

## Bailey Park Standard Features & Options

Starting at \$289,900.00 with Standard Features on Lot

### STANDARD FEATURES

All Permits

Concrete Driveway

All Hook-up Fees

Landscaping (Design by Developer)

1 Bedroom – 1 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.

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 9'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

2 Bedroom, 2 Bath Model	\$30,000.00
3 Bedroom, 2 Bath Model	\$40,000.00
2 Car Garage	\$15,000.00
Gas Fireplace & Stone Surround	\$8,500.00
Kitchen Island w/ Granite Top 24" x 48"	\$4,000.00
Tile Kitchen Backsplash	\$1,500
Birch, Cherry or Hickory Kitchen & Bath Cabinets	\$3,000
Painted Cabinets: Kitchen & Bath	\$4,000
4' or 5' Tiled Shower; Glass Door by Owner	\$7,500
Pine Cathedral Ceiling – Kitchen, Living & Dining Room	\$8,000
Drywall Cathedral Ceiling – Kitchen, Living & Dining Room	\$5,000
Central VAC 2 Outlets	\$3,500
Attic Over Garage	\$4,500
22KW Automatic Generator System (LP Tank & Gas Lines Not Included)	\$11,000
Generator Hook Up (Generator Not Included)	\$600
Floor Receptacle Each:	\$400
In-Floor Heat (Floor Warmers)	\$14,000
Screened In Porch	\$4,000
Sunroom 16'x12' w/ Drywall Interior Walls, Laminate Floor, Flat Ceiling, (4) 3 x 5 Windows	\$18,000
Sunroom Option: Pine Cathedral Ceiling:	\$3,500
Sunroom Option: Drywall Cathedral Ceiling:	\$2,500
8'x44' Side Concrete Patio	\$7,500
8'x44' Side Porch	\$22,000
3'x38' Concrete Sidewalk	\$4,000
Under Cabinet Lights	\$500
Premium Siding Colors	\$1,500
Vinyl Railing – Front Porch	\$1,500
Vinyl Railing – Side Porch	\$3,000
Ceiling Fan	\$400
Paint – Each Extra Color	\$300
Grab Bars in Bathroom Each:	\$100

*(All Pricing Subject to Change without Notice)*

*\*\*\* (1) lot available - #32..... \$60,000.00\*\*\**

55+ Community

Located In Benton, PA

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Website: [www.baileypark55.com](http://www.baileypark55.com)

Innovative Building & Design, Inc.

As of 04-15-2026 Subject to Change Without Notice