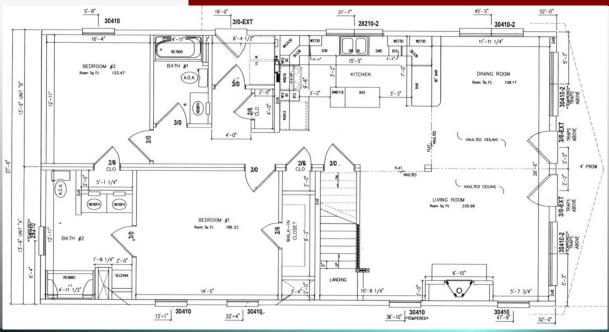
## **LAKE VICTORIA CHALET**



\*Model Pricing Subject to Change Without Notice Due to Market Volatility

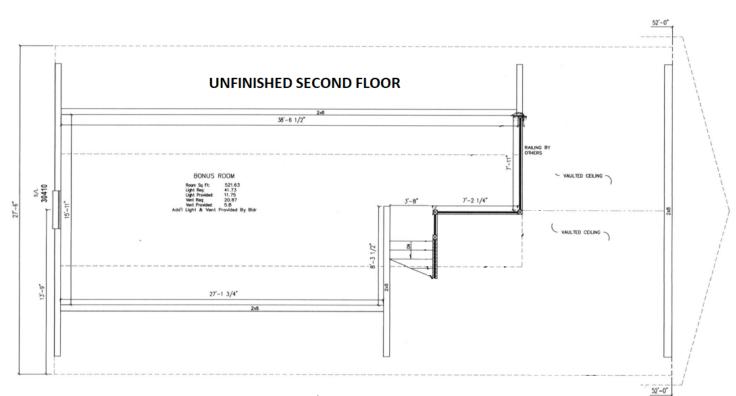
\*\*Shown with optional porch and stone posts

Starting Price \$267,015 1,430 SQ FT.





"Custom Modular Home Builder"



•		52-0"	
Base:	\$267,015	Interior Craftsman trim package 5/4 x 6 header &	
3/4" T&G Advantech Decking Throughout	\$3,181	1 x 4 legs, pine window sills w/ clear poly finish	\$3,780
Panelized vaulted ceiling, 3" closed cell spray foam		Red oak stair treads and landing	\$846
R-21 insulation, clear poly v-match pine ceiling in		Oak railings with (2) rosettes and full newell post	\$4,096
vaulted area, insulate prow wall with fiberglass R- 19 insulation, sheetrock prow wall, and bring to		Gas Heatilator fireplace w/ remote	\$3,338
prime coat*	\$27,000	Maple mantle	\$1,711
4' Prow Winged Gable	\$1,677		4
2"x8" Prow Wall	\$2,373	Shaw LVT flooring throughout 1227sq ft @ \$8/sq ft	\$10,110
2" PVC chase for second floor	\$57	Quartz kitchen counter and bartop w/ corner seam	\$9,869
Floor and ceiling frame-out for chase	\$252	Single bowl undermount sink	\$230
2 Gang Recessed Media Box above fireplace with		Moen Arbor pull down oil rubbed bronze faucet	\$472
power and HDMI for wall hung TV	\$239	Base waste basket cabinet @ island	\$634
Bronze lighting package	\$62	Marble bathroom vanity tops	\$340
12 Recess LED can lights @ kitchen, dining, and		(3) Moen 6410 oil rubbed bronze vanity faucets	\$491
living room	\$685	(3) 16x22 recessed medicine cabinets with bronze	
On site installed cedar log siding kit*	\$28,840	lights	\$80
Ice and water shield entire roof	\$1,340	(2) Elongated bowl comfort height toilets w/ soft	
Harvey Classic double hung windows, low E, w/		close seats	\$323
screens and built-in J	\$2,148	Oil rubbed bronze tub/shower faucet @ hall bath	\$136
Harvey trapezoid windows for prow wall	\$10,960	60" shower w/ bypass doors IPO 60" tub/shower	
Windows and grilles painted	\$5,603	@ master bath	\$334
(2) Therma Tru S108 15 Lite front doors w/ vinyl		Oil rubbed bronze shower faucet @ master bath	\$166
jamb and brick mold	\$977	42'x36'x8' wrap around PT deck with PT railings	
Aged bronze door hardware and locksets	\$224	(does not include porch or stone balusters)*	\$35,200
Painted exterior doors (3)	\$1,196	<b>Total Options</b>	\$167,016
Solid pine clear poly finish interior doors	\$5,630	Base + Options (Includes Delivery & Crane Set)	\$434,011
5 1/2" pine base molding	\$2,415	*Pricing subject to change due to market volatility	