

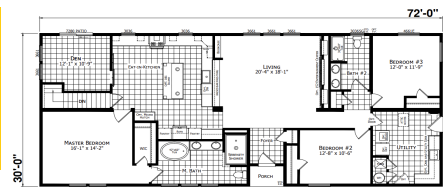
We Can Replace Your Dreams With Reality!

Legendary
Homes, Inc.

10197 US 127
Clarklake MI 49234

(517)206-2435

LegendaryHomesInc.com



06/01/24

Redman Homes - Paramount Series - Winston – 30' x 72' (Utility Room in Front)

Winston Model Home – 725 Edgewood Blvd Lansing - Options as done on model home on 9' Basement Sq Ft 2,160

Base price of Winston – Includes Legendary Package (Drywall, 5/12 Roof & Rugged Package)	\$154,818
Includes Finished Crane (\$6,000) 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 Additional Crane Expense (if needed) Depends on how far crane needs to travel and how long it takes to get set	\$3,000
Bracing of Insulated Precast Basement for Setting Home – (If Crane is needed add cost of crane)	\$2,500
Allowance for Price Increases/Adjustments Until Home Goes Online (Cost will be adjusted at that time) ???	\$3,000
Ceramic Tile Full Wall Under Cabinets	\$500
Ceramic Tile Between Hood and Ceiling	\$210
Crescent Edging – Master Bath	\$105
15oz Carpet IPO 13oz	\$570
Lino IPO Carpet – Den	\$150
9' Sidewalls w/50# Roof	\$4,595
*Extra Freight Charge for 9' Sidewalls (\$500 per box)	\$1,000
7/12 Roof Option	\$1,090
*Extra set up charge for 7/12 Roof	\$1,990
16" On Center Interior Walls	\$475
Floor Wrap	\$220
AP Package	\$6,995
Craftsman Door IPO 6 Panel	\$350
Optional Serenity Bath #2	\$5,550
Open Floor Joists (Needed if keeping furnace and ductwork in the house)	\$5,000
Flip Utility Room and Bedroom #2 to Make Front Load Utility Room	\$200
Upgrade Brunswick 4400 Series Siding with White Corner Post	\$1,825
Patio Door IPO 3 Windows – In Den	\$350
Exterior Trim Lineals Around Windows – Per Window Charge (11 x \$30 ea)	\$330
M24 – 9' Dormer – Master Bedroom	\$1,530
16 x 60 Transom Window – Master Bedroom	\$395
Move Window – Living Room	\$95
Add 30 x 36 Vinyl Window – Hall Bath	\$295
36 x 73 Transom IPO 36 x 61 (1) - IPO Nothing – Utility Room	\$695
46 x 73 Transom IPO 46 x 61 (1) – Bedroom 2	\$395
36 x 73 Transom IPO 36 x 61 (5 x \$395) – Master Bedroom and Master Bath	\$1,975
UKIII Sink w/Accessories IPO Std Sink	\$710
L Shaped Utility Sink w/Base & Overheads	\$1,265
Washer/Dryer Cabinets	\$130
081 Kitchen Island	\$865
Soft Close Drawers and Cabinet Doors – Kitchen Only	\$530
Skirt/Skirt Rack – Double Shelf – Master Bedroom Closet	\$75
Closet Organizer 075	\$345
Optional Bookcase in Living Room	\$350
2 Door Hutch	\$510
ADA Vanity Cabinet for Hall Bath with 34" Tall Cabinets (Standard Bowl Depth)	\$150
Stainless Steel Microwave w/Trim Kit	\$545
30" Euro Style Range Hood IPO Stainless Microwave	\$625
Stainless Steel Appliance Pkg II – Gas – 21 CF SXS Refer w/Ice & Water, Dishwasher, Self Clean Range and Euro Range Hood	\$2,345
Hi Efficient Gas Furnace IPO Std Electric	\$1,695
*Run Pipe Out Roof For Furnace	\$300
40 Gal Gas (LP) IPO Standard Electric	\$775
*Run Pipe Out Roof For Water Heater	\$300
Furnace Propane Conversion Kit	\$55
36" Interior Doors for Bedroom #2 and Hall Bath (2 x \$95 ea)	\$190
White Interior Pkg 6 – Hardwood White Pre-Finished 2-1/4" Door & Window Casing, 3" Base T/O, White Int Doors, Wrapped Jams & Door Stops	\$500
Water Heater Door	\$135
Square Lav Bowl w/Euro Faucet (2 x \$125)	\$250
LED Mirrors – Master Bath (2 - \$315 ea)	\$630
Can Lights (3 - \$70 ea) 1 Master Bath, 1 Hall Bath, 7 Kitchen/Dining Rm, 2 Master Bath Lav IPO 3 Bulb Strip, 2 Fireplace (10 Included with AP Package)	\$210
3-Way Switch – Kitchen	\$85
Double Switch For Vent and Lights (2 - \$55 ea) for fan in both baths	\$110
Ceiling Fan w/ Light Kit (2 x \$170) Includes Wire/Brace/Switch (Blades Shipped Loose – Living Room and Den	\$340
* Complete Installation of Ceiling Fan On Site	\$100
Carbon/Smoke Detectors Upgraded T/O	\$260

