

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

Lot #7 ~ \$335,800.00

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 \$ 319,900.00

TOTAL PRICE: \$ 335,800.00

(All Pricing Subject to Change without Notice)

**** One Lot available: #32..... \$60,000.00****

55+ Community
Located In Benton, PA
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Innovative Building & Design, Inc.

As of 4/15/2026 Subject to Change Without Notice