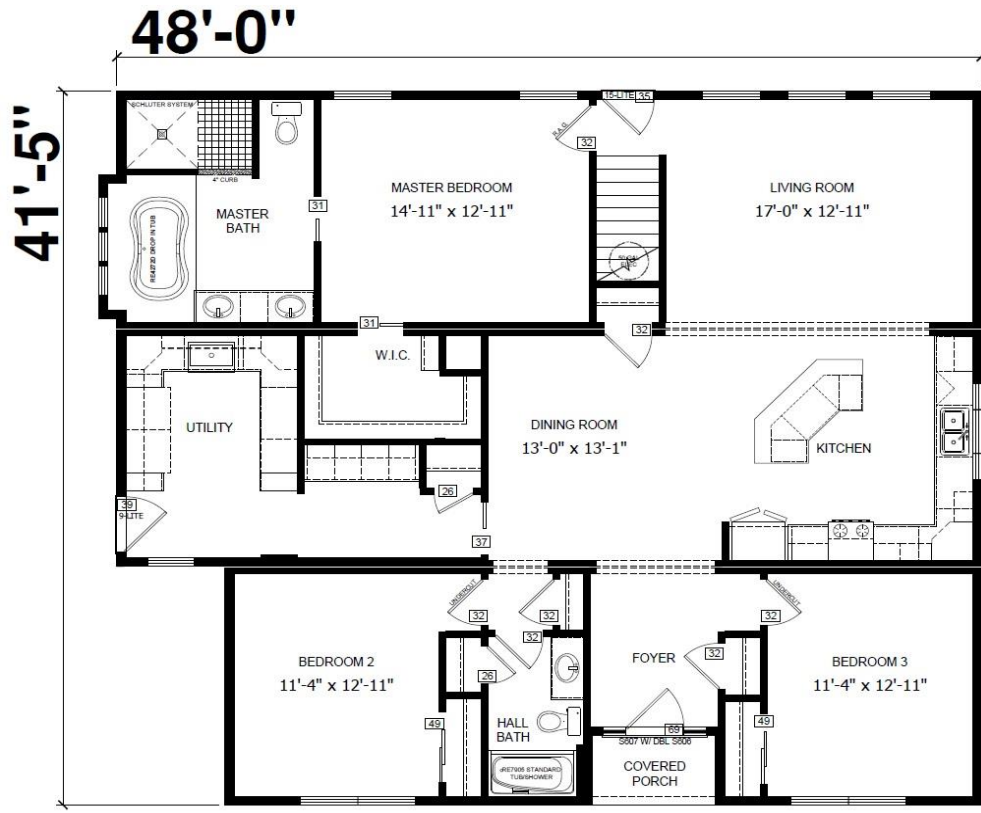


# Charleston II

Approx. 2,832 Sq. Ft. (1,932 + 900)  
3 Bedroom | 2 Bathroom on 1<sup>st</sup> Floor



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### 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: 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

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>\$ 198,418</b> (\$ 102.70 / Sq. Ft.) (\$ 85.95/ Sq.Ft Finished 2 <sup>nd</sup> Floor)
<b>Exterior Options</b> Bungalow Dormer, Upgrade siding, Picture window, Upgrade front door w/ sidelites	<b>\$ 21,816</b>
<b>Kitchen Options</b> French Door Fridge, Undermount sink, mosaic backsplash, staggered height cabinets, hickory cabinets	<b>\$ 4,689</b>
<b>Interior Options</b> 8'8" Ceilings, Renaissance Trim, Pocket doors, Chair Rail, Crown Molding, Tray Ceiling in Foyer	<b>\$ 7,020</b>
<b>Flooring Options</b> Armstrong Pryzm flooring, upgraded carpet	<b>\$ 4,656</b>
<b>Master Bath Options</b> Versailles Shower, Mosaic backsplash, hickory cabinets	<b>\$ 7,409</b>
<b>Hall Bath &amp; Laundry/Utility Options</b> Boot Bench, Pet Bowl cabinet, Farmhouse sink w/ pullout, hickory cabinets	<b>\$ 4,074</b>
<b>Miscellaneous Options</b> Cape Close Off, Additional Recess LEDs, pendant lights	<b>\$ 3,763</b>
<b>SUBTOTAL Finished 1<sup>st</sup> Floor only</b>	<b>\$ 251,845</b>
<b>ON SITE ADDITIONAL OPTIONS</b> Finished 2 <sup>nd</sup> Floor: Carpet/vinyl, Standard Trim, 1 Bathroom w/ 32" shower	<b>\$45,000</b>
<b>TOTAL</b>	<b>\$ 296,845</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.

**\$ 1,395 - \$1,558**

**\$ per Square Foot**

**\$ 104.81**

### Notes: