



Important Notice – New Construction Pricing: Please note that all pricing is subject to change based on current market conditions and the impact of ongoing tariffs on construction materials. Due to the volatility in supply costs, we encourage clients to confirm pricing at the time of contract signing.

ELLIE MODEL: 3/2/2 - 1726 LIVING AREA / 2361 TOTAL SQ. FT.

➤ **CONSTRUCTION PRICE DOES NOT INCLUDE LOT**

- COST FOR ELECTRICAL POLES IF NEEDED IS PAID BY OWNER
- WELL CONNECTION UP TO 100 FEET IS INCLUDED. ANY ADDITIONAL FOOTAGE BEYOND 100 FEET WILL BE CHARGED AT \$30 PER FOOT.
- STANDARD CONNECTION TO COUNTY WATER & SEWER IS INCLUDED, BUT THE COST OF ANY MARION COUNTY UTILITIES EXTENSIONS ARE PAID BY OWNER.

PAYMENT SCHEDULE:

1. **\$35,000.00** – INITIAL DEPOSIT AT THE EXECUTION OF THIS CONTRACT.
 2. **40%** – APPROVED PERMITS, LOT CLEARING, BUILDING PAD, ROUGH PLUMBING, INSPECTION PASSED.
 3. **40%** – FOUNDATION, BLOCK WALLS, FRAMING, ROOF ASSEMBLY.
 4. **15%** – SHINGLE ROOF, WINDOWS, R-ELECTRIC, R-AC, 2nd PLUMBING, STUCCO, FINISHED DRYWALL.
 5. **5%** – AT THE COMPLETION OF CONSTRUCTION AND ONCE FINAL STRUCTURE INSPECTION.
- ❖ **BALANCE MUST BE PAID IN FULL IN ORDER TO RECEIVE THE CERTIFICATE OF OCCUPANCY.**

INCLUDED:

- PERMIT, PLANS, AND IMPACT FEES (EDUCATIONAL IMPACT FEES INCREASED ON JULY 2024)
- 8000 SQ FT OF SOD
- UP TO 15 TRUCKS OF DIRT FOR PAD – ADDITIONAL TRUCKS AT (\$250) P/TRUCK
- UP TO \$4,000 TO CLEAR LOT – ANY EXTRA COST WILL BE PAID BY OWNER
- UP TO 50' OF CONCRETE DRIVEWAY WITH CULVERT IF NEEDED - **(EXTRA COST TO EXTEND)**
- WATER-RESISTANT VINYL FLOORING THROUGHOUT (3 CHOICES)
- EXTERIOR STONE IN DESIGNATED AREAS (6 CHOICES, 2' HIGH FROM GROUND)
- CONTRACTOR GRADE GRANITE – FEW COLORS (4-5)
- CONTRACTOR GRADE CABINETS WITH HANDLES (3 CHOICES)
- INTERIOR PAINT – FLAT WHITE
- GUEST BATHROOM - TUB & ACRYLIC WALLS & MASTER BATHROOM – TILED SHOWER
- APPLIANCE ALLOWANCE UP TO \$2600
- STANDARD WIRE RACKS FOR CLOSETS AND PANTRIES
- MIRRORS & VANITY LIGHTS IN MASTER AND HALL BATHROOM
- SLIDING DOOR LEADING TO LANAI AREA
- ARCHITECTURAL SHINGLE ROOF – CAN PICK COLOR
- NITROGEN REDUCING TANK OR ATU
- 3.0 – 3.5 TON AIR CONDITION – SEER2 SYSTEM
- 45-GAL HEATER & 200 AMP ELECTRICAL PANEL
- 5 CEILING FANS – MASTER BEDROOM, LIVING ROOM, BEDROOM 1 & 2, AND LANAI
- 2 EXTERIOR GARAGE LIGHTS, 1 LIGHT IN FRONT ENTRANCE DOORWAY
- 10X16 COVERED LANAI WITH CEILING FAN – (**NOT ENCLOSED WITH SCREEN**)