



☎ 304.253.1300
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Approx. 2,191 Sq. Ft. (1,435 + 756)
3 Bedroom | 2 Bathroom





250 University Drive
Beaver, WV 25813

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Modern Farmhouse II

Approx. 2,191 Sq. Ft. (1,435 + 756)
3 Bedroom | 2 Bathroom

Our Price Includes

- Dig & Pour Concrete Footer
- 5 Rows 8" Standard Block Foundation
- Normal Delivery to Site + House Tug
- Crane Set on Foundation (up to 110 Ton)
- Finished Interior: Drywall, Flooring, & Trim
- Finished Exterior: Shingles, Siding, & Trim
- Electric Heat Pump w/ A/C & Furnace
- Kitchen Appliances
- WV Sales Tax
- Electric Water Heater
- Water & Drain Connections Under Home
- 1 year Service Warranty
- 10 year Limited Structural Warranty

Items Not Included

(except as options or allowances)

- Building Permit
- Electrical Meter Base & Mast Kit
- Utility lines to home – water, gas, sewer
- Steps, Decks, or Porches
- Site Clearing & Driveways
- Backfill, Drains, & Gutters
- Furniture, Paint, & Décor
- Ceiling Fans (wire/switch/brace is optional)
- Exterior flood lights
- Landscaping

Standard Build Features

- Exterior Walls: 2x6" on 16" Centers
- Floor: 2x10" Joist on 16" Centers w/ ¾" OSB Deck
- R-38 Ceiling Insulation
- R-19 Wall Insulation
- R-30 Floor Insulation
- Fiberglass Exterior Doors
- Heritage Single Hung Windows
- Architectural Shingles
- Market Square Siding
- Shaw Endura Laminate, LVT, & Shaw 25 oz. Carpet

Renderings/pictures may show additional options not included in price. Refer to working drawings for actual dimensions. Specifications and pricing are subject to change without notice. These specifications are general only and may vary depending on floor plan and personalized features chosen.

Suggested Features (as shown)

BASIC HOUSE PRICE	\$ 308,123
Standard Trim, Flooring, Exterior	
Construction Options	\$ 25,983
Encapsulated CrawlSpace, 9' Ceiling on 1 st floor, Climate Wall close-off, R-49 Ceiling Insulation, R-21 Wall Insulation	
Exterior Options	\$ 59,247
12' Shed Triple Dormer, Black Windows, Insulated Board & Batt all around, double door, Black SGD, transoms	
Kitchen Options	\$ 12,570
Quartz counters, Full subway backsplash, farmhouse sink, cabinet bar pulls, French door fridge	
Interior Options	\$ 16,070
Ship Lap, Craftsman trim, fireplace, 5-panel doors, Matte Black Finish Package, Barn Doors	
Flooring Options	\$ 4,843
RevWood flooring in common areas, upgrade carpet in B/Rs	
Bath & Utility Options	\$ 6,609
Quartz countertops, tile shower, undermount sinks; utility sink	
Miscellaneous Options	\$ 3,073
Recess LEDs (10), ceiling fans (2), 2 nd hose bib, farmhouse light fixtures	
SUBTOTAL Finished 1st Floor only	\$ 436,518
ON SITE ADDITIONAL OPTIONS	\$ 90,000
Finished 2 nd Floor: Carpet/vinyl, Trim, 1 Bathroom w/ tub/ shower, 2 nd HVAC system	
TOTAL	\$ 526,518

Estimated Payment Range

Based on 30 year Fixed, 6-7% rate, 0% down.
For informational purposes only. Lender will determine actual rate, terms and payment.

\$ 3,157 - \$ 3,503

\$ per Square Foot

\$ 240.31

Notes:

This price is an ESTIMATE ONLY. Due to current volatility with lumber and other commodities, pricing is subject to change. A current QUOTE would be developed at time of contract.