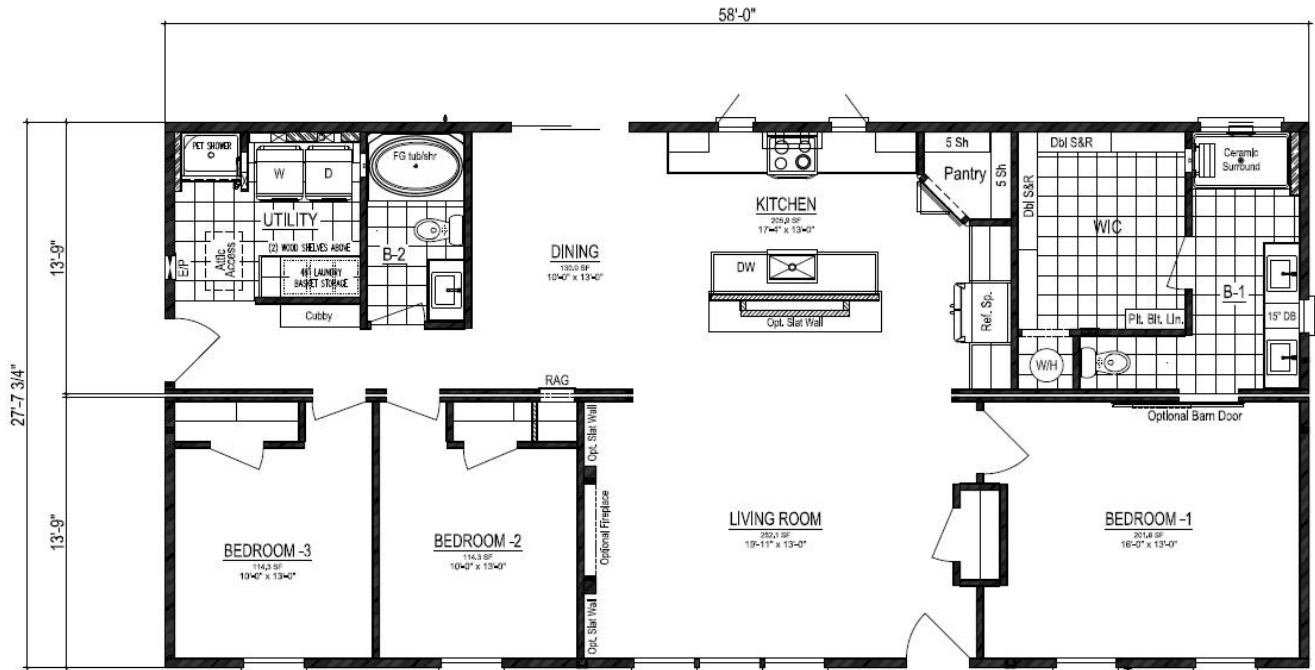


Pipestem

Approx. 1,624 Sq. Ft.
3 Bedroom | 2 Bathroom



Pipestem

Approx. 1,624 Sq. Ft.
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
- 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
- Resolve Laminate LVP, & 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 PLUS Silverpoint Standards: Whole home surge protector, Fridge on dedicated breaker	\$ 240,131
Construction Options Conditioned Crawlspace, flush ceiling at marriage line, 30# Roof Load, Ice Shield, R-21 Wall Insulation, R-49 Ceiling, WV Energy Code	\$ 14,385
Exterior Options (4) Wood Shutters, (2) Casement Windows, 4' Transom	\$ 2,235
Interior Options Acoustic panels, electric fireplace w/ mantle, black matte package, barn doors, bench cubby, wood shelving	\$ 8,916
Flooring Options COREtec Flooring in L/R, D/R, Kit, Utility & Baths	\$ 2,998
Kitchen Options Full backsplash to ceiling, appliances, Pfister fixtures, appliances, built-in microwave	\$ 10,145
Bathroom Options Tile Shower, barn door roller, Pfister fixtures, garden/shower tub in hall bath	\$ 4,040
Miscellaneous Options Pet Shower, 2 nd hose bibb, 2X Ceiling Fans, laundry table	\$ 4,452
TOTAL	\$ 287,302
ON SITE ADDITIONAL OPTIONS 24'x10' porch w/ open timber frame, treated rails, post, deck	\$ 31,480

Estimated Payment Range

Based on 30 year Fixed, 7-8% rate, 0% down.
For informational purposes only. Lender will determine actual rate, terms and payment.

\$ 1,723 – 1,911

\$ per Square Foot

\$ 176.91

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.