

Bailey Park Standard Features & Options

Starting at \$279,900.00 with Standard Features on Lot

STANDARD FEATURES

All Permits

Concrete Driveway

All Hook-up Fees

Landscaping (Design by Developer)

1 Bedroom – 1 Bath

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 250 Series 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 & Vinyl 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 with Well

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 – Colonial Casing & Base, Painted White

Closet Maid Closet Shelving, Per Plan

Lakeview Kitchen & Bath Cabinets – Oak or Maple / Level 1 Door

Style

Granite Level 1 Counter Tops & Vanities, Color by Owner

Energy Star Appliances – Double Door Refrigerator w/ Water & Ice

Maker; Flat Surface Range, Whisper Quiet Dishwasher;

Microwave/Hood Vent: Colors – Stainless Steel

Complete Electrical Fixture Package: Color – Satin Nickel

Complete Plumbing Fixture Package: Color: Satin Nickel

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 \$30,000.00

3 Bedroom, 2 Bath Model \$40,000.00

2 Car Garage \$15,000.00

Gas Fireplace & Stone Surround \$8,500.00

Kitchen Island w/ Granite Top 24" x 48" \$4,000.00

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; Glass Door by Owner \$7,500

Pine Cathedral Ceiling – Kitchen, Living

And Dining Room \$8,000

Drywall Cathedral Ceiling – Kitchen, Living

And Dining Room \$5,000

Central VAC 2 Outlets \$3,500

Attic Over Garage \$4,500

22KW Automatic Generator System \$11,000

(LP Tank & Gas Lines Not Included)

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, \$18,000

Laminate Floor, Flat Ceiling, (4) 3 x 5 Windows

Sunroom Option: Pine Cathedral Ceiling: \$3,500

Sunroom Option: Drywall Cathedral Ceiling: \$2,500

8'x44' Side Concrete Patio \$7,500

8'x44' Side Porch \$22,000

3'x38' Concrete Sidewalk \$4,000

Under Cabinet Lights \$500

Premium Siding Colors \$1,500

Vinyl Railing – Front Porch \$1,500

Vinyl Railing – Side Porch \$3,000

Ceiling Fan \$400

Paint – Each Extra Color \$300

Grab Bars in Bathroom Each: \$100

(All Pricing Subject to Change without Notice)

**** Lots available: 7, 9 & 32..... \$60,000.00****

55+ Community

Located In Benton, PA

Phone: 570-925-2077

Website: www.baileypark55.com

Innovative Building & Design, Inc.

As of 05/07/2025 Subject to Change Without Notice