

We Can Replace Your Dreams With Reality!



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LegendaryHomesInc.com

06/01/24

Redman Homes - Paramount Series - Summit 56' - 28' x 56'

Sq Ft 1,493

Summit 56' Model Home – 725 Edgewood Blvd Lansing - Options as done on model home on 9' Basement

Base price of Summit 56' – Includes Legendary Package (Drywall, 5/12 Roof & Rugged Package)	\$118,440
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
Bracing of Insulated Precast Basement for Setting Home – (If Crane is needed add cost of crane)	\$2,000
Solid Surface Granite Countertop in Kitchen	\$1,595
15oz Carpet IPO 13oz	\$570
Shift Kichen Down Towards PBR – Take 1' Out of WIC Making Room for SxS Washer & Dryer w/Stairwell & Patio Door	N/C
Closed Stairwell	\$1,820
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, Walkin Pantry	\$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 Jambes & 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	<u>\$1,000</u>
Subtotal of Options	\$52,835
Sales Tax on Options	<u>\$3,170</u>
Total House and Options	\$174,445
	(Cost Per Square Foot: \$116.84)

* Additional On Site Costs with Option Chosen

Includes Legendary Package: 5/12 Roof with Set Up, Drywall Package, OSB Wrap on Ext Walls, 3/4" OSB Floor Decking, Modular Conversion and a 7 Year Home Warranty

"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.

\$174,445 Redman Homes Advantage Myrtle With Options Above

\$23,786	9' R16 Insulated Precast Basement Walls - INCLUDES 5 YR WARRANTY (Longer Extended Warranty Available for Purchase)
\$4,954	Footers For Insulated Precast Basement – Crushed Stone, Tile and Crock
\$10,056	Poured Basement Floor
\$5,900	Excavation - Dig, Backfill, Rough/Finish Grade - Some settling will occur <u>SAND FILL IS EXTRA</u>
\$3,881	Center Stone Under Floor
\$3,290	Install Sill Plate, Basement Jack Post - Lagging and Strapping house - Material and Labor
\$600	Insulate Rim/Band Board
\$2,000	1 – 4 x 4 Egress Basement Window with PVC Trim and Escape Well
\$2,200	Permits - Building Permit, Zoning Permit, Well & Septic Permit, Driveway Permit (Building Permit can vary)
\$3,500	Plumbing Line Hook Ups and prep for Radon Gas
\$4,200	Electrical (with Disconnect) INCLUDES GENERATOR HOOK UP
\$3,150	Basement Stairway - Enclosed Finished drywall with hand rail
\$1,995	Connect Duct Work, Dryer Vent and Metal Crossover between boxes
\$2,190	Run Gas Line for Furnace and Water Heater
\$4,528	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 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 Costs
<u>\$2,300</u>	Misc

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

\$279,780 Grand Total Without Garage

(Cost Per Square Foot: \$187.39)

24' x 24' Garage

\$12,900	Lumber and Labor for 24' x 24' Garage - 5/12 Roof
\$3,000	Lumber Surcharge
\$4,964	Pre-Cast Foundation Walls - INCLUDES 5 YR WARRANTY
\$4,450	Concrete Floor
\$2,301	Footers For Insulated Precast Foundation - Radon Crock and Tile, Corner Pins, Compact Footings
\$2,732	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	16' x 7' Insulated Garage Door
\$560	Garage Door Opener
\$2,450	Upgrade Shingles/Gutters/Extra Window, Cut Overhang, 3 Exterior Light Fixtures
<u>\$1,390</u>	Electrical in Garage (Includes 3 way Switch for Entry Door)

\$319,252 Grand Total With Garage

(Cost Per Square Foot: \$213.83)

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)