

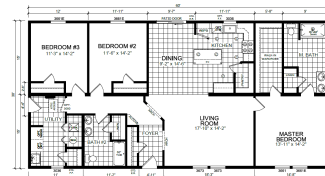
We Can Replace Your Dreams With Reality!



10197 US 127  
Clarklake MI 49234

(517)206-2435

LegendaryHomesInc.com



03/24/26

Redman Homes - Paramount Series - Myrtle – 30' x 60' (Standard Plan is 28' Wide)

1,800 Sq Ft

Model Home at 10197 S Meridian Rd (US127), Clarklake - Myrtle Model Home

Options as done on model home with 4' Poured Crawl

<b>Base price of Paramount Myrtle - Includes Legendary Package (Drywall, 5/12 Roof &amp; Rugged Package)</b>	<b>\$125,238</b>
<b>Includes Finished Roll Set on foundation, Drywall finish, Side Ends, Seem Carpet Includes Sales Tax and Freight within 30 Miles of Our Model Home</b>	
Additional Lumber Surcharge Added \$1.90 sq ft – Limited Time Special: Legendary Homes Will Cover Any Additional Increases up to \$3,000	\$3,420
Lumber Surcharge *** (this price will vary based on current market conditions)	\$13,760
Paramount Package E	\$6,995
Crescent Edging – Master Bath	\$105
Ceramic Tile Full Wall Under Cabinet	\$500
Ceramic Tile Between Hood and Ceiling	\$210
12" Ceiling Cut Back at Marriage Line	\$190
1 1/2" Cutout @ Marriage Line	\$215
7/12 Roof Option	\$1,090
*Extra set up charge for 30 foot wide & 7/12 Roof	\$1,990
16" OC Interior Walls	\$475
Extra Set Up Charge for 30 Foot Wide & 7/12 Roof	\$1,990
9' Sidewalls w/50# Roof	\$4,595
*Extra Freight Charge for 9' Sidewalls (\$500 Per Box)	\$1,000
Stretch from 28 wide to 30 foot wide (\$52 x 60')	\$4,500
Floor Wrap	\$220
4400 Series Siding (<= 60' Box)	\$1,495
Open Floor Joists (Needed if keeping furnace and ductwork in the house)	\$5,000
Move Ext Door – Same Room Only	\$195
M16 – Exterior Elevation – 30' Wide	\$880
Black Craftsman Door IPO 6P Resident	\$765
Black Atrium IPO 2 Windows	\$2,800
Enlarge Window in Bedroom 3	\$95
<b>ALL WINDOWS ARE NOW STANDARD WITH NO GRIDS</b>	
1 – 30x36 Black Non-Gridded Windows IPO Standard (All Windows are now Non-Gridded)	\$200
2 – 46x61 Black Non-Gridded Windows IPO Standard (All Windows are now Non-Gridded)	\$600
4 – 36x72 Black Non-Gridded Windows IPO Standard (All Windows are now Non-Gridded)	\$1,180
1 – 16x60 Black Non-Gridded Windows IPO Nothing (All Windows are now Non-Gridded)	\$795
1 – 30x36 Black Non-Gridded Windows IPO Nothing (All Windows are now Non-Gridded)	\$365
1 – 36x61 Black Non-Gridded Windows IPO Nothing (All Windows are now Non-Gridded)	\$520
1 – 46x61 Black Non-Gridded Windows IPO Nothing (All Windows are now Non-Gridded)	\$575
080 - 67" Furniture Style Vanity (2 x \$320) Primary Bath and Hall Bath	\$640
Mixed Cabinet Colors	\$325
Soft Close Drawers and Cabinet Doors – Kitchen	\$495
012 Large Kitchen Island	\$530
Discount of Dishwasher for being in 2 Packages	-\$100
047 – Medium Utility Sink w/ Base and Over Head Cabinets	\$510
UK2 Package 1 – Gas – French Door Refrigerator	\$7,915
UK2 Discount with AP Package	-\$1,100
50 Gallon Electric Water Heater IPO 30 Gallon	\$210
Frost Free Faucet	\$85
Move Standard Exterior Faucet	\$55
Carrier Hi Efficient Gas Furnace IPO Standard Electric	\$895
*Run Chimney for Furnace	\$300
Water Heater Door	\$135
Move Interior Door Location (Stairway Door)	\$50
Drywall Arch Passway (2 x \$85)	\$170
Move & Swap Furnace/Water Heater Over & Add Entry Closet In Utility Room	\$295
Ash Window Ledge Throughout	\$395
White Interior Package 6 With Package E	\$500
Can Light Package of 10 ( 2 x \$250)	\$500
40/40 Panel Box IPO Standard	\$140
Dual USB Outlet (4 x \$65)	\$260
Black Ceiling Fan – Living Room	\$200
*Complete Installation of Ceiling Fan On Site	\$50
3-Way Switch (2 x \$85)	\$170
Double Switch (2 x \$50) for fan in both baths	\$110
Extra Interior GFI Receipt (2 x \$65)	\$130
Move Standard Exterior Receipt (2 x \$65)	\$110
4 x 6 Lux Shower in Primary Bath IPO Standard	\$3,090
Mod State Seals	\$180
State Dues	\$250
MHI Dues	\$35

