

Bailey Park II Standard Features & Options

Lot 5B - \$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