

Bailey Park Standard Features & Options – ***HYBRID MODEL***

Lot #9 ~ \$325,800.00

STANDARD FEATURES

All Permits

Concrete Driveway

All Hook-up Fees

Landscaping (Design by Developer)

2 Bedroom – 1 1/2 Bath

2 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 16'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

Tile Kitchen Backsplash	\$ 1,500
Painted Cabinets: Kitchen & Bath	\$ 4,000
Drywall Cathedral Ceiling –Kitchen, Living and Dining Room	\$ 5,000
Attic Over Garage	\$ 4,500
Floor Receptacle	Each: \$ 400
Under Cabinet Lights	\$ 500

TOTAL OPTIONS \$ 15,900.00

STANDARD PACKAGE \$ 309,900.00

TOTAL PRICE: \$ 325,800.00

(All Pricing Subject to Change without Notice)

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

55+ Community
Located In Benton, PA
Phone: 570-925-2077
Website: www.baileypark55.com
Innovative Building & Design, Inc.

As of 09/18/2025 Subject to Change Without Notice