

We Can Replace Your Dreams With Reality!

**Legendary**  
Homes, Inc.

10197 US 127  
Clarklake MI 49234

(517)206-2435

LegendaryHomesInc.com



2,220 Sq Ft

01/01/25

Heckaman Homes – Buchanan Two Story Modular Home - 30' x 44/30'

Sample Price Sheet

9' Insulated Precast Basement

<b>Base price of Heckaman Somerset - Includes Legendary Package (Drywall, 5/12 Roof &amp; Rugged Package)</b>	<b>\$237,349</b>
<b>Includes Finished Crane Set (\$6,000) on foundation, Drywall finish, Side Ends, Seem Carpet Includes Sales Tax and Freight within 30 Miles of Our Model Home</b>	
Crane Allowance (\$6,000 included in base price) Extra Depending on distance and time	\$4,000
Material Surcharge	\$2,500
Bracing of Insulated Precast Basement for Setting Home	\$2,200
Allowance for Increases	\$3,000
Install Ship Loose Carpet T/O	\$7,000
Modular Seals and State Dues on Modular Home	\$340
Floor Bridging (Calculate Total Sq Ft of Home)	\$888
Add Drop-In Laundry Sink w/30" Base Cabinet w/Chrome Faucet	\$565
Basement Entry	\$250
Pex Water Lines	\$750
Radon Vent	\$50
Brushed Nickel Plumbing Faucet Package (Baths and Kitchen- Drop in Tub Faucet Sold Separately)	\$1,450
8'10" Walls - Includes 36" Tall Cabinets w/ 42" Corner Cabinet If Applicable (\$2 Sq Ft)	\$2,640
Add Exterior Black (ORB PKG) Light LOCATION: 2nd @ Front Door	\$95
Add Flush Mount LED Ceiling Light- 6" LOCATION: 2- Kit, 4-LR, 4-MBR, & 3-Loft	\$650
Omit DR Chandelier -Leave Single Switch and Reinforced Fan Box	-\$40
Double Switch IPO STD Single Switch For Ceiling Box (Fan) (6) LOCATION: LR, Loft, & BR'S	\$100
Add Receipt (6) LOCATION: (2) Coffee Bar, (1) Loft & (1) Each BR	\$210
Add Floor Receipt LOCATION: Required At Stair Railing By Builder	\$125
Add Additional Switched Wire Prep By Exterior Door for Garage Coach Lights -Coiled In Ceiling	\$55
Add Under Wall Cabinet Lighting LOCATIONS: Kitchen Wall Cabinets & Foyer Coat Cabinet	\$650
(1) Switched Box for Onsite Light Over Island	\$35
Add Loft or Open Foyer Area to Cape Cod or 2 Story Plans (Subject to Engineering Approval)	\$1,200
On Site Work for Loft/Open Foyer Area	\$2,500
Allowance for Stair Railing Done On Site	\$2,500
Insulate Interior Walls- Priced Per Length of Interior Wall LOCATION: 1/2 Bath Walls	\$107
Quartz Vanity Countertops IPO Standard- Includes single bowl (White)	\$3,565
Additional Integrated Bowl for Corian or Quartz Vanity Top LOCATION: MBTH	\$150
Laminate Formica "180 FX Granite" IPO Standard	\$45
34.5" Vanity Cabinet Height IPO Standard 30" Location: All Bathrooms	\$463
2" x 60" Premium Rock Stone Shower w/ Fiberglass (White) Pan IPO Standard	\$388
Add Base Cabinet - B21 In Utility Room Beside Drop-in Utility Sink	\$385
Add Wall Cabinet- 36" LOCATION: Utility Room	\$600
Coffee Bar Option (As Shown) (2) W3630 Cabinets, (1) Wall Organizer OCO36 w/STD Countertop	\$975
Base Microwave Cabinet BMC30 IPO STD Base Cabinet In Island	\$150
Decorative End Panels at Kitchen Wall and Base Cabinets- Cost is Per	\$1,680
Base Double Waste Basket	\$250
Glass Door Insert- w/ Matching Interior Cabinet Style Determines Profile Availability	\$640
Deep Refrigerator Wall Cabinet Only - Without Tall Side Panel	\$75
(2) Fluted Decorative Table Legs and Skirt Board For Deep Kitchen Island	\$350
Foyer Storage Bench: (1)Tall U249024, (2) W3024, (2) W3012 Cabinets w/STD C-Top & Beadboard Backer	\$2,100
PAINTED FINISHES: MARLIN, SPRING VALLEY, SENECA RIDGE, & PORTRAIT	\$1,260
Crown Molding on Utility Room Wall Cabs, Foyer Bench & BTh #2 Optional Linen Cabinet	\$150
Euro Hood (MUST SELECT VENTED)	\$675
Metal Decorative Backer Behind Eurohood ( Approx. 42 3/8" x 65 1/4" ) Color: Silver Strata	\$250
Window Lineals- Includes Credit for Front Shutters PER WINDOW	\$980
Vinyl Patio Door Lineal PER PATIO DOOR	\$150
Andersen 8' Permasield Sliding Patio Door IPO 2 DR WDWS	\$1,945
Make Andersen Patio Black IPO STD White	\$100
BLS 122-366-X LOCATION: Front Door	\$790
BLS 152-366-X (SIDELIGHT)	\$1,570
Upgrade STD S/H Window to Andersen 400-Any Window Inside Color: Black Outside Color: Black	\$3,900
Add Andersen Fixed Transom Stand Alone Window TWT3015 - Approx. 3' x 17" LOCATION: MBR End Wall	\$1,320
Black Special Order Andersen 400 Window SH, DH, or Transom IPO White Andersen 400 Series	\$1,400
Increase Andersen Window Size From 3046 to 3056 - Front Of House Only (First Floor Only)	\$300
Upgrade Std HC 2-Pnl White Roman Arch Interior Doors to 2 Panel Square HC (Logan)-White or Stained-Stained Not An Exact Match	\$975
Make Interior Door Pocket Door LOCATION: MBR Closet and Utility Room	\$570
Stained Trim- Tall Base (2,220 sq ft x \$0.65)	\$1,443
Upgrade Standard Carpet to True Spirit 40oz Carpet (Costs are Per Carpeted Areas) (122 sq ft x \$4)	\$488
Upgrade Standard Flooring To Shaw Unite 9"x 48" Luxury Vinyl Plank (Glue Down) (103 x \$22)	\$2,266

Install Ship Loose Baseboard Trim	\$3,500
Blocking for Foundation	\$645
Allowance for Future Drywall Repair for Drywall Settling to come back in a year after home is set	\$1,000
Allowance for Options on House	\$15,000
Allowance for Appliance Installation	\$500
Engineering Plan Fee	\$3,000
Appliance Pkg – 21 CF Side by Side Refer w/Ice and Water in Door, Microwave over Range and Dishwasher	\$1,500
<b>Subtotal of Options</b>	<b>\$91,313</b>
Sales Tax on Options	\$5,239
<b>Total House and Options</b>	<b>( Cost Per Square Foot: \$150.41 )</b>
<b>\$333,901</b>	
* Additional On Site Costs with Option Chosen	

### "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.

#### **\$333,901 Heckaman Somerset With Above Options**

\$21,000	9' Insulated R16 Precast Basement Walls - <b>INCLUDES 5 YR WARRANTY</b> (Longer Extended Warranty Available for Purchase)
\$2,127	Footers For Insulated Precast Basement – Crushed Stone, Tile and Crock
\$7,731	Poured Basement Floor
\$5,450	Excavation - Dig, Backfill, Rough/Finish Grade - <b>Some settling will occur SAND FILL IS EXTRA</b>
\$3,476	Center Stone Under Floor
\$3,985	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
\$2,500	Permits - Building Permit, Zoning Permit, Well & Septic Permit, Driveway Permit (Building Permit can vary)
\$4,800	Plumbing Line Hook Ups and prep for Radon Gas
\$4,500	Electrical (with Disconnect) <b>INCLUDES GENERATOR HOOK UP</b>
\$3,500	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
\$2,897	Run Gas Line for Furnace and Water Heater
\$12,971	96% Gas Furnace and Ductwork, Run Gas Line to Furnace and Water Heater, Dryer Vent
\$2,997	40 Gal Power Vent Water Heater
\$5,228	Central Air
\$9,390	5" Well - 1/2 hp pump, up to 100 ft deep - \$25 @ Ft over 100 ft – Includes 20' of Lead In, \$20 @ if Over 20'
\$10,450	Septic System – Standard System (gravity flow) - <b>NO SAND FILL INCLUDED</b> (Need Septic Permit to Verify)
\$1,750	Seamless Gutters and Down Spouts
\$1,875	Sump Pump or Run to Daylight
\$2,000	2 Sets of Wood Standard Steps with Platform for Front and Side Doors
\$990	Garbage Dump Trailer and Clean Up
\$2,500	Allowance for increases of On Site Costs
\$2,500	Misc

**\$453,113 Grand Total Without Garage (Cost Per Sq Ft: \$204.10 )**

#### **24' x 24' Garage – (Garage on End of House)**

\$12,900	Lumber and Labor for 24' x 24' Garage - 5/12 Roof
\$3,000	Lumber Surcharge
\$4,964	PreCast Foundation Walls - <b>INCLUDES 5 YR WARRANTY</b>
\$4,288	Concrete Floor
\$2,084	Footers For Insulated Precast Foundation – Corner Pins, Compact Footings
\$2,650	Excavation - Fill, compact - <b>SAND NEEDED HAULED IN IS EXTRA</b>
\$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
\$1,790	Electrical in Garage (Includes 3 way Switch for entry door)
<b>\$495,029</b>	<b>Grand Total With Garage ( Cost Per Square Foot: \$222.99)</b>

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 Length and Type of Material Used
\$690	Blower Door Test (Depends on Building Inspector)