Light (14) 4 in Living Room, 4 in Dining Room	\$560
Wire Brace and Switch for Ceiling Fan	\$67
Programmable Thermostat	\$77
Washer Plumb	\$216
12" Gable Overhangs	\$360
Washer Plumbing	\$215
Receipt & Recessed Dryer Vent	\$229
Add Wire and Vent for Electric Dryer	\$174
Add Wall Risers – 4 on the front of the home and 3 on the rear of home (7 x \$50)	\$350
Cape Close Off Package – Includes 2/6 Interior Door, Walls/Drywall and R-13 Faced Bat Insulation	\$829

* Install Cape Close Off Package		\$3,000
Blocking for Home for Insulated Precast Foundation		\$645
Michigan State Approval		\$905
3rd Party Seals/MI		\$290
Engineering Fee		\$500
Allowance for Future Drywall Repair for Drywall Settling to come back in a year after home is set		\$1,000
Allowance for Additional Options		\$5,000
Subtotal of Options		\$90,053
Sales Tax on Options		\$3,852
Total House and Options	(Cost Per Square Foot: \$98.49)	\$224,359

Base price of Alexandria Ranch as Classic Series is \$149,755

06/22/23

"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.

\$224,359 AAH Alexandria Cape – Life Style Series, With Above Options

\$19,891	27' 7" x 52' x 9' Insulated Precast Basement Walls – Includes 5 Year Warranty
\$4,320	Footers For Insulated Precast Basement - Radon Crock and Tile, Corner Pins, Compact Footings
\$8,646	Poured Basement Floor
\$5,750	Excavation - Dig, Backfill, Rough/Finish Grade - Some settling will occur <u>SAND FILL IS EXTRA</u>
\$4,320	4" Stone Under Floor
\$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 with PVC Trim and Escape Well
\$2,500	Permits - Building Permit, Zoning Permit, Well & Septic Permit, Driveway Permit – Area can vary on costs
\$3,500	Plumbing Line Hook Ups and prep for Radon Gas
\$2,000	Run Pex Waterlines
\$4,990	Electrical (with Disconnect) INCLUDES GENERATOR HOOK UP , Upstairs & Extra On Site Work
\$3,150	Basement Stairway - Enclosed Finished drywall with hand rail
\$1,995	Cold Air Return Duct Work Run in Basement, Dryer Vent
\$9,671	96% Gas Furnace and Ductwork, Run to Upstairs Run Gas Line to Furnace and Water Heater
\$2,190	Run Gas Line for Furnace and Water Heater, Mechanical Permit
\$2,797	40 Gal Power Vent Water Heater
\$4,228	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'
\$8,950	Septic System – Standard System (gravity flow) <u>-NO SAND FILL INCLUDED</u>
\$1,450	Gutters and Down Spouts
\$1,575	Sump Pump and Run line for dry well
\$1,850	2 Sets of Wood Standard Steps with Platform for Front and Back Doors
\$890	Garbage Dump Trailer and Clean Up
\$4,000	Allowance for increases of on site costs
\$1,300	Misc

\$339,202 Grand Total Without Garage (Cost Per Square Foot: \$148.90)

24' x 24' Garage

\$12,900	Lumber and Labor for 24' x 24' Garage - 5/12 Roof
\$3,000	Material Surcharge
\$6,159	PreCast Foundation Walls - INCLUDES 5 YR WARRANTY
\$4,000	Concrete Floor
\$2,120	Footers For Insulated Precast Foundation
\$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
\$1,550	Upgrade Shingles/Gutters/Extra Window, 3 Exterior Light Fixtures
\$1,090	Electrical in Garage (Includes 3 way Switch for Entry Door)
\$375,286	Grand Total With Garage (Cost Per Square Foot: \$164.74)

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

Possible Extras

\$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)

Due to continuous product improvement, prices, spec materials are subject to change without notice or obligation. Squa other dimensions are app images are artist rendering intended to be an accurate the home. Renderings and shown with optional featu additions. Costs are estim up to date because of con