

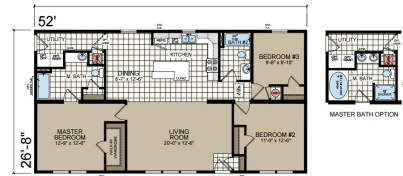
We Can Replace Your Dreams With Reality!

Legendary
Homes, Inc.

10197 US 127
Clarklake MI 49234

(517)206-2435

LegendaryHomesInc.com



1,387 Sq Ft

01/01/25

Redman Homes - Paramount Series - Warren – 28' x 52'
Model Home at 10197 S Meridian Rd (US127), Clarklake - Warren Model Home
Options as done on model home with 4' Poured Crawl

Base price of Paramount Warren - Includes Legendary Package (Drywall, 5/12 Roof & Rugged Package)	\$118,091
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 Extra Crane Expense If Needed	\$2,000
Allowance for Price Increases/Adjustments Until 30 Days Before Home Goes Online (Cost will be adjusted at that time) ???	\$3,000
Lumber Surcharge ***(this price will vary based on current market conditions)	\$13,760
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
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	\$295
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
Subtotal of Options	\$48,785
Sales Tax on Options	\$2,927
Total House and Options (Cost Per Square Foot: \$122.42)	\$169,803
* Additional On Site Costs with Option Chosen	

"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.

\$169,803	Paramount Warren With Above Options	
\$16,248	26'8" x 52' x 4' Poured Crawl with Footers	
\$4,404	Tile Inside and Out and Stone Over Outside Tile	
\$1,550	Access Door and Well	
\$6,100	Excavation - Dig, Backfill, Rough/Finish Grade - Some settling will occur <u>SAND FILL IS EXTRA</u>	
\$2,000	R-15 Insulation Around Inside of Foundation	
\$3,627	Center Stone Under Floor	
\$2,990	Install Sill Plate, Posts - Strapping house - Material and Labor	
\$600	Insulate Rim/Band Board	
\$2,500	Permits - Building Permit, Zoning Permit, Well & Septic Permit, Driveway Permit (Building Permit can vary)	
\$4,800	Plumbing Line Hook Ups and prep for Radon Gas	
\$4,500	Electrical (with Disconnect) <u>INCLUDES GENERATOR HOOK UP</u>	
\$1,495	Connect Flex Duct Work, Dryer Vent and Mechanical Permit	
\$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 - \$25 @ Ft over 100 ft – Includes 20' of Lead In, \$20 @ if Over 20'	
\$10,450	Septic System – Standard System (gravity flow) - <u>NO SAND FILL INCLUDED</u> (Need Septic Permit to Verify)	
\$1,550	Seamless Gutters and Down Spouts	
\$1,875	Sump Pump or Run to Daylight	
\$2,000	2 Sets of Wood Standard Steps with Platform for Front and Side Doors	
\$990	Garbage Dump Trailer and Clean Up	
\$2,500	Allowance for increases of On Site Costs	
<u>\$2,500</u>	Misc	
\$259,190	Grand Total Without Garage	(Cost Per Sq Ft: \$186.87)

24' x 24' Garage – Garage on End of House

\$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	
\$1,730	16' x 7' Insulated Garage Door	
\$3,450	Upgrade Shingles/Taller Walls/Gutters/Step/Extra Wall/Entry Door/Extra Window, 3 Exterior Light Fixtures	
<u>\$1,790</u>	Electrical in Garage (Includes 3 way Switch for Entry Door)	
\$295,676	Grand Total With Garage	(Cost Per Square Foot: \$213.18)

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

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