

Bailey Park II Standard Features & Options

Starting at \$312,500.00 with Standard Features on a Base Lot

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

OPTIONS

Base Lot: 4A, 4B, 5A, 5B INC

Kitchen Island w/ Granite Top 24" x 48" \$4,000

Tile Kitchen Backsplash \$1,500

Birch, Cherry or Hickory Kitchen & Bath
Cabinets \$3,000

Painted Kitchen & Bath Cabinets \$4,000

4' or 5' Tiled Shower; Glass Door by Owner \$7,500

Central VAC 2 Outlets \$3,500

22KW Automatic Generator System \$11,000

(LP Tank & Gas Lines Not Included)

Generator Hook Up (Generator Not Included) \$600

Floor Receptacle in Concrete Each: \$400

Under Cabinet Lights \$500

Ceiling Fan \$400

Paint - Each Additional Color \$300

Grab bars in Bathrooms Each: \$100

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

BAILEY PARK II

55+ Community

Located in Mifflinville PA

Phone: 570-925-2077

Website: www.baileypark55.com

Innovative Building & Design, Inc.

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