Stem Lights with Seeded Glass (3 x \$85)	\$255
Radon Vent Run in wall of house	\$195
Brace for Flat Screen TV – Fireplace (Includes Outlet and Phone Jack)	\$140
Electrical Junction Box in Eave with Switch (To be used for Garage Electrical) And Front Door (2 - \$85 ea)	\$170
Programmable Thermostat	\$120
2014 NEC – State Fee	\$380
Raise Both Recepts Up 12"	\$110
Appliance Package – Stainless Steel 21 CF SXS Refer w/Ice and Water, Dishwasher, Self Clean Gas Range and Euro Rance Hood IPO SS Microwave over Range	\$2,345
R-52 IPO R-40 Roof Insulation	\$430
2015 IECC – State Fee – Includes R-21 Insulation in Exterior Walls	\$805
* Connect Ductwork in Attic	\$995
Fireplace – 109 – Corner Raised Hearth Fireplace w/Hand Laid Full Stone Surround (LP)	\$5,225
* Install Fireplace Chimney On Site	\$300
State Dues	\$200
Mod State Seals	\$180
Customization Fee	\$995
Blocking for Foundation	\$645
Allowance for Option Adjustment	\$1,000
Future Drywall Crack Repair Allowance	\$1,000
Subtotal of Options	\$89,015
Sales Tax on Options	\$5,341
Total House and Options	(Cost Per Square Foot: \$115.36) \$249,174

* Additional On Site Costs with Option Chosen

06/01/24

"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.

~~\$249,174~~ **Redman Homes Paramount Winston With Options Above**

- \$28,103 9' Insulated R16 Precast Basement Walls - **INCLUDES 5 YR WARRANTY** (Longer Extended Warranty Available for Purchase)
- \$5,737 Footers For Insulated Precast Basement – Crushed Stone, Tile and Crock
- \$12,820 Poured Basement Floor
- \$7,000 Excavation - Dig, Backfill, Rough/Finish Grade - **Some settling will occur** SAND FILL IS EXTRA
- \$5,737 Center Stone Under Floor
- \$3,690 Install Sill Plate, Basement Jack Post - Lagging and Strapping house - Material and Labor
- \$700 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)
- \$3,700 Plumbing Line Hook Ups and prep for Radon Gas
- \$4,300 Electrical (with Disconnect) **INCLUDES GENERATOR HOOK UP**
- \$3,750 L Shaped Basement Stairway - Enclosed Finished drywall with hand rail
- \$1,995 Connect Duct Work, Dryer Vent and Metal Crossover between boxes
- \$2,897 Run Gas Line for Furnace and Water Heater
- \$5,228 Central Air
- \$8,990 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'
- \$9,950 Septic System – Standard System (gravity flow) -NO SAND FILL INCLUDED
- \$1,850 Seamless Gutters and Down Spouts
- \$1,775 Sump Pump or Run to Daylight
- \$1,850 2 Sets of Wood Standard Steps with Platform for Front and Side Doors
- \$790 Garbage Dump Trailer and Clean Up
- \$2,500 Allowance for increases of On Site Costs
- ~~\$2,300~~ 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

\$369,036 Grand Total Without Garage (Cost Per Square Foot: \$170.85)

26'/24' x 24' Garage – (Garage Can go on End or on Front of House)

- \$12,900 Lumber and Labor for Garage
- \$3,000 Lumber Surcharge
- \$6,083 80' of Pre-Cast Foundation Walls - **INCLUDES 5 YR WARRANTY**
- \$4,150 Concrete Floor
- \$2,040 Footers For Insulated Precast Foundation
- \$2,650 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
- \$1,797 2 - 9' x 8' Insulated Garage Doors
- \$1,170 2 Garage Door Openers for 8' Doors
- \$1,395 7/12 Roof Pitch
- \$3,395 Turn Roof Opposite of House
- \$1,395 Eyebrow Above Garage Doors
- \$3,750 Upgrade Shingles/Taller Walls/Gutters/Step/Extra Wall/Entry Door/Extra Window, 3 Exterior Light Fixtures
- \$975 Upgraded Siding
- \$1,497 Vinyl Shake in Front Gable End
- ~~\$1,390~~ Electrical in Garage (Includes 3 way Switch for Entry Door)

\$419,618 Grand Total With Garage (Cost Per Square Foot: \$194.27)

***** Stone Work and Front Porch Additional**

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
- \$1,250 Energy Upgrade Package - Includes Energy Light Bulbs, Spray Insulation at Band Board IPO Insulation at Rim/Band
 - ? Driveway – Depends on length and Type of Material Used
- \$550 Blower Door Test (Depends on Building Inspector)