

**Freeport** Approx. 1,540 Sq. Ft.  
3 Bedroom | 2 Bathroom



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### 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
- Kitchen Appliances
- Electric 40g Water Heater
- Electric Heat Pump w/ A/C & Furnace
- WV Sales Tax
- 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: 2x11-7/8" Truss on 16" Centers
  - ¾" OSB Deck
- R-38 Ceiling Insulation
- R-30 Floor Insulation
- R-21 Wall Insulation
- ThermaTru (by Andersen) Exterior Doors
- Silverline (by Andersen) Double Hung Windows
- 30 year Architectural Shingles
- PlyGem 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>BASE HOUSE PRICE</b> Standard Trim, Flooring, Exterior, 5/12 Roof Pitch	<b>\$ 165,090</b> \$ 107.20/ Sq.Ft
<b>Construction/Foundation Options</b> 7/12 Non-Storage Attic Truss	\$ 4,054
<b>Exterior Options</b> 8' Picture window, Upgraded S607LE painted front door, Sliding patio door, Arched windows @ tub	\$ 3,767
<b>Kitchen Options</b> Ultimate Kitchen II (S/S appliances, cabinetry package, pot filler, S/S farmhouse sink, upgraded faucet, kitchen island); Painted white/gray cabinets, French Door Refrigerator	\$ 11,961
<b>Interior Options</b> Butler Pantry, Barn Door @ Pantry, 36" Doors to Bedrooms & Master Bath, Pocket Door, Recessed LED Lights	\$ 2,300
<b>Master Bath &amp; Hall Bath Options</b> Luxury Bath II in Master Bath	\$ 2,465
<b>Miscellaneous</b> LED lights, 2 <sup>nd</sup> exterior faucet, 2 <sup>nd</sup> exterior porch light	\$ 676
<b>TOTAL</b>	<b>\$ 190,313</b>
<b>ON SITE ADDITIONAL OPTIONS</b> 22' Reverse Gable & Porch (~8'x10')	\$ 14,959

### Estimated Payment Range

Based on 30 year Fixed, 4-5% rate, 0% down.  
For informational purposes only. Lender will determine actual rate, terms and payment.

**\$ 909 - \$ 1,022**

**\$ per Square Foot**

(excluding on site additional options)

**\$ 123.58**

### 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.