

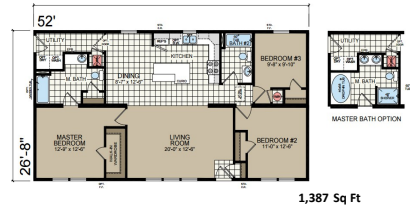
We Can Replace Your Dreams With Reality!

**Legendary**  
Homes, Inc.

10197 US 127  
Clarklake MI 49234  
(517)206-2435  
LegendaryHomesInc.com

07/01/24

**Redman Homes - Paramount Series -Modular Home - 28' x 52'**  
**Model Home at 10197 S Meridian Rd (US127), Clarklake - Warren Model Home**  
**Options as done on model home on a Poured Crawl**



1,387 Sq Ft

<b>Base price of Paramount Warren - Includes Legendary Package (Drywall, 5/12 Roof &amp; Rugged Package)</b>	<b>\$118,091</b>
<b>Includes Finished Roll Set on foundation, Drywall finish, Side Ends, Seem Carpet</b>	
<b>Includes Sales Tax and Freight within 30 Miles of Our Model Home.</b>	
Lumber Surcharge *(this price will vary based on current market conditions)	\$11,845
Bracing of Insulated Precast Basement for Setting Home – (If Crane is needed add cost of crane)	\$2,000
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
15oz Carpet	\$570
Craftsman Front Door IPO 6 Panel	\$350
AP Package	\$6,995
Open Floor Joists (Needed if keeping furnace and ductwork in the house)	\$5,000
High Definition Countertop on Kitchen Island with 2 1/2" Self Edge – Kingswood Walnut on Island (new)	\$115
50 Pound Roof Load IPO 30# <= 56 Box	\$270
Floor Wrap – Under side to keep clean during shipping	\$220
16" O.C. Interior Walls	\$475
Patio Door IPO (In Place Of) 1 Window	\$805
X8 – 9' Dormer (9' Drop Eave Dormer, 7' Faux Bumpout Azek Trim, Shake, & Corbels)	\$1,110
*On Site Work for 9' Dormer	\$95
15" Linen (006) in Master Bath	\$345
Gas Range IPO Electric	\$165
Hi Efficiency Gas Furnace IPO STD Electric	\$1,695
*Run Pipe Out Roof For Furnace	\$300
40 Gallon Gas (LP) Water Heater IPO 30 Gallon	\$775
*Run Pipe Out Roof For Water Heater	\$300
Water Heater Door	\$135
White Trim Package – Hardwood White Pre-Finished 2 1/4" Door & Window Casing, 3" Base	\$285
Linen Over Commode – Both Bath (\$135 ea)	\$270
60" 3 Sided Agile Shower IPO Standard Shower or Tub/Shower –Includes Std Shower Head & One 8" Corner Shelf	\$1,555
Can Lights (2) Master Bath Shower and Bath #2 Shower	\$140
Double Switch for Fan/Light – Both Baths	\$110
Ceiling Fan with Light Kit in Living Room	\$170
*Complete Installation of Ceiling Fan in Living Room	\$50
Carbon/Smoke Detectors Upgraded T/O	\$260
40/40 Panel Box IPO Standard	\$55
Stem Lights above Island (2 x \$75 ea)	\$170
Radon Vent	\$195
Junction Box in Eave with Interior Switch	\$85
Programmable Thermostat	\$120
Blocking for Foundation	\$645
2015 IECC – State Fee – Includes R-21 Insulation in Exterior Walls	\$805
2014 NEC	\$380
*Connect Ductwork in Attic	\$995
Appliance Pkg – 21 CF Side by Side Refer w/Ice and Water in Door, Microwave over Range and Dishwasher	\$1,550
Allowance for Option Adjustment	\$1,000
Allowance for Future Drywall Repair for Drywall Settling to come back in a year after home is set	\$1,000
<b>Subtotal of Options</b>	<b>\$46,785</b>
Sales Tax on Options	\$2,807
<b>Total House and Options</b>	<b>( Cost Per Square Foot: \$120.90) \$167,683</b>

## "On Site" Costs On 4 Poured Crawl Space - Legendary Homes (517)206-2435

07/01/24

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.

### **\$167,683 Paramount Warren With Above Options**

\$16,248	26'8" x 52' 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>
\$3,627	Center Stone in Crawl
\$2,000	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
<u>\$2,300</u>	Misc

**\$251,982 Grand Total Without Garage ( Cost Per Square Foot: \$181.67)**

### **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)
<b>\$287,628</b>	<b>Grand Total With Garage ( Cost Per Square Foot: \$207.37)</b>

**\*\*\*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**