

We Can Replace Your Dreams With Reality!

Legendary
Homes, Inc.

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LegendaryHomesInc.com

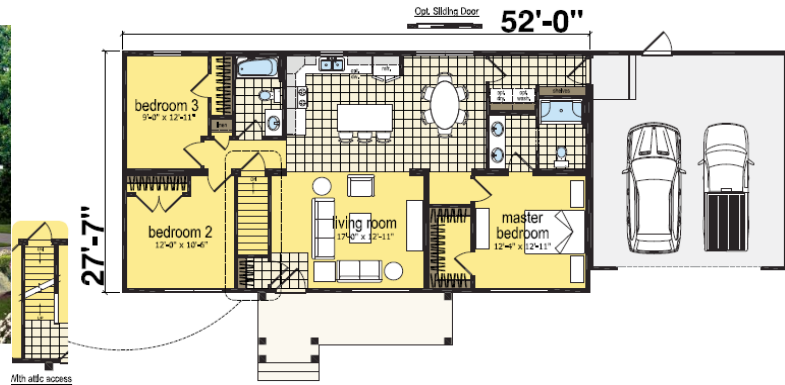
Modular Home 28' x 52' All American Homes – Alexandria Ranch

1,434 Sq Ft

06/22/23



ALEXANDRIA RANCH
3 bed-2 bath | 1434 sq. ft.



Base price of Alexandria Ranch – Lifestyle Series	\$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. – (If Crane is needed add cost of crane)	
Bracing of Insulated Precast Basement for Setting Home	\$2,000
Lumber Surcharge (Ranch 22.15 x sq ft 1,434)	\$16,848
Allowance for Price Increases/Adjustments until home is about to go online to be built	\$5,000
R-49 Attic Insulation IPO R-38	\$743
7/12 Roof	\$1,716
7/12 Roof Setup	\$1,297
3/4" OSB Floor Decking IPO 5/8"	\$364
16" O.C. Exterior Walls	\$1,280
High Wind Zone	\$119
Plygem Series 4200 – Traditional Lap 4" or Dutch Lap 4"	\$504
3 1/2" Linaler Exterior Door Trim	\$90
3 1/2" Linaler Trim for Windows (6)	\$540
Trim H638 Window Hardware for Windows (5)	\$370
Windows – Silverline DH 24210 (1)	\$125
Windows – Silverline DH 3046 (9)	\$1,710
Tempered Kinro 3036 IPO Std	\$34
Self Clean Gas Range SS	\$1,051
18 CF Stainless Steel Refrigerator	\$720
3 Cycle Stainless Steel Dishwasher	\$422
Microwave Range Hood - Stainless Steel	\$407
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
3/0 Fire Door ILO Std	\$285

6/0 Vinyl Slider IPO (In Place Of) 2 Windows	\$612
Washer and Dryer Hook ups	\$200
Blocking for Home for Insulated Precast Foundation	\$645
Michigan State Approval	\$905
3 rd Party Seals/MI	\$290
Allowance for Future Drywall Repair for Drywall Settling to come back in a year after home is set	\$1,000
Allowance for Additional Options	\$20,000
Subtotal of Options	\$60,955
Sales Tax on Options	\$2,526
Total House and Options	(Cost Per Square Foot: \$135.24) \$193,935

Base price of Alexandria Ranch as Classic Series is \$

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

6/22/23

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.

\$193,935 AAH Alexandria – Life Style Series, With Above Options

- \$19,931 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 SAND FILL IS EXTRA
- \$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
- \$2,200 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
- \$3,900 Electrical (with Disconnect) **INCLUDES GENERATOR HOOK UP**
- \$3,150 Basement Stairway - Enclosed Finished drywall with hand rail
- \$1,995 Cold Air Return Duct Work Run in Basement, Dryer Vent
- \$7,971 96% Gas Furnace and Ductwork and Install
- \$1,790 Run Gas Line for Furnace and Water Heater, Mechanical Permit
- \$2,797 40 Gal Power Vent 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'
- \$8,950 Septic System – Standard System (gravity flow) -NO SAND FILL INCLUDED
- \$1,450 Gutters and Down Spouts
- \$1,575 Sump Pump and Run line for dry well
- \$1,950 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

\$305,090 Grand Total Without Garage (Cost Per Square Foot: \$212.75)

24' x 24' Garage

- \$12,900 Lumber and Labor for 24' x 24' Garage - 5/12 Roof
 - \$3,000 Lumber Surcharge on Garage
 - \$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
 - \$1,190 Electrical in Garage (Includes 3 way Switch for Entry Door)
- \$341,274 Grand Total With Garage (Cost Per Square Foot: \$237.99)**

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

Due to co
improven
materials
notice or

- 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)

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the home
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additions.
up to date