

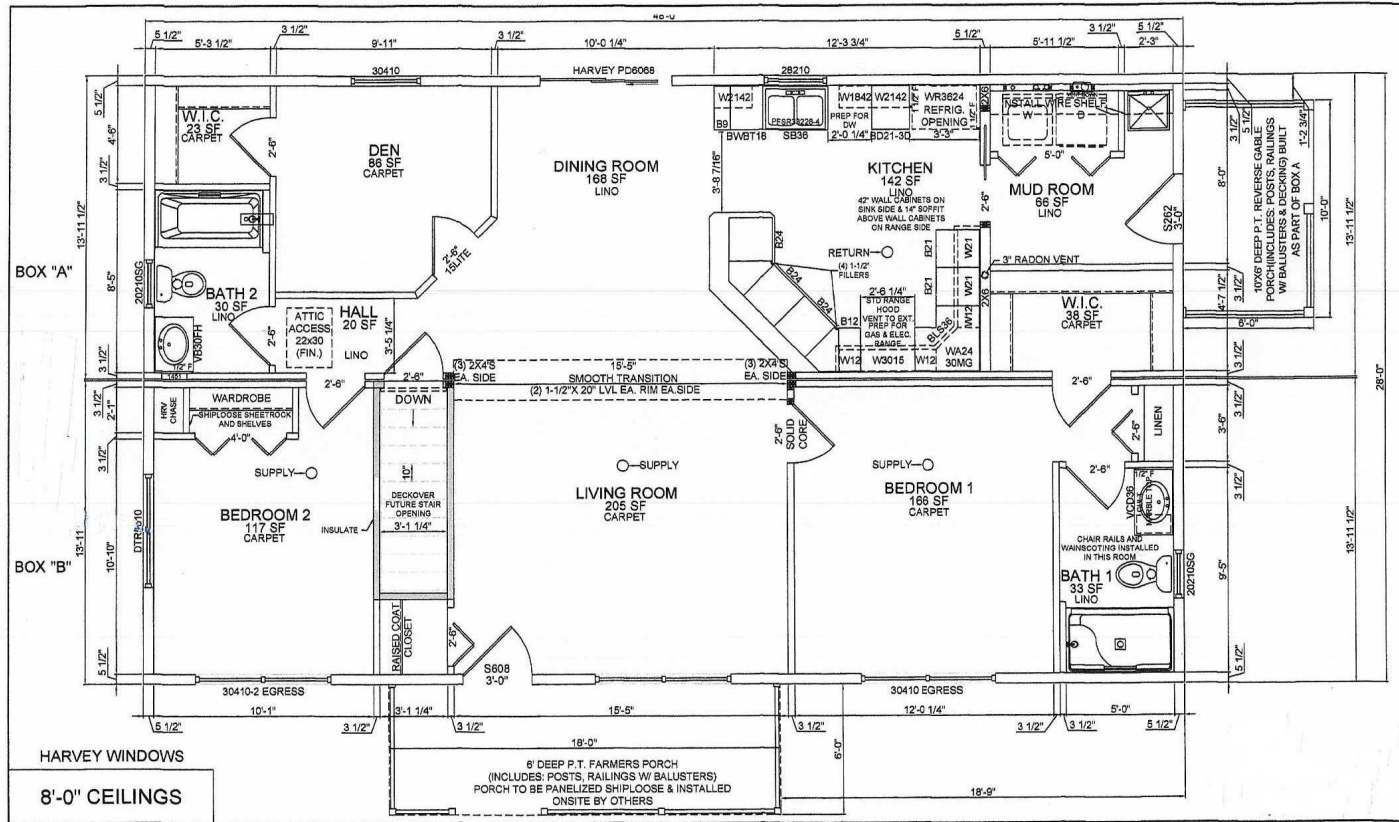
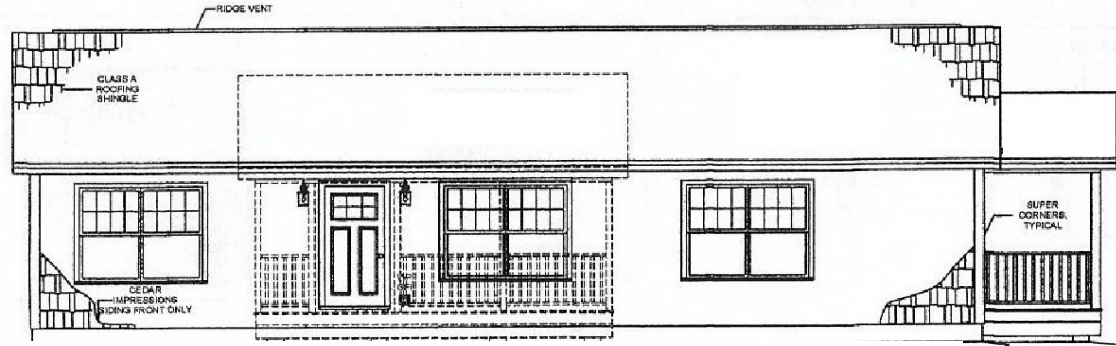
# WINSOR HOMES, LLC

