

We Can Replace Your Dreams With Reality!



10197 US 127
Clarklake MI 49234

(517)206-2435

LegendaryHomesInc.com



03/11/25 Redman Homes - Paramount Series – New 2025 Myrtle Model – 30' x 60' (Standard Plan is 28' Wide)

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

Options as done on model home with 9' Insulated Precast Basement

1,800 Sq Ft

Base price of Paramount Myrtle - Includes Legendary Package (Drywall, 5/12 Roof & Rugged Package)	\$124,288
Includes Finished Roll Set on foundation, Drywall finish, Side Ends, Seem Carpet Includes Sales Tax and Freight within 30 Miles of Our Model Home	
Allowance for Price Increases/Adjustments Until 30 Days Before Home Goes Online (Cost will be adjusted at that time) ???	\$3,000
Bracing of Insulated Precast Basement for Setting Home – (If Crane is needed add cost of crane)	\$2,200
Lumber Surcharge ***(this price will vary based on current market conditions)	\$13,760
AP Package (62' – 70' Hitch)	\$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
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
Closed Stairwell	\$1,820
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
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
* Connect Ductwork in Attic	\$995
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
2015 IECC – State Fee	\$805
* Connect Ductwork in Attic	\$995
Blocking for Foundation	\$645
Allowance for Option Adjustment	\$1,000
Future Drywall Crack Repair Allowance	\$1,000
Subtotal of Options	\$82,350
Sales Tax on Options	\$4,941
Total House and Options	(Cost Per Square Foot: \$117.54) \$211,579

"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.

\$211,579 Paramount Myrtle With Above Options

\$26,561 Insulated R16 Precast Basement Walls – **Includes 5 Year Warranty** (Longer Extended Warranty Available for Purchase)

\$5,015 Footers For Insulated Precast Basement – Crushed Stone, Tile and Crock

\$11,650 Poured Basement Floor

\$6,515 Excavation - Dig, Backfill, Rough/Finish Grade - Some settling will occur SAND FILL IS EXTRA

\$4,340 4" Center Stone Under Floor and stone for egress window

\$3,690 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

\$1,995 Connect Duct Work in Attic and Install dryer vent and Metal Crossover between boxes

\$2,490 Run Gas Line for Furnace and Water Heater

\$4,828 Central Air

\$9,390 5" Well - 1/2 hp pump, up to 100 ft deep - \$23 @ Ft over 100 ft – Includes 20' of Lead In, \$15 @ if Over 20'

\$10,450 Septic System – Standard System (gravity flow) - NO SAND FILL INCLUDED (Need Septic Permit to Verify)

\$1,750 Seamless Gutters and Down Spouts

\$1,875 Sump Pump and Run line for dry well

\$2,000 2 Sets of Wood Standard Steps with Platform for Front and Back Doors

\$990 Garbage Dump Trailer and Clean Up

\$2,000 Allowance for increases of on site costs

\$2,500 Misc

\$327,518 Grand Total Without Garage (Cost Per Sq Ft: \$181.95)

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

\$12,900 Lumber and Labor for 24' x 26'/24' Garage - 5/12 Roof

\$3,000 Lumber Surcharge

\$4,871 PreCast Foundation Walls - **INCLUDES 5 YR WARRANTY**

\$4,450 Concrete Floor

\$2,001 Footers For Insulated Precast Foundation – Corner Pins, Compact Footings

\$2,732 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

\$1,790 Electrical in Garage (Includes 3 way Switch for entry door)

\$364,502 Grand Total With Garage (Cost Per Square Foot: \$202.50)

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

\$1,250 Optional – Dozer to come back to finish grade complete job after everything is done

? Driveway - Depends on Type of Material Used

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

\$690 Blower Door Test (Depends on Building Inspector)