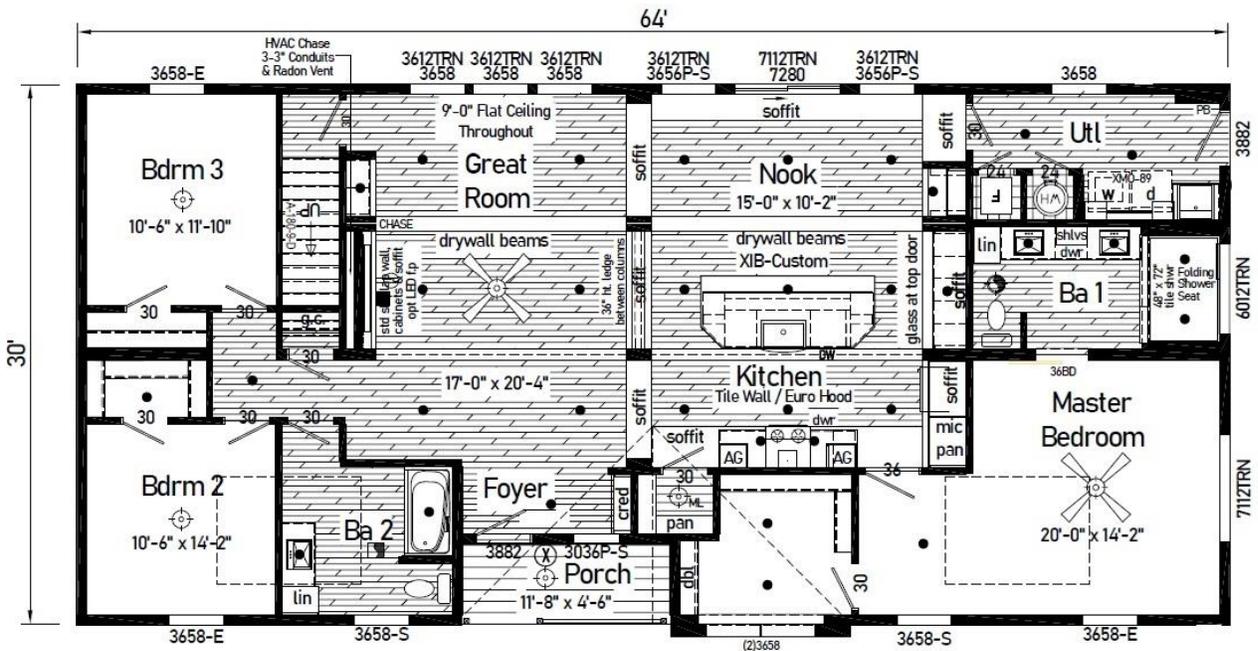


Magnolia Cape

Approx. 3,040 Sq. Ft. (1,874+ 1,166)
3 Bedroom | 2 Bathroom on 1st Floor



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3 Bedroom | 2 Bathroom on 1st Floor

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 90 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
- Kinro 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 Standard Trim, Flooring, Exterior – 5/12 Ranch	\$ 255,000
Construction Options Conditioned Crawlspace, Increased build specifications	\$ 14,420
Cape Options 9/12 Roof, Shed dormers, Windows, stairs	\$ 44,420
Exterior Options Upgrade siding color, transoms, B&B shutters, 22' dormer	\$ 16,550
Kitchen Options Gooseneck faucet, 4-lite pendant	\$ 370
Interior Options Upgrade trim, black hardware, barn door, 60" fireplace	\$ 5,570
Bath & Utility Options 4x6' walk-in shower, folding seat, LED mirrors	\$ 7,130
Flooring Options Endura LVP, Upgrade Carpet, MSI 9" LVP	\$ 5,180
Miscellaneous Options Ceiling fans(2), 2 nd hose bib, bedroom lights	\$ 620
SUBTOTAL Finished 1st Floor only	\$ 349,620
ON SITE ADDITIONAL OPTIONS Finished 2 nd Floor: Carpet/vinyl, Standard Trim, 1 Bathroom w/ 32" shower	\$ 63,000
TOTAL	\$ 412,260

New Manufacturer standards not shown in model home:

Sliding Glass door in D/R, no exterior door in laundry room; rectangular vanity sinks; different pedestal tub; Craftsman front door

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.

\$ 2,326 - \$ 2,565
\$ 2,458 - \$ 2,743

\$ per Square Foot

\$ 135.61

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.