

## *Bailey Park Standard Features & Options*

Starting at \$189,900 Standard Features on Base Lot

### STANDARD FEATURES

All Permits  
 Concrete Driveway  
 All Hook-up Fees  
 Landscaping (Design by Developer)  
 1 Bedroom  
 1 Car Garage  
 Insulated Slab Foundation 3,500 PSI Concrete w/ Wire at Perimeter  
 2x6 Exterior Walls 16" O.C. 7/16 OSB Sheeting w/ House Wrap  
 2x4 Interior Walls 16" O.C.  
 Pre-Engineered Roof Trusses 24" O.C. 5/8 OSB Sheeting w/ H Clips  
 30 Yr. Architectural Roof Shingle, Ice & Water @ Eaves, Synthetic Underlayment, Continuous Ridge Vent, Color by Owner  
 Pella Encompass Vinyl Exterior Windows w/ Screens, Color – White  
 (1) Fiberglass Front Door, Pre-painted White  
 (1) Fire-Rated Door between House & Garage, Pre-painted White  
 Insulated Steel 9'x7' Garage Door w/ Opener and Glass, Color – White  
 Mastic Ovation .042 Vinyl Siding, Standard Color  
 Vinyl Shakes @ Garage Gable, Standard Color  
 Aluminum Fascia & Soffit w/ 12" Overhangs, Color - White  
 Porch Ceilings: Vinyl, Color - White  
 Manufactured Stone under Front Porch Wall, Color by Owner  
 Seamless Gutters & Downspouts, Color – White  
 Rough Electric to Plan, 2 Outside Receptacles, 2 Phone & TV Jacks  
 200 AMP 40 Circuit Electrical Panel  
 Media Center  
 Rough Plumbing Per Plan  
 DWV, PVC, PEX Supply Lines, 2 Outside Hose Bibs  
 2 Ton Geothermal Heating & Cooling System  
 Humidifier, 1 Zone, (1) 50 Gallon Hot Water Heater  
 Insulation: Blown-In Fiberglass: R-13 Garage Walls; R-23 Exterior Walls, R-21 Garage Ceiling; R-49 House Ceiling  
 1/2" Drywall, Exterior & Interior Partitions; 5/8" Drywall – Ceilings  
 Paint – Drywall: 2 Coats, 1 Color Flat Latex Paint, Color by Owner  
 Interior Doors – 6 Panel Masonite, Painted White  
 Interior Trim – MDF Board Colonial Casing & Base, Painted White  
 Closet Maid Closet Shelving, Per Plan  
 Lakeview Kitchen & Bath Cabinets – Oak or Birch / Level 1 Door Style w/ Laminate Counter Tops  
 Energy Star Appliances – Double Door Refrigerator w/ Water & Ice Maker; Flat Surface Range, Whisper Quiet Dishwasher;  
 Microwave/Hood Vent: Colors – White or Black  
 Complete Electrical Fixture Package: Color – Chrome  
 Complete Plumbing Fixture Package: Chrome Vanity Tops, Cultured Marble or Level 1 Granite  
 Tub / Shower, Sink & Toilet – White  
 Flooring – Laminate in Living Rm/Dining Rm/Kitchen, Hallway & Bathroom (s). Carpet Bedroom (s), Color by Owner  
 Labor to Perform the Above

### OPTIONS

2 Bedroom, 2 Bath Model	\$25,000.00
3 Bedroom, 2 Bath Model	\$35,000.00
2 Car Garage	\$15,000.00
Pella 250 Series Window & Door Package	\$2,500.00
Gas Fireplace & Stone Surround	\$7,000.00
Kitchen Island w/ Formica Top 24" x 48"	\$3,000.00
Kitchen Island w/ Granite Top 24" x 48"	\$4,000.00
Granite Kitchen and Vanity Tops	\$2,500.00
Stainless or Black Stainless Appliances	\$750
Tile Kitchen Backsplash	\$1,500
Maple, Cherry or Hickory Kitchen & Bath Cabinets	\$2,500
Painted Cabinets: Kitchen & Bath	\$3,500
4' or 5' Tiled Shower with Sliding Glass Door	\$6,000
Pine Cathedral Ceiling – Kitchen, Living And Dining Room	\$4,000
Drywall Cathedral Ceiling – Kitchen, Living And Dining Room	\$3,000
Central VAC 2 Outlets	\$3,000
Attic Over Garage	\$3,000
Handicapped ADA Shower in Master Bath	\$2,500
22KW Automatic Generator System (LP Tank & Gas Lines Not Included)	\$8,500
Generator Hook Up (Generator Not Included)	\$600
Floor Receptacle	Each: \$400
Laminated Flooring in Bedrooms	\$2,000
In-Floor Heat (Floor Warmers)	\$12,000
Screened In Porch	\$4,000
Sunroom 16'x12' w/ Drywall Interior Walls, Laminate Floor, Flat Ceiling, (4) 3 x 5 Windows	\$12,000
Sunroom Option: Pine Cathedral Ceiling:	\$1,500
Sunroom Option: Drywall Cathedral Ceiling:	\$1,000
8'x44' Side Concrete Patio	\$4,000
8'x44' Side Porch	\$15,000
3'x38' Concrete Sidewalk	\$2,000
Under Cabinet Lights	\$500
Eco Siding Package Painted	\$10,000
Mastic Carved Wood Siding .044	\$1,500
Premium Siding Colors	\$750
Vinyl Railing – Front Porch	\$1,200
Vinyl Railing – Side Porch	\$3,000
Ceiling Fan	\$400
Paint - Each Extra Color	\$300
Grab Bars in Bathrooms	Each: \$100
Barn Door	Each: \$750
Fusion Enhanced Flooring	\$1,500
Satin Nickel or Oil Rubbed Bronze:	
Electrical & Plumbing Package	\$750
Framing Lumber Package (Market Price)	\$8,000

*(All Pricing Subject to Change without Notice)*

**\*\*\* Base lots #26-33 and #37-44 \$40,000.00. Upgraded lots #1-25 and #34-36 \$50,000.00.**

**55+ Community**

**Located In Benton, PA**

**Phone: 570-925-2077**

**Website: [www.baileypark55.com](http://www.baileypark55.com)**

**Innovative Building & Design, Inc.**

**1/1/2021 ~ Subject to Change Without Notice**