

We Can Replace Your Dreams With Reality!



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LegendaryHomesInc.com

Redman Homes - Paramount Series -Modular Home - 28' x 40'

1,387 Sq Ft

06/01/24

Sample Price Sheet - Monroe - Options as done on Warren model home on a Poured Crawl

| | |
|--|------------------|
| Base price of Paramount Monroe - Includes Legendary Package (Drywall, 5/12 Roof & Rugged Package) | \$106,627 |
| Includes Finished Roll Set on foundation, Drywall finish, Side Ends, Seem Carpet | |
| Includes Sales Tax and Freight within 30 Miles of Our Model Home. | |
| Lumber Surcharge *(this price will vary based on current market conditions) | \$11,845 |
| No Crane Costs (Figured as Roll Set) If Crane is needed add costs of crane | \$0 |
| 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 |
| AP Package – See Bottom of Page 2 for what's Included | \$6,725 |
| Open Floor Joists (Needed if keeping furnace and ductwork in the house) | \$5,000 |
| High Definition Counter-top for Kitchen Island – Antique Marula Pine | \$100 |
| 50 Pound Roof Load IPO 30# <= 56 Bx | \$270 |
| X8 – 9' Dormer (9' Drop Eave Dormer, 7' Faux Bumpout Azek Trim, Shake, & Corbels) | \$1,820 |
| On Site Work for 9' Dormer | \$95 |
| 16" O.C. Interior Walls | \$475 |
| Patio Door IPO (In Place Of) 1 Window | \$805 |
| Gas Range IPO Electric | \$165 |
| Stainless Steel Farm Sink | \$590 |
| Hi Efficiency Trane Gas Furnace IPO STD Electric | \$1,695 |
| Run Pipe Out Roof For Furnace | \$300 |
| 40 Gallon Gas (LP) Water Heater IPO 30 Gallon | \$1,010 |
| Trane Furnace Propane Conversion Kit | \$55 |
| Run Pipe Out Roof For Water Heater | \$300 |
| Upgraded Dix Drawer Guides | \$250 |
| 081 Island IPO 126 Island | \$250 |
| Water Heater Door | \$135 |
| Linen Over Commode – Both Baths (\$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 |
| 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 |
| Extra Conduit Drop in Panel Box | \$30 |
| Stem Lights above Island (2 x \$75 ea) | \$170 |
| Radon Vent | \$195 |
| Junction Box in Eave with Interior Switch | \$85 |
| Programmable Thermostat | \$120 |
| 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 | \$1,440 |
| Allowance for Option Adjustment | \$1,000 |
| Allowance for Future Drywall Repair for Drywall Settling to come back in a year after home is set | \$1,000 |
| Subtotal of Options | \$43,985 |
| Sales Tax on Options | \$2,639 |
| Total House and Options | \$153,251 |
| (Cost Per Square Foot: \$110.49) | |

"On Site" Costs On 4 Poured Crawl Space - 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.

\$153,251 Paramount Monroe With Above Options

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|----------------|--|
| \$14,304 | 26'8" x 52' x 4' Poured Crawl |
| \$3,692 | Tile Inside and Out and Stone Over Outside Tile |
| \$1,350 | Access Door and Well |
| \$5,450 | Excavation - Dig, Backfill, Rough/Finish Grade - Some settling will occur <u>SAND FILL IS EXTRA</u> |
| \$3,044 | Center Stone in Crawl |
| \$2,000 | R-15 Insulation Around Inside of Foundation |
| \$2,990 | Install Sill Plate, Posts - Material and Labor |
| \$500 | Insulate Rim/Band Board |
| \$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) <u>INCLUDES GENERATOR HOOK UP</u> |
| \$1,795 | Connect Flex Duct Work and Dryer Vent |
| \$2,190 | Run Gas Line for Furnace and Water Heater and Mechanical Permit |
| \$3,890 | 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 |
| \$1,775 | Sump Pump and Run line for dry well or Tile Run Out to Daylight |
| \$1,850 | 2 Sets of Wood Standard Steps with Platform for Front and Back Doors |
| \$890 | Garbage Dump Trailer and Clean Up |
| \$2,000 | Allowance for increases on On Site Costs |
| <u>\$2,300</u> | Misc |

\$233,661 Grand Total Without Garage (Cost Per Square Foot: \$168.47)

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

| | |
|------------------|--|
| \$12,900 | Lumber and Labor for 24' x 24' Garage - 5/12 Roof |
| \$3,000 | Lumber Surcharge |
| \$6,178 | Poured Garage Foundation Including Footers |
| \$4,288 | Concrete Floor |
| \$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 |
| \$560 | Garage Door Opener |
| \$2,450 | Upgrade Shingles/Gutters/Extra Window, 3 Exterior Light Fixtures |
| <u>\$1,190</u> | Electrical in Garage (Includes 3 way Switch for entry door) |
| \$269,107 | Grand Total With Garage (Cost Per Square Foot: \$194.02) |

*****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) |

Legendary Package Includes: 5/12 Roof and Set Up, Drywall Package, 3/4" OSB Floor Decking, Web Floor Truss with Duct Work Installed and Modular Conversion

New Moon Modular Package Includes: Hardwood Cabinets, Upgraded Lino, Elongated Commodes, 40 Gal Electric Water Heater, Craftsman Front Door w/Windows, Lineals or Shutters on Front Door Side, Extra Ext Faucet, 42" Overhead Cabinets, Drawers Over Doors in Kitchen, Crescent Edging in Kitchen, (1) Full Wall Ceramic Backsplash in Kitchen, Valance Board at Kitchen, Double Lav in Master Bath, 3 Hinges on Interior Doors, Upgrade Ash Trim, Framed Mirrors Throughout, Platinum Light Package, Full Length Drapes w/Rod in Living & Dining Room, Metal Faucets