

# Greenbrier

Approx. 3,325 Sq. Ft. (2,070 + 1,255)  
(Total does not include 450 Sq.Ft. Porch)  
3 Bedroom | 2 Bathroom on 1<sup>st</sup> Floor



# Greenbrier

Approx. 3,325 Sq. Ft (2,070 + 1,255)

(Total does not include 450 Sq.Ft. Porch)

3 Bedroom | 2 Bathroom on 1<sup>st</sup> Floor

## Our Price Includes

- Dig & Pour Concrete Footer
- 5 Rows 8" Standard Block Foundation
- Normal Delivery to Site
- 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
- Exterior flood lights
- Landscaping
- Crawl Space Door

## Standard Build Features

- Exterior Walls: 2x6" on 16" Centers
- Floor: 2x10" on 16" Centers w/ 3/4" OSB Deck
- R-38/R-30 Ceiling Insulation
- R-30 Floor Insulation
- R-19 Wall Insulation
- ThermaTru (by Andersen) Exterior Doors
- West Single Hung Windows
- 30 year Architectural Shingles (IKO)
- Crane Siding
- 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)

<b>BASIC HOUSE PRICE</b> Standard Trim, Flooring, Exterior	<b>\$ 216,120</b> (\$ 104.41/ Sq. Ft.) (\$ 83.04 / Sq.Ft Finished 2 <sup>nd</sup> Floor)
<b>Construction Options</b> 10' Dormer, (2) 5' Dormer, Add 3 windows, wider module	<b>\$ 19,050</b>
<b>Exterior Options</b> Upgrade Siding, Transom Windows, Upgraded Front Door & Sidelites, Board & Batten, Lineal Window Treatment	<b>\$ 9,400</b>
<b>Kitchen Options</b> Ceramic Tile Backsplash w/ Mosaic, Soft Close Drawers & Doors, Upgrade Faucet, Granite Island, GE Slate	<b>\$ 9,180</b>
<b>Interior Options</b> Tray Ceiling in Master Bedroom, 6 1/4" Crown T/O 1 <sup>st</sup> Floor, Recessed Lights, Utility Sink	<b>\$ 5,065</b>
<b>Flooring Options</b> Hardwood Floors- L/R, Kit, D/R Foyer, upgrade carpet pad	<b>\$ 12,440</b>
<b>Master &amp; Hall Bath Options</b> Transom window, framed mirrors, 36" vanity @ hall bath	<b>\$ 545</b>
<b>Miscellaneous Options</b> Utility Sink, framed mirrors, Transom Windows, Cape Close Off	<b>\$ 3,100</b>
<b>SUBTOTAL Finished 1<sup>st</sup> Floor only</b>	<b>\$ 274,900</b>
<b>ON SITE ADDITIONAL OPTIONS</b> Finished 2 <sup>nd</sup> Floor: Carpet/vinyl, Standard Trim, 1 Bathroom	<b>\$ 60,000</b>
<b>TOTAL</b>	<b>\$ 334,900</b>

## Estimated Payment Range

Based on 30 year Fixed, 5-6% rate, 0% down.  
For informational purposes only. Lender will determine actual rate, terms and payment.

**\$ 1,798 - \$2,008**

**\$ per Square Foot**

**\$ 100.72**

## Notes: