We Can Replace Your Dreams With Reality!
Legendary Homes, Inc.
10197 US 127
Clarklake MI 49234
(517)206-2435
LegendaryHomesInc.com

11/02/26

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

1,387 Sq Ft

Model Home at 10197 S Meridian Rd (US127), Clarklake – Monroe 52' Model Home

Options as done on model home with 9' Basement

Base price of Paramount Monroe 52' As 48' - Includes Legendary Package (Drywall, 5/12 Roof & Rugged Package)	**$115,112**
Includes Finished Roll Set on foundation, Drywall finish, Side Ends, Seem Carpet	
Includes Sales Tax and Freight within 30 Miles of Our Model Home.	
Bracing of Insulated Precast Basement for Setting Home – (If Crane is needed add cost of crane)	$2,200
Additional Lumber Surcharge Added $2.80 sq ft	$3,884
Lumber Surcharge *(this price will vary based on current market conditions)	$13,760
Crescent Edging – Primary Bath	$105
L Shaped Stairwell	$1,625
50 Pound Roof Load IPO 30# <= 56 Box	$270
4' Stretch Longer – (All 4' in Den, All 4' in Kitchen)	$3,065
Modular Seals and State Dues on Modular Home	$380
12" Ceiling Cut Back at Marriage Line	$190
1 1/2" Cutout at Marriage Line	$215
16" O.C. Interior Walls	$475
Floor Wrap – Under side to keep clean during shipping	$220
Open Floor Joists (Needed if keeping furnace and ductwork in the house)	$5,840
AP Package D – Icemaker Installed, Std Clean Gas Range, Microwave Over Range, Gas Furnace, 40 Gal Elec **40 Gal Gas Water Heater IPO	$1,075
Paramount Package E	$7,045
*Run Pipe Out Roof For Furnace	$300
40 Gal Gas (LP) IPO 40 Gal Electric	$775
*Run Pipe Out Roof For Water Heater	$300
Craftsman Front Door IPO 6 Panel	$350
Patio Door IPO (In Place Of) 1 Window	$795
X8 – 9' Dormer (9' Drop Eave Dormer, 7' Faux Bumpout Azek Trim, Shake, & Corbels) Shake Color: Cedar Cabin	$940
*On Site Work for 9' Dormer	$395
M24 – 9' Dormer (8' Drop Eave Dormer, 8'x6" Bumpout, Azek Trim & Corbels)	$1,530
Add 36x61 Window – Primary Bedroom, Make 2	$475
G9 30x36 Window IPO Standard 30x36	$45
G9 36x61 Window IPO Standard 36x61 **ALL WINDOWS ARE NOW STANDARD WITH NO GRIDS**	$475
G9 46x61 Window IPO Standard 46x61	$105
67" Furniture Style Vanity (080)	$320
15" Linen (006) in Bathroom	$345
Gas Range IPO Electric	$165
Discount of Dishwasher for being in 2 Packages	-$100
Extra Frost Free Faucet	$85
Water Heater Door	$135
*Run Pipe Out Roof For Water Heater	$300
White Trim Package – Hardwood White Pre-Finished 2 ¼" Door & Window Casing, 3" Base	$500
Closet in Bedroom #3 (den) – Linen Closet -	$435
Water Heater Door	$135
3 Sided Palisade Shower IPO Std – Cracked Slate – Includes Barn Door & Standard Shower Head	$2,095
40/40 Panel Box IPO Standard	$140
Ceiling Fan with Light Kit in Living Room	$200
*Complete Installation of Ceiling Fan in Living Room	$50
Double Switch for Fan/Light	$55
3-Way Switch	$85
Carbon/Smoke Detectors Upgraded T/O	$260
40/40 Panel Box IPO Standard	$55
Wood Panel Box Cover	$75
Radon Vent	$195
Make Primary Bath Wall 2x6 for Radon Gas Vent	$95
Junction Box in Eave with Interior Switch	$85
Blocking for Foundation	$945
2014 NEC	$380
2021 IECC –New State Fee – Includes R-21 Insulation in Exterior Walls, R-60 Ceiling Insulation, Unlighted Whole House Vent Fan IPO Lighted Bath Fan Bath 2, Dimmer Switches	$2,395
Engineering Fee for Stretch	$1,500
Allowance for Option Adjustment	$1,500
Allowance for Future Drywall Repair for Drywall Settling to come back in a year after home is set	$1,000
Subtotal of Options	**$60,264**
Sales Tax on Options	$3,484
Total House and Options **(Cost Per Square Foot: $128.95)**	**$178,860**
* 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.

$178,860	**Paramount Monroe 52' With Above Options**
$27,509	Insulated R16 Precast Basement Walls – **Includes 5 Year Warranty** (Longer Extended Warranty Available for Purchase)
$6,263	Footers For Insulated Precast Basement – Crushed Stone, Tile and Crock
$9,821	Poured Basement Floor
$1,400	Pump Truck for Pouring Basement Floor
$7,020	Excavation - Dig, Backfill, Rough/Finish Grade, Dozer to Get House In and Move for Set - Some settling will occur SAND FILL IS EXTRA
$4,838	4" Center Stone Under Floor and stone for egress window
$3,490	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 (3 High)
$2,500	Permits - Building Permit, Zoning Permit, Well & Septic Permit, Driveway Permit – Area can vary on costs
$4,800	Plumbing Line Hook Ups and On Site Prep Work for Radon Gas
$4,500	Electrical (with Disconnect) **INCLUDES GENERATOR HOOK UP**
$3,500	Basement Stairway - Enclosed Finished drywall with hand rail
$2,995	Metal Crossover in Basement between boxes and Dryer Vent
$3,990	Run Gas Line for Furnace and Water Heater, Gas Pressure Test, Mechanical Permit
$5,997	Central Air
$11,950	5" Well - 1/2 hp pump, up to 100 ft deep - $30 @ Ft over 100 ft – Includes 20' of Lead In, $25 @ if Over 20'
$13,277	Septic System – Standard System (gravity flow) - NO SAND FILL INCLUDED (Need Septic Permit to Verify)
$2,000	Seamless Gutters and Down Spouts
$2,410	Sump Pump and Line to Drywell or Run Footer Tile to Daylight
$2,000	2 Sets of Wood Standard Steps with Platform for Front and Back Doors
$990	Garbage Dump Trailer and Clean Up
$5,000	Allowance for increases of on site costs
$2,500	Misc
$310,210	**Grand Total Without Garage** **(Cost Per Sq Ft: $223.66)**

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

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

$14,900	Lumber and Labor for 24' x 24' Garage - 5/12 Roof
$3,500	Lumber Surcharge
$5,609	PreCast Foundation Walls - **INCLUDES 5 YR WARRANTY**
$4,532	Concrete Floor
$3,335	Footers For Insulated Precast Foundation – Corner Pins, Compact Footings
$3,150	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
$1,990	Electrical in Garage (Includes 3 way Switch for entry door)
$352,466	**Grand Total With Garage** **(Cost Per Square Foot: $254.12)**

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

$1,450	Optional – Dozer to come back to finish grade complete job after everything is done and settling next to foundation has occurred
?	Driveway - Depends on Type of Material Used
$690	Blower Door Test (Depends on Building Inspector)
?	Soil Erosion Permit if Needed Varies by Area on if Silt Fence is Required or not