

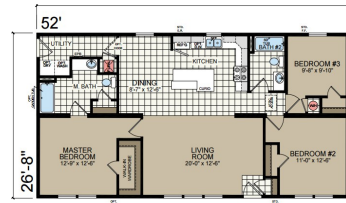
We Can Replace Your Dreams With Reality!



10197 US 127
Clarklake MI 49234

(517)206-2435

LegendaryHomesInc.com



01/01/25

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 with 9' Basement

1,387 Sq Ft

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 Price Increases/Adjustments Until 30 Days Before 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
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
High Definition Countertop on Kitchen Island with 2 1/2" Self Edge – Kingswood Walnut on Island (new)	\$115
Closed Stairway	\$1,820
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	\$395
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	\$350
40 Gallon Gas (LP) Water Heater IPO 30 Gallon	\$775
*Run Pipe Out Roof For Water Heater	\$350
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	\$750
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	\$51,025
Sales Tax on Options	\$3,062
Total House and Options	\$172,177
	(Cost Per Square Foot: \$124.14)

"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.

\$172,177	Paramount Warren With Above Options	
\$22,765	Insulated R16 Precast Basement Walls – Includes 5 Year Warranty (Longer Extended Warranty Available for Purchase)	
\$4,480	Footers For Insulated Precast Basement – Crushed Stone, Tile and Crock	
\$9,175	Poured Basement Floor	
\$6,100	Excavation - Dig, Backfill, Rough/Finish Grade - Some settling will occur <u>SAND FILL IS EXTRA</u>	
\$3,627	4" Center Stone Under Floor and stone for egress window	
\$3,490	Install Sill Plate, Basement Jack Post - Lagging and Bracing house - Material and Labor	
\$600	Insulate Rim/Band Board	
\$2,000	4 x 4 Egress Basement Window and PVC Trim with Escape Well (3 High)	
\$2,500	Permits - Building Permit, Zoning Permit, Well & Septic Permit, Driveway Permit – Area can vary on costs	
\$4,800	Plumbing Line Hook Ups and On Site Prep Work for Radon Gas	
\$4,500	Electrical (with Disconnect) INCLUDES GENERATOR HOOK UP	
\$3,500	Basement Stairway - Enclosed Finished drywall with hand rail	
\$1,995	Connect Duct Work in Attic and Install dryer vent and Metal Crossover between boxes	
\$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 - \$23 @ Ft over 100 ft – Includes 20' of Lead In, \$15 @ if Over 20'	
\$10,450	Septic System – Standard System (gravity flow) - <u>NO SAND FILL INCLUDED</u> (Need Septic Permit to Verify)	
\$1,750	Seamless Gutters and Down Spouts	
\$1,875	Sump Pump and Run line for dry well	
\$2,000	2 Sets of Wood Standard Steps with Platform for Front and Back Doors	
\$990	Garbage Dump Trailer and Clean Up	
\$2,000	Allowance for increases of on site costs	
<u>\$2,500</u>	Misc	
\$279,982	Grand Total Without Garage	(Cost Per Sq Ft: \$201.86)

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	
\$4,964	PreCast Foundation Walls - INCLUDES 5 YR WARRANTY	
\$4,288	Concrete Floor	
\$2,084	Footers For Insulated Precast Foundation – Corner Pins, Compact Footings	
\$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, Cut Overhang, 3 Exterior Light Fixtures	
<u>\$1,790</u>	Electrical in Garage (Includes 3 way Switch for entry door)	
\$316,898	Grand Total With Garage (Cost Per Square Foot:	\$228.48)

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)