

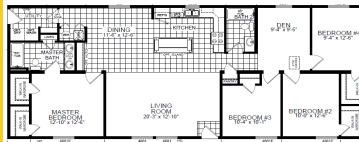
We Can Replace Your Dreams With Reality!



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LegendaryHomesInc.com



1,706 Sq Ft

**Modular Home 28' x 64' Alberta - Advantage Series 2868-203**

06/01/24

<b>Base price of Advantage Alberta 2868-203</b>	<b>\$132,954</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)	\$13,760
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
Future Drywall Crack Repair Allowance	<u>\$1,000</u>
<b>Subtotal of Options</b>	<b>\$50,520</b>
Sales Tax on Options	<u>\$3,031</u>
<b>Total House and Options</b>	<b>\$186,505</b>
<b>( Cost Per Square Foot: \$109.32 )</b>	

**"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.

**\$186,505 Advantage Alberta 2868-203 With Above Options**

\$24,786	26'8" x 64' x 9' Insulated Precast Basement Walls – <b>Includes 5 Year Warranty</b>
\$5,459	Footers For Insulated Precast Basement - Radon Crock and Tile, Corner Pins, Compact Footings
\$11,200	Poured Basement Floor
\$6,340	Excavation - Dig, Backfill, Rough/Finish Grade - Some settling will occur <u>SAND FILL IS EXTRA</u>
\$4,210	Center Stone Under Basement Floor
\$3,290	Install Sill Plate, Basement Jack Post - Lagging and Bracing house - Material and Labor
\$650	Insulate Rim/Band Board
\$2,000	4 x 4 Egress Basement Window 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 prep for Radon Gas
\$4,300	Electrical (with Disconnect) <b>INCLUDES GENERATOR HOOK UP</b>
\$3,150	Basement Stairway - Enclosed Finished drywall with hand rail
\$1,995	Connect Duct Work, Dryer Vent and Metal Crossover between boxes
\$2,490	Run Gas Line for Furnace and 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'
\$9,950	Septic System – Standard System (gravity flow) <u>-NO SAND FILL INCLUDED</u>
\$1,450	Seamless Gutters and Down Spouts
\$1,625	Run Footer Tile Out to Daylight
\$1,950	2 Sets of Wood Standard Steps with Platform for Front and Back Doors
\$890	Garbage Dump Trailer and Clean Up
\$2,000	Allowance if needed for increases
<u>\$2,300</u>	Misc
<b>\$295,458</b>	<b>Grand Total Without Garage ( Cost Per Square   \$173.19)</b>

**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 - <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 - SAND NEEDED HAULED IN IS EXTRA
\$500	Entry Door and Lock Set for Garage
\$1,730	16' x 7' Insulated Garage Door
\$1,550	Upgrade Shingles/Gutters/Extra Window, 3 Exterior Light Fixtures
\$560	Garage Door Opener
<u>\$1,390</u>	Electrical in Garage (Includes 3 way Switch for entry door)
<b>\$331,074</b>	<b>Grand Total With Garage ( Cost Per Square Foot: \$194.06)</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.

**\*\*\*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 (If Building Inspector Requires It)