

The Truchard

2,456 sq ft, 3 Bedroom, 2 Bath, Executive Ranch

Base Price: \$291,000.00

Inclusions & Features in base price:

****Items marked with a star note inclusions that exceed industry standard***

- * Survey & Permit allowance \$2,000.00
- * Grading & Stone allowance \$4,500.00
- * Excavation allowance \$2,000.00
- 2x6 exterior walls with OSB Sheeting for solid bracing and nailing.
- Cupola allowance \$750.00
- R-50 blown insulation in accessible ceilings & R-19 Insulation in ext walls
- * Andersen 400 Series windows
- * 9' high by 10" wide poured concrete walls with Membrane waterproofing & 1 inch foam insulation
- Siding done with Primed Cement Board, cedar trim, bracket & shutter detailing per model.
- Exterior painting
- 1 High efficiency furnace and A/C
- Programmable thermostats
- * Drywall with sand texture & rounded corners - includes garage completed with sand texture (upgrade included in price)
- Exterior masonry veneer included per plan
- Great room fireplace allowance of \$3,900 for unit, flush surround to mantel & mantel
- 30 Year dimensional shingles, & standing seam steel roof at porch
- * Tile material allowance of \$3,200.00 estimated for \$5 per sq ft tile at: laundry floor, bath #2 floor, master floor, master shower & tub 3
- * Hardwood flooring (2 1/4" red oak) at: foyer, kitchen, back hall, dining includes upgraded wood vent covers to match flush with floor
- * \$4,600.00 in carpet
- \$2,000.00 in garage doors & openers
- \$1,800.00 in mirrors & shower doors
- Plumbing: fixture allowance \$6,800.00, gas to range, gas to fireplace & 50 gallon hot water heater
- Electric included: 38 single pole switches, 16 three-way switches, 2 four-way switches, 50 duplex receptacles, 11 GFCI, 15 standard light fixture openings & install, 8 fan rated light fixture opening & install, 2 keyless light fixture opening & install, 9 pull chain, 4 vanity light fixture opening & install, 1 ceiling fan assembly & install, 1 furnace circuit & wiring, 1 A/C circuit & wiring, 1 200 amp electrical service with 1 – 42 space Cutler Haller circuit breaker panel, 1 sump pump, 1 power vent water heater wiring, 1 GFCI receptacle in wood, 2 exterior outlets, 2 peninsula/island receptacles, 6 smoke detectors, 1 doorbell & chime, 1 240 V wall oven, 1 microwave circuit & receptacle, 1 refrigerator circuit & receptacle, 1 Dishwasher circuit & wiring, 1 garbage disposal, 1 washer circuit & receptacle, 1 110v dryer circuit & receptacle, 1 fireplace wiring, 1 whirlpool tub wiring, 2 Broan #684/80 CFM vent fans, 2 Low voltage wiring for garage door openers, 21 6" recessed cans/trim/bulb, 2 recessed shower cans/trim/bulb, 2 6" recessed eyeball cans/trim/bulb, 4 switch receptacles per room, 75 rope lighting & install, 2 floor outlets, 6 Outdoor wall lights, 1 future lamp post wiring, 4 CAT.5 Phone jacks, 4 CATV jacks, Misc. energy code caulking & draft stopping
- \$1,600.00 in door, cabinet & bath hardware
- \$10,600.00 custom cabinet allowance (based on paint grade)
- * \$6,850.00 Counter top allowance: estimated granite in kitchen & master, Corian A or B in bath 2, and laminate in Laundry
- * Light fixture allowance of \$3,500.00
- Millwork: Painted 3 1/2" casing, painted 5 1/4" base & painted 6'8" solid core doors and other wood work details
- Painting & Staining: painted custom cabinetry, priming of drywall, a spray coat of one color on ceilings & closets and rolling one coat of up to three colors on the walls (sheen change is considered color change)
- * Front Door allowance \$3,200.00 (will get you a solid wood door with side lites & flexibility in design selections)
- Stained box newel & hand rail with iron balusters
- * Construction cleaning (includes window cleaning & window audit)

All Pricing Subject to Change