

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 model home with 9' Basement

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	\$115
Closed Stairway	\$1,820
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	\$45,820
Sales Tax on Options	\$2,749
Total House and Options	\$155,196
(Cost Per Square Foot: \$111.89)	

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.

\$155,196 Paramount Monroe With Above Options

\$19,688	26'8" x 52' x 9' Insulated R16 Precast Basement Walls – Includes 5 Year Warranty (Longer Extended Warranty Available for Purchase)
\$4,015	Footers For Insulated Precast Basement – Crushed Stone, Tile and Crock
\$7,731	Poured Basement Floor
\$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
\$3,290	Install Sill Plate, Posts - Material and Labor
\$500	Insulate Rim/Band Board
\$2,000	4 x 4 Egress Basement Window and PVC Trim 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) <u>INCLUDES GENERATOR HOOK UP</u>
\$3,150	Basement Stairway - Enclosed Finished drywall with hand rail
\$1,795	Connect Duct Work in Attic and Install dryer vent and Metal Crossover between boxes
\$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
\$253,144	Grand Total Without Garage (Cost Per Square Foot: \$182.51)

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>\$1,390</u>	Electrical in Garage (Includes 3 way Switch for entry door)
\$288,790	Grand Total With Garage (Cost Per Square Foot: \$208.21)

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

*****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