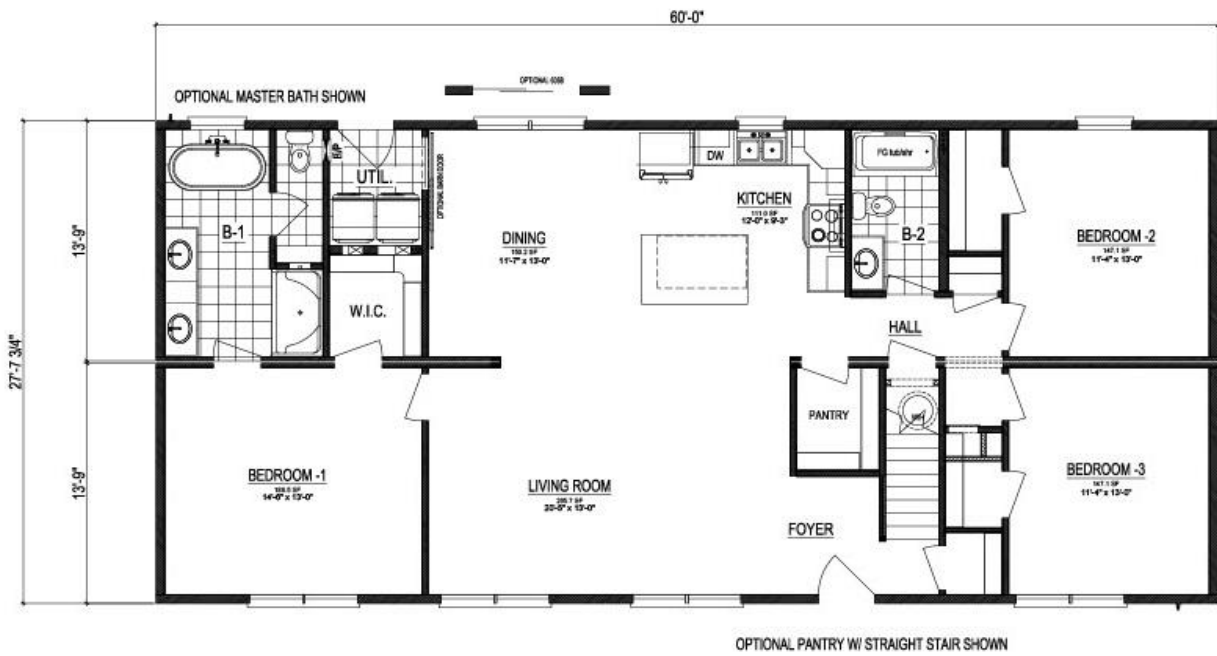


# Bluestone

Approx. 2,704 Sq. Ft. (1,659 + 1,045)  
3 Bedroom | 2 Bathroom on 1<sup>st</sup> Floor



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Approx. 2,704 Sq. Ft. (1,659 + 1,045)  
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 + 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)

<b>BASIC HOUSE PRICE</b> Standard Trim, Flooring, Exterior	<b>\$ 271,010</b>
<b>Construction Options</b> Dormers (1 double; 2 single), Conditioned Crawlspace	\$ 21,280
<b>Exterior Options</b> Upgrade Level 2 siding color, Ext Door Change	\$ 3,580
<b>Kitchen Options</b> Naval Blue Island, SS French Door Fridge, SS Range	\$ 4,870
<b>Interior Options</b> Barn Door, Omit cubby/bench	\$ 670
<b>Flooring Options</b> COREtec Flooring in L/R, D/R, Kit, Utility & Baths	\$ 3,560
<b>Miscellaneous Options</b> Recess LEDs (10), ceiling fans(2), 2 <sup>nd</sup> hose bib, Close off	\$ 4,420
<b>SUBTOTAL Finished 1<sup>st</sup> Floor only</b>	<b>\$ 309,390</b>
<b>ON SITE ADDITIONAL OPTIONS</b> Finished 2 <sup>nd</sup> Floor: Carpet/vinyl, Standard Trim, 1 Bathroom w/ 32" shower	\$ 60,000
<b>TOTAL</b>	<b>\$ 369,390</b>

*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, 7-8% rate, 0% down.  
For informational purposes only. Lender will determine actual rate, terms and payment.

**\$ 2,058 - \$ 2,270**

**\$ 2,458 - \$ 2,710**

**\$ per Square Foot**

**\$ 136.61**

## 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.