

Grandview

Approx. 3,475 Sq. Ft. (2,350 + 1,125)
4 Bedroom | 2 Bathroom on 1st Floor



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.

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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
- 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/brace/switch is optional)
- 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 (IKO)
- Georgia Pacific Siding
- Shaw 25 oz. Carpet

Suggested Features (as shown)

BASIC HOUSE PRICE Standard Trim, Flooring, Exterior, 5/12 Roof Pitch	\$ 271,501 (\$ 112.98 / Sq. Ft.)
Construction Options 9/12 Pitch, Reverse Gable Bump-out, Walk-out dormer	\$ 26,970
Exterior Options Upgraded Siding, 3056 Windows ilo 3046, Double Entry Door, Entertainment Center Bump-out, and more	\$ 10,910
Kitchen Options Black S/S Appliances, French Door Fridge, 42" cabinets, drawer base cabinets ilo door over drawer, Granite Island, Chef's sink, glass subway tile full backsplash	\$ 7,827
Interior Options 8'-8" Ceilings, Tray Ceiling w/ Rustic Beams, Renaissance Trim Package, Rustic Barn Door, Ship Lap Accents	\$ 16,516
Flooring Options COREtec XL in Foyer, D/R, Kit, Great Room Upgrade carpet and pad in Bedrooms and Family Room	\$ 11,565
Master Bath Options Tile Surround Shower, Undermount sinks, LED mirrors, Body Sprayer Shower	\$ 4,339
Hall Bath & Laundry/Utility Options Cultured Marble Double Vanity, 6' Tub/Shower ilo 5'	\$ 1,555
Miscellaneous Options Utility sink, LED recess lights	\$ 2,735
SUBTOTAL Finished 1st Floor only	\$ 353,918
ON SITE ADDITIONAL OPTIONS Finished 2 nd Floor: Carpet/vinyl, Standard Trim, 1 Bathroom w/ 32" shower	\$ 55,000
TOTAL	\$ 408,918

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.

\$ 1,690 - \$ 1,900
\$ 1,952 - \$ 2,195

\$ per Square Foot

\$ 150.60 (unfin. 2nd)
\$ 117.67

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.