“The Leader in Modular Homes” Since 1973

## WOODBURY MODEL RANCH

28'x48'

For Pricing , See Reverse Side



Winsor Homes, LLC

429 Daniel Webster Hwy., Meredith, NH 03253 (603) 279-6548

www.winsorhomes.com

Email: info@winsorhomes.com

## \$ 112,000.00 Base Price for the Woodbury Ranch Includes

- 28'x48' Two Box Modular Ranch
- Delivery & Crane Costs/Crane Set Labor
- Complete Interior and Exterior Trim Out Work
- 80lbs Snow Load for Roof Rafters
- R-19 Fiberglass Exterior Wall Insulation with House Wrap on Exterior
- R-38 Cellulose Ceiling Insulation
- Basement Stairs Included to Code
- 36" Wide Exterior Doors
- Exterior GFI Outlets at Each Exterior Door
- Wiring & Plumbing Rough-in for Washer & Dryer (1st flr)
- Rough-in for Microwave Oven over Kitchen Range Vented to Exterior
- Two TV Jacks & Two Phone Jacks
- Building Debris Removal (For Waste Generated by Winsor Homes' Contractors)
- Job Site Portable Toilet (For Crane Day)

## Optional Items Shown in Floor Plan Are Itemized Below:

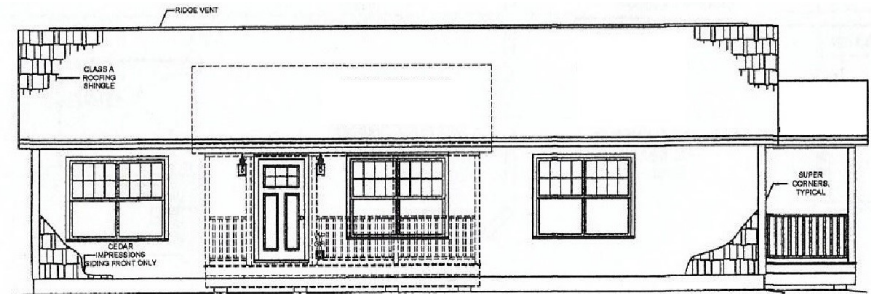
- \$ 675.00 3/4" Advantech Subfloor (ILS)
- \$1,250.00 Sill Plates and Lally Columns Installed
- \$ 575.00 Gable End Overhangs
- \$ 750.00 Beam for Clear Span in Living Room/Dining Room with Smooth Ceiling Transition
- \$ 750.00 Front Door ThermaTru S608 with Vinyl Jambs
- \$ 90.00 Vinyl Jambs for Side Door (9-Lite)
- \$ 420.00 Double Hung Windows-Harvey Slimline
- \$ 400.00 5' Transom Window on Bed #2 Gable
- \$ 545.00 3" Exterior Casing On Front Windows
- \$ 700.00 6' Sliding Patio Door with Grids (ILS)
- \$3,015.00 Cedar Impressions Siding Perfection 7" on Front Exterior (ILS)
- \$ 300.00 Wide Exterior "Super Corners"
- \$3,400.00 Interior Plumbing Connections Throughout
- \$ 100.00 Install Homeowner Supplied Dishwasher
- \$ 340.00 Laundry Sink with Wire Shelf Above
- \$ 150.00 Rough In for Future Radon Vent
- \$ 150.00 Install Homeowner Supplied Refrigerator/Icemaker
- \$ 100.00 Install Homeowner Supplied Microwave/Range Hood Combo
- \$6,700.00 Complete FHW-oil Heating System (Steel Boiler, Two Zones, Tankless Coil Hot Water, 275 gal Oil Tank)
