

# Bailey Park II Standard Features & Options

Lot 5A - \$314,900.00

## STANDARD FEATURES

All Permits  
Concrete Driveway  
All Hookup Fees,  
Landscaping (Design by Developer)  
2 Bedroom, 2 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.  
2 x 8 - 24" OC Marriage Wall  
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 Developer  
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  
Engineered Painted Wood Siding, Color by Developer  
Vinyl Wood Shakes in Gable over Garage, Color by Developer  
Aluminum or Vinyl Fascia and Soffit with 12" overhangs, Color White  
Porch Ceiling, Aluminum or Vinyl, Color White  
Manufactured Stone under Front Porch Wall, Color by Developer  
Seamless Gutters & Downspouts, Color White  
Rough Electrical Plan, (4) outside receptacles, (3) phone  
And (3) tv jacks  
200 amp, 40 Circuit Electrical Panel  
Media Center for phone and cable  
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-15 Garage Walls; R-23 Exterior Walls, R-21 Garage Ceiling; R-49 House Ceiling  
7" Blown-in, Sound-proofing Insulation, marriage wall  
1/2" Drywall, Exterior & Interior Partitions; 5/8" Drywall Ceilings & Marriage walls

Paint - Drywall: 2 Coats, 1 Color Flat Latex Paint, Color by Owner  
Interior Doors - Masonite Hollow-core, Painted White  
Interior Trim - 1 x 4 Pine Casing & Base, Painted White  
Closet Maid Closet Shelving, Per Plan, Color: White  
Hardware Package: Satin Nickel  
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: Satin Nickel  
Complete Plumbing Fixture Package: Satin Nickel  
Tub/Shower, Sink & Toilet - Color: White.  
Kitchen Sink - Stainless Steel  
Flooring - Luxury Vinyl Tile in all rooms except Garage & Utility Room(s), Color by Owner  
Labor to Perform the Above

Base Lots: 4A, 4B, 5A, 5B      \$60,000.00

## OPTIONS

Tile Kitchen Backsplash	\$ 1,500
Floor Receptacle in Concrete	\$ 400
Under Cabinet Lights	\$ 500

BASE PRICE: \$312,500.00

OPTIONS: 2,400.00

TOTAL: \$314,900.00

## **BAILEY PARK II**

55+ Community

Located in Mifflinville PA

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Innovative Building & Design, Inc.

As of 04-15-2026 - All Pricing Subject to Change without Notice