

We Can Replace Your Dreams With Reality!



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LegendaryHomesInc.com

07/01/24

Redman Homes - Paramount Series -Modular Home - 28' x 56'

Summit 56' Model Home – 725 Edgewood Blvd Lansing

Options as done on model home on a Poured Crawl

1,493 Sq Ft

Base price of Paramount Summit 56' - Includes Legendary Package (Drywall, 5/12 Roof & Rugged Package)	\$119,520
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)	\$13,760
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
Solid Surface Granite Countertop in Kitchen	\$1,595
15oz Carpet IPO 13oz	\$570
Shift Kitchen Down Towards PBR – Take 1' Out of WIC Making Room for SxS Washer & Dryer w/Stairwell & Patio Door	N/C
50# Roof Load IPO 30#	\$270
16" OC Interior Walls	\$475
Floor Wrap	\$220
Open Floor Joists (Needed if keeping furnace and ductwork in the house)	\$5,000
Optional Summit Kitchen–Microwave w/Trim Kit (black), 30"Euro Rangehood, 081 Kit Island, Cab Knobs, Drawers over Doors,P & P Drawers,WalkinPantry	\$2,750
AP Package	\$6,995
Craftsman Front Door IPO 6 Panel	\$350
Patio Door IPO 1 Windows	\$795
Optional Utility Sink	\$235
080 – 67" Furniture Style Lav in Primary Bath	\$320
Soft Close Drawers and Cabinet Doors – Kitchen	\$530
Shirt/Skirt Rack – Double Shelf – Primary Bedroom	\$75
Lined Base Cabinets Throughout	\$190
21.2 CF Side x Side Refer with Water and Ice IPO 18.2 CF – Black	\$745
Hi Efficient Gas Furnace	\$1,695
*Run Pipe Out Roof For Furnace	\$300
40 Gallon Gas Water Heater IPO Electric	\$840
*Run Pipe Out Roof For Water Heater	\$300
Exterior Frost Free Faucet	\$85
36" Interior Doors (3) - Primary Bedroom, Primary Bathroom and Primary Bathroom Walk-in Closet	\$285
Hardwood White Pre-Finished 2 1/4" Door & Window Casing, 3" Base Molding T/O, White Interior Doors, Wrapped Jambs & Door Stop	\$500
Move Interior Door Location – Front Entry Closet Door Moved to Foyer	\$50
Garden Tub/Shower IPO 60" Tub/Shower	\$495
Shower Wand IPO Standard Shower Head	\$85
Double Switch (2 x \$55) for fan in both baths	\$110
Ceiling Fan w/ Light Kit (1 x \$170)	\$170
* Complete Installation of Ceiling Fan On Site – Living Room	\$50
Carbon/Smoke Detectors Upgraded T/O	\$260
Stem Light with Artic Flurry Glass (2 x \$85)	\$170
Radon Vent Run in wall of house	\$195
Junction Box in Eave with Switch (To be used for Garage Electrical)	\$85
R-48 IPO R-40 Roof Insulation	\$260
2015 IECC – State Fee – Includes R-21 Insulation in Exterior Walls	\$805
2014 NEC – State Fee	\$380
* Connect Ductwork in Attic	\$995
Mod State Seals	\$180
State Dues	\$200
Blocking for Foundation	\$645
Allowance for Option Adjustment	\$1,000
Future Drywall Crack Repair Allowance	\$1,000
Subtotal of Options	\$49,395
Sales Tax on Options	\$2,964
Total House and Options	\$171,879
(Cost Per Square Foot: \$115.12)	

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"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.

\$171,879 Paramount Summit 56' With Above Options

\$17,058	26'8" x 56' x 4' Poured Crawl
\$4,404	Tile Inside and Out and Stone Over Outside Tile
\$1,350	Access Door and Well
\$6,100	Excavation - Dig, Backfill, Rough/Finish Grade - Some settling will occur <u>SAND FILL IS EXTRA</u>
\$3,881	Center Stone in Crawl
\$2,300	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
\$2,300	Misc

\$257,542 Grand Total Without Garage (Cost Per Square Foot: \$172.50)

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)

\$293,188 Grand Total With Garage (Cost Per Square Foot: \$196.37)

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
\$550	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