

## Bailey Park Lot #38 Standard Features & Options

\$249,900.00

### 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
Pella 250 Series Window & Door Package	\$2,500.00
Granite Kitchen and Vanity Tops	\$2,500.00
Stainless or Black Stainless Appliances	\$750
Tile Kitchen Backsplash	\$1,500
Drywall Cathedral Ceiling – Kitchen, Living And Dining Room	\$4,000
Floor Receptacle	Each: \$400
Laminate Flooring in Bedrooms	\$2,000
Under Cabinet Lights	\$500
Fusion Enhanced Flooring	\$2,000
Satin Nickel or Oil Rubbed Bronze: Electrical & Plumbing Package	\$1,000

*(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.*

*Lots 15/16 - \$100,000.00*

**55+ Community**

**Located In Benton, PA**

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**Innovative Building & Design, Inc.**

**As of 3/23/2022 ~ Subject to Change Without Notice**