

NELSON HOMES

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www.nelsonhomes.net

Stock
2856 221

Stock
Fortune

3/29/2022

Model Name Ventura
Appr Sq. ft 1386
Option Price 2856 221 222
\$ 125,695

Base Price Including set up

IPO= In Place Of **Abreviated Price list.**

Walls, Kitchen decor, Flooring

Drywall or Vinyl on Gypsum Walls

Drywall T/O <52 \$5,070 52-60-\$5,570 62-70- \$6,630 >70- \$7,530(hitch) \$ 5,570

(Vinyl on Gypsum (VOG) is Standard. This has strips between panels)

Kitchen Counter and Backsplash

Crescent Edging-Kitchen Std. on UK2 \$ 220.00 \$ 220

Crescent Edging-(MB-\$115, B2-\$90, Util-\$85)

Backsplash

Laminate (VOG walls) Kit, 2 baths \$ 125.00

Ceramic **Standard w/ Drywall** See notes to Price list Standard

Subway- IPO Ceramic (Drywall homes) See notes to Price list.

FLOOR COVERINGS

Linoleum- Alibaster Lino-standard, Other colors extra \$ 225.00 Alibaster

Lino IPO Carpet- \$160/rm, Lino T/O- \$445 Hallway-\$255

Carpeting 13 oz. standard

15 oz. Mantra IPO Std. 13 oz 605 \$ 605

Exterior and Construction

Construction

2 x 6 Walls (2 x 4 is standard) (Sonic-\$995) \$ 1,245.00 \$ 1,245

Upgrade insulation to R-38 (R-33-\$155) \$ 530.00 \$ 530

OSB Wrap \$ 3,175.00 \$ 3,175

Upgrade ice and water shield- Bottom row Standard Standard

Lineals or Shutters *(shutters are standard)*

Lineals-Window \$ 80.00 \$ 640

Lineals- Doors \$ 135.00 \$ 125

Siding *(clay, flint, white, olive, cream-Standard)*

Optional Wedgewood siding (Dark Blue) \$ 900.00 \$ 900

DORMERS

D-1 Gable with a Bumpout \$ 1,590

Ultimate Kitchen 2 (UK2)

Package 1	French door refrigerator	Gas/Elect	\$8425/\$8225
Package 2	Stainless Side by side frig	Gas/Elect	\$7425/\$7225

See the option brochure to see what is included

Most models have the price above. Some are model specific price and may be a little more.

Appliances

Appliance Packages

Stainless Steel Package		\$ 2,445.00	\$ 2,290
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(incl. 23' SxS, Smooth top elect or Self clean gas, microwave, Dish)

Kitchen Islands

(There are 24 different islands available)	081 Island		\$ 780
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Other Kitchen Options

Garbage Disposal		\$ 175.00	\$ 175
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Cabinets and Trim

Kitchen

Cab. over the refrig IPO shelf	(Shelf is standard)	\$ 95.00	\$ 95
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Cabinets

Timberwolf Cabinets	Hardwood	\$ 1,425.00	\$ 1,425
Black Handles IPO Knobs		\$ 95.00	\$ 95

Trim (Living area only trim (bedrooms Std. trim) packags available- Less money)

White wrapped Profile Trim T/O (VOG- \$785)		\$ 875.00	\$ 875
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Exterior door

Front door

6 panel Residential door - standard		Standard	
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Rear Door

(Standard-Cottage door with outdoor swing) Standard

6 Panel Residential door-IPO Cottage door	No Storm	\$ 120.00	\$ 120
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Patio Doors

Patio door IPO 1 window	No Blinds	\$ 835.00	\$ 835
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Windows

Extra Windows

14 x 40	(Generally in master Bath)	\$ 145.00	\$ 145
8 x 30 Transom	(Generally in Bath 2)	\$ 155.00	\$ 155
16 x 60 Transom	On the end of the home.	\$ 305.00	\$ 305
32 x 52 Mini picture IPO 30 x 36	(Generally used over sink in kitchen)	\$ 365.00	\$ 365

Bathrooms and Utility room

Optional showers and tubs

Optional Master Baths	(The price will vary by the floor plan).		\$ 1,675
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Vanities and vanity accessories

Furniture Style vanity IPO Standard-67"- \$340	93"- \$630	\$ 345.00	
Framed Mirrors throughout		\$ 205.00	\$ 175
Recessed Cosmetic Box		\$ 60.00	\$ 60

Other bath Options (There are other bath options that are too many to list)

Elongated Commode		\$ 115.00	\$ 230
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Utility Room

Washer Dryer Cabinets (shelf is standard)		\$ 140.00	\$ 140
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Plumbing/Heating

Gas Furnace IPO Std. Electric	\$ 530.00	\$ 530
Perimeter Heat Registers	\$ 230.00	\$ 230
Water heater- 30 gal. electric - standard	(40 gal-\$160,50 gal-\$230)	\$ 230
Metal Faucets IPO plastic	\$ 175.00	\$ 150

Interior

Doors

Extra Interior Dr <i>(most of the time it is in the utility Room)</i>	\$ 200.00	\$ 200
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Electrical

Wire/Brace Switch- ceiling Fan	\$ 70.00	\$ 70
Platinum light package <i>(11" ceiling lights, 6 can lights, Torch exte, Chandlier or 2 can, 3 Bulb Strips Bath)</i>	\$ 595.00	\$ 595
Can Lights	\$ 75.00	Patio door
Extra Exterior Electric receptacle	\$ 75.00	\$ 65
100 or 200 amp service Standard		100 Amp
Extra Conduit drop	\$ 40.00	\$ 35
Stem lights <i>(Seeded glass or Flurry glass)</i>	\$ 95.00	\$ 170

Model Specific Options

Total Options \$ 26,815

Selling price of Home \$ 152,510

Cost per square foot. - see note below \$ 110

This is an Abbreviated Price list (Dutch complete Price list is 7 pages 3 columns wide)

Notes to Price sheets

The price includes delivery, set up, central air

The price includes site preparation with frost piers.

The things that are not included in the price are the gas hookup, Electric hook up, the install of the central air and the install of a water meter.

Cost per Square foot

Some find it helpful in comparing homes. I don't use it much.

How you option the home will affect the home