We Can Replace Your Dreams With Reality!

Legendary Homes, Inc.

10197 US 127
Clarklake MI 49234

(517)206-2435

LegendaryHomesInc.com

06/01/24 **Redman Homes - Paramount Series - Myrtle (28' + 2') – 30' x 60'**

Model Home at 10197 S Meridian Rd (US127), Clarklake - Myrtle Model Home   Sq Ft   1,800

Options as done on model home on a Crawl

Base price of Myrtle – Includes Legendary Package (Drywall, 5/12 Roof & Rugged Package)	**$123,853**
Includes Finished Roll Set on foundation, Drywall finish, Side Ends, Seem Carpet. Includes Sales Tax and Freight within 30 Miles	
Lumber Surcharge ***(this price will vary based on current market conditions)	$13,760
Allowance for Price Increases/Adjustments Until Home Goes Online (Cost will be adjusted at that time) ???	$3,000
Crescent Edging – Master Bath	$105
Full Wall Subway Tile T/O Kitchen – Ultimate Kitchen	$700
Subway Tile IPO Ceramic – Master Bath	$60
Subway Tile Between Hood and Ceiling	$330
15oz Carpet	$570
Open Floor Joists (Needed if keeping furnace and ductwork in the house)	$5,000
Move Window in Utility Room to End wall	$85
Craftsman Front Door IPO 6 Panel	$350
7/12 Roof Option	$1,090
*Extra set up charge for 30 foot wide & 7/12 Roof	$1,990
9' Sidewalls w/50# Roof	$3,995
*Extra Freight Charge for 9' Sidewalls ($400 per box)	$800
AP Package	$6,995
Stretch from 28 wide to 30 foot wide ($52 x 60')	$4,500
16" OC Interior Walls	$475
Floor Wrap	$220
M24 – 9' Dormer	$1,800
Upgrade Shadow Ridge 4400 Grey Siding	$1,775
Patio Door IPO 2 Windows	$545
Move Ext Door – Same Room Only	$105
Move Window in Utility Room to End wall – Move stairway door to dining room	$95
Add 46 x 61 Vinyl Window in Bedroom 3	$320
36 x 73 Transom (2 x $185)	$570
UK2 Cabinet Handles IPO Knobs (2 x $30)	$90
Soft Close Drawers and Cabinet Doors – Kitchen	$530
012 Large Kitchen Island	$445
Legs on Optional Kitchen Island	$210
047 – Medium Utility Sink w/ Base and Over Head Cabinets	$435
Bank of Drawers IPO Existing	$100
White Interior Pkg 6	$285
Entry Closet (in Utility Room)	$225
Move Interior Door Location	$50
Drywall Arch Passway (2 x $85)	$170
Square Lav Bowl w/ Euro Faucet (2 x $115)	$250
Custom Serenity Bath Option – Includes Furniture Style Vanity Big Linen Closet, Window and Door going into Closet	$4,965
U/R Per Print – Move Window and Door, Medium Utility Sink	$935
½ Glass @ Serenity Shower	$505
Extend Hall Bath vanity to 52" w/ double lav	$270
Ultimate Kitchen 2 Package – Gas	$7,915
Ultimate Kitchen 2 Package Discount with AP Package	-$1,100
019 – Linen Over Commode	$135
5 – Arm Chandelier IPO 6" Light	$145
Double Switch (2 x $50) for fan in both baths	$110
R-48 IPO R-40 Roof Insulation	$260
2015 IECC – State Fee – Includes R-21 Insulation in Exterior Walls	$805
Ceiling Fan w/ Light Kit (1 x $170)	$170
* Complete Installation of Ceiling Fan On Site	$50
Carbon/Smoke Detectors Upgraded T/O	$260
Extra Conduit Drop In Panel Box	$30
Stem Light with Seeded Glass (2 x $85)	$170
2-Arm Bath Vanity Light IPO 6" (4 x $55)	$220
Programmable Thermostat	$120
Junction Box in Eave with Switch (To be used for Garage Electrical)	$85
A/C Ready	$120

Radon Vent Run in wall of house	$195
2014 NEC – State Fee	$380
* 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
Subtotal of Options	**$72,145**
Sales Tax on Options	$4,329

Total House and Options	**(Cost Per Square Foot:**	**$111.29)**	**$200,327**

* Additional On Site Costs with Option Chosen

"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.

$200,327 Redman Homes Paramount Myrtle With Options Above

$18,130 30' x 60' x 4' Poured Crawl (Including Footers)

$4,290 Footer Tile Inside and Out with Stone on Outside Tile

$1,550 Access Door and Well (to keep dirt back)

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

$2,100 R-15 Insulation Around Inside of Foundation

$3,980 Center Stone Under Floor

$2,190 Install Sill Plate, Posts - Material and Labor

$500 Insulate Rim/Band Board

$2,200 Permits - Building Permit, Zoning Permit, Well & Septic Permit, Driveway Permit

$3,500 Plumbing Line Hook Ups and prep for Radon Gas

$4,300 Electrical (with Disconnect) **INCLUDES GENERATOR HOOK UP**

$1,295 Connect Flex Duct Work and Dryer Vent

$4,528 Central Air

$8,990 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'

$9,950 Septic System – Standard System (gravity flow) -NO SAND FILL INCLUDED

$1,450 Seamless Gutters and Down Spouts

$1,775 Sump Pump or Run to Daylight and Run line for dry well

$1,850 2 Sets of Wood Standard Steps with Platform for Front and Back Doors

$790 Garbage Dump Trailer and Clean Up

$2,000 Allowance for increases of On Site Work and Winter Construction

$2,300 Misc

$284,510 Grand Total Without Garage   (Cost Per Square Foot: $158.06)

26'/24' x 24' Garage   (With 2 Foot Bump Out)

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

$3,000 Lumber Surcharge

$7,204 87' of Poured Garage Foundation (Including Footers)

$4,450 Concrete Floor

$2,400 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

$1,730 2 - 9' x 7' Insulated Garage Doors

$1,120 2 Garage Door Openers

$2,450 Upgrade Shingles/Gutters/Extra Window, 3 Exterior Light Fixtures

$975 Upgraded Siding

$1,390 Electrical in Garage (Includes 3 way Switch for Entry Door)

$325,124 Grand Total With Garage   (Cost Per Square Foot: $180.62)

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

$1,250 Optional–Dozer to come back to finish grade after all construction and settling is done–Depends on area–Could run more farther away

? Driveway - Depends on Type of Material Used

$550 Blower Door Test (Depends on Building Inspector)