

Bailey Park Standard Features & Options

Starting at \$239,900 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 Maple / Level 1 Door

Style w/ Granite Level 1 Counter Tops, Color by Owner

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 – Luxury Vinyl Tile in all rooms except Garage & Utility

Room), 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	\$8,000.00
Kitchen Island w/ Granite Top 24" x 48"	\$4,000.00
Stainless or Black Stainless Appliances	\$750
Tile Kitchen Backsplash	\$1,500
Birch, Cherry or Hickory Kitchen & Bath Cabinets	\$3,000
Painted Cabinets: Kitchen & Bath	\$4,000
4' or 5' Tiled Shower with Sliding Glass Door	\$7,000
Pine Cathedral Ceiling – Kitchen, Living & Dining Room	\$8,000
Drywall Cathedral Ceiling – Kitchen, Living & Dining Room	\$4,000
Central VAC 2 Outlets	\$3,500
Attic Over Garage	\$4,000
22KW Automatic Generator System (LP Tank & Gas Lines Not Included)	\$11,000
Generator Hook Up (Generator Not Included)	\$600
Floor Receptacle Each:	\$400
In-Floor Heat (Floor Warmers)	\$14,000
Screened In Porch	\$4,000
Sunroom 16'x12' w/ Drywall Interior Walls, Laminate Floor, Flat Ceiling, (4) 3 x 5 Windows	\$17,000
Sunroom Option: Pine Cathedral Ceiling:	\$2,500
Sunroom Option: Drywall Cathedral Ceiling:	\$2,000
8'x44' Side Concrete Patio	\$6,000
8'x44' Side Porch	\$20,000
3'x38' Concrete Sidewalk	\$3,000
Under Cabinet Lights	\$500
Premium Siding Colors	\$1,000
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
Fusion Enhanced Flooring	\$3,000
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

Phone: 570-925-2077

Website: www.baileypark55.com

Innovative Building & Design, Inc.

As of 08/01/2022 ~ Subject to Change Without Notice