- \$1,100.00 Rough In for Future HRV System (Ducts in Ceiling)
- \$2,500.00 All Electrical Connections Inside the Home
- \$ 70.00 One TV Jack Installed at 60" On Wall
- \$ 75.00 Rough In for Paddle Fan in Living Room
- \$ 130.00 Add Second Exterior Light at Front Door
- \$ 450.00 Six Recessed Ceiling Lights On Dimmer in Kitchen
- \$ 75.00 One Recessed Ceiling Light On Dimmer Over Laundry Sink
- \$ 300.00 Four Recessed Ceiling Lights On Dimmer In Living Room
- \$ 300.00 Two Exterior Recessed Lights On Dimmer on Front Porch

# Woodbury Model Ranch

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- \$ 95.00 Water Resistant Recessed Light On Dimmer Over Bath #1 Shower
- \$ 240.00 Rough In Only for Two Exterior Spot Lights
- \$ 600.00 Soft Close Cabinets with Dovetail Drawers in Kitchen
- \$ 240.00 Kitchen Countertop is WilsonArt HD Upgrade
- \$2,240.00 Large Angled Peninsula with Countertop Overhang
- \$ 150.00 Closed Kitchen Cabinet Soffit (As Shown)
- \$ 250.00 42" Upper Kitchen Cabinets As Shown
- \$ 95.00 Three Drawer Base Cabinet In Kitchen (BD21-3D)
- \$ 45.00 24" Deep Cabinet Over Refrigerator
- \$ 275.00 French Glass Cabinet Door (WA2430MG) with Matching Interior
- \$ 220.00 Waste Basket Cabinet (BWBT18)
- \$ 120.00 Hi-Boy (Handicapped Height) Toilet Bath #1
- \$ 190.00 Vanity With Drawers Bath #1 (VCD36)
- \$ 150.00 Cultured Marble Top Bath #1
- \$ 600.00 Cheyenne Style Interior Doors Throughout
- \$ 150.00 Louvered Doors on Laundry
- \$ 90.00 Bedroom #1 Door is Solid Core
- \$ 195.00 Pocket Door on Mudroom
- \$ 500.00 36" French Door 15-Lite on Den
- \$ 290.00 Raised Bottom Closet in Living Room
- \$ 230.00 Extended Window Sills
- \$1,250.00 Nantucket Trim Package-Living, Kitchen, Dining, Hall & Bath #1
- \$ 320.00 Wainscoting With Chair Rail in Bath #1

## \$ 145,945.00 Total Base Price for House & Options Listed Above

\$12,200.00 Front Porch as Shown 6'x18' (Azek Decking, Vinyl Railings)  
Frost Posts Dug Into Place By Others (Same Porch in PT Would Be \$8,900.00)

\$ 5,500 Side Porch as Shown 6'x10' (PT) Average Height Steps, No Skirt Board,  
Frost Posts Dug Into Place By Others, Alum. Beam Cover/Cedar Impressions Inc.