Carbon/Smoke Detectors Upgraded T/O	\$260
Radon Vent Run in wall of house	\$195
Junction Box in Eave with Switch (To be used for Garage Electrical)	\$85
2014 NEC – State Fee	\$380
R-52 IPO R-40 Roof Insulation	\$430
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
*Connect Ductwork in Attic	\$995
Mod State Seals	\$180
State Dues	\$200
Allowance for Option Adjustment	\$1,000
Future Drywall Crack Repair Allowance	\$1,000
<b>Subtotal of Options</b>	<b>\$81,370</b>
Sales Tax on Options	\$4,882
<b>Total House and Options</b>	<b>(Cost Per Square Foot: \$117.49 ) \$211,490</b>
* Additional On Site Costs with Option Chosen	

### "On Site" Costs On 4' Poured Crawl 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.

<b>\$211,490</b>	<b>Paramount Myrtle With Above Options</b>
\$19,200	30' x 60' x 4' Poured Crawl with Footers
\$4,650	Tile Inside and Out and Stone Over Outside Tile
\$1,550	Access Door and Well
\$7,301	Excavation - Dig, Backfill, Rough/Finish Grade, Dozer to Get House In and Move for Set - Some settling will occur <u>SAND FILL IS EXTRA</u>
\$2,100	R-15 Insulation Around Inside of Foundation
\$4,889	Center Stone Under Floor
\$2,990	Install Sill Plate, Posts - Strapping house - Material and Labor
\$650	Insulate Rim/Band Board
\$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>
\$1,995	Connect Flex Duct Work, Dryer Vent and Mechanical Permit
\$3,297	Run Gas Line for Furnace and Water Heater
\$6,828	Central Air
\$11,450	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'
\$11,545	Septic System – Standard System (gravity flow) - <u>NO SAND FILL INCLUDED</u> (Need Septic Permit to Verify)
\$1,850	Seamless Gutters and Down Spouts
\$1,975	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 Side Doors
\$990	Garbage Dump Trailer and Clean Up
\$2,500	Allowance for increases of On Site Costs
<u>\$2,500</u>	Misc
<b>\$313,550</b>	<b>Grand Total Without Garage (Cost Per Sq Ft: \$174.19 )</b>

### 24' x 26'/24' Garage – (Garage Can go on End or on Front of House)

\$14,900	Lumber and Labor for 24' x 26'/24' Garage
\$3,000	Lumber Surcharge
\$7,624	83' of 4' Poured Wall
\$4,600	Concrete Floor
\$3,055	Excavation - Fill, compact - SAND NEEDED HAULED IN IS EXTRA
\$500	Entry Door and Lock Set
\$2,495	2' Offset with Eyebrow for 12' of Garage
\$1,797	2 - 9' x 8' Insulated Garage Doors
\$1,170	2 Garage Door Openers for 8' Doors
\$1,395	7/12 Roof Pitch
\$1,395	Eyebrow Above Garage Doors
\$3,750	Upgrade Shingles/Taller Walls/Gutters/Step/Extra Wall/Entry Door/Extra Window, 3 Exterior Light Fixtures
\$975	Upgraded Siding
\$1,497	Vinyl Shake in Front Gable End
<u>\$1,790</u>	Electrical in Garage (Includes 3 way Switch for Entry Door)
<b>\$363,493</b>	<b>Grand Total With Garage (Cost Per Square Foot: \$201.94 )</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**

\$1,450	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)
?	New Michigan State Code for Upgraded Windows to Comply for Homes Coming Offline After Sept 1st, 2025
?	Soil Erosion Permit if Needed Varies by Area on if Silt Fence is Required or not