

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
- 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: 2x10" on 16" Centers w/ ¾" OSB Deck
- R-38 Ceiling Insulation
- R-21 Wall Insulation
- Conditioned Crawlspace – foundation perimeter insulation, dehumidifier, sump pump w/ basin, crawlspace door
- ThermaTru (by Andersen) Exterior Doors
- Silverline Double Hung Windows
- Architectural Shingles (IKO)
- Ply Gem Siding
- Mohawk 25 oz. Carpet

Suggested Features (as shown)

BASIC HOUSE PRICE	\$ 364,072
Standard Trim, Flooring, Exterior, 5/12 Roof Pitch	(\$ 157.06 / Sq. Ft.)
Construction Options	\$ 28,240
9/12 Pitch, Reverse Gable Bump-out, Walk-out dormer	
Exterior Options	\$ 13,713
Upgraded Siding, 3056 Windows ilo 3046, Double Entry Door, Entertainment Center Bump-out, and more	
Kitchen Options	\$ 12,705
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, appliances	
Interior Options	\$ 14,928
8'-6" Ceilings, Tray Ceiling w/ Rustic Beams, Upgraded Trim Package, Barn Door, Ship Lap Accents	
Flooring Options	\$ 11,565
COREtec XL in Foyer, D/R, Kit, Great Room Upgrade carpet and pad in Bedrooms and Family Room	
Master Bath Options	\$ 3,864
Tile Surround Shower, Undermount sinks, LED mirrors	
Hall Bath & Laundry/Utility Options	\$ 1,555
Cultured Marble Double Vanity, 6' Tub/Shower ilo 5'	
Miscellaneous Options	\$ 4,509
Utility sink, LED recess lights	
SUBTOTAL Finished 1st Floor only	\$ 455,151
ON SITE ADDITIONAL OPTIONS	\$ 65,000
Finished 2 nd Floor: Carpet/vinyl, Standard Trim, 1 Bathroom w/ 32" shower	
TOTAL	\$ 520,151

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.

\$ 2,443 - \$ 2,729
\$ 2,792 - \$ 3,119

\$ per Square Foot

\$ 196.36 (unfin. 2nd)
\$ 151.07

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.