

NELSON HOMES

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www.nelsonhomes.net

7/3/2024

Close out Pricing
Stock 3276 179 Verona

Stock
Model Name Verona
Appr Sq. ft 2305
Model Number 3276 179

Base Price Including set up \$ 183,193

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

Package Pricing Package Pricing

Package A

Exterior, Construction

Row R-11 Outside I Beam	\$ 325	\$ 325
OSB	\$ 1,415	\$ 1,415
Upgrade Insulation to R-38	\$ 820	\$ 820
Lineals All Around(varies by model) (\$80/window)	\$ 640	\$ 640

Interior, appliances, etc.

2 " Mini Blinds	\$ 325	\$ 325
Staggered Cabinets	\$ 145	\$ 145
Refrigerator Cabinet iPO shelf	\$ 95	\$ 95
Cabinet knobs	\$ 95	\$ 95
Washer Dryer Shelf	\$ 40	\$ 40
Laminate Backsplash T/O (kit-75, MB-40,HB-35. Ut-40)	\$ 165	\$ 165

Heating, plumbing, electrical

Furnace Door	\$ 205	\$ 205
Duel USB with outlet	\$ 75	\$ 75
Wire Brace for a ceiling fan	\$ 70	\$ 70

Baths

Tissue holders and towel bars	Both baths	\$ 140	\$ 140
Elongated Commodes	Both baths	\$ 230	\$ 230

Total Value of Package A ordered Separately \$ 4,785 \$ 4,785

Discount if choosing Package \$ 410 \$ 410

Total Package A Price \$ 4,375 \$ 4,375

Package B

Exterior, Construction

2 x 6 Walls W/R19	\$ 1,245	\$ 1,245
Hardwood Cabs t/o (Destin White,Ttimberwolf) Cab. Choice	\$ 1,495	\$ 1,495

Interior, appliances, etc.

Colonial Cove in Living areas-LR,DR,FR (\$50/Window) # windows	\$ 200	\$ 200
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White wrapped Profile trim in Living Areas	\$	595	\$	595
Lined Overhead cabs w/adjustable shelves	\$	185	\$	185
Washer Dryer Cabinets IPO Shelf (IPO nothing- \$195)	\$	140	\$	140
2" Style Cabinet Cove	\$	180	\$	180
Heating, plumbing, electrical				
Perimeter Heat	\$	225	\$	225
Total Value of Package B ordered Separately	\$	4,265	\$	4,265
Subtract this amount if the package is chosen	\$	640	\$	640
Total Package B Price	\$	3,625	\$	3,625

Package C (Package A and B are required)

Drywal (if non-package <48"-\$5320,48-56-\$5570,58-66- \$6,380 >66- \$7030)	\$	7,030	\$	7,030
Kitchen and Appliances				
42" Cabinets	\$	630	\$	630
2" Style Cabinet cove	\$	160	\$	160
Drawers over doors	\$	515	\$	515
Valance Board at kitchen sink	\$	75	\$	75
Backsplash				
Ceramic-1 row or 2 rows Subway T/O	\$	960	\$	960
Full wall Subway or ceramic at range hood wall under cabinets	\$	980	\$	980
Crescent edging Kitchen (MB-\$120, Hbath-\$85,,Util-\$85)	\$	220	\$	220
Lever Handles Throughout	\$	125	\$	125
White wrapped Profile trim T/O (VOG T/O- \$745, LA-\$395)	\$	895	\$	895
Finished Ceiling Joints throughout	\$	1,100	\$	1,100
3 Hinges on Door IPO 2	\$	65	\$	65
Utility Room door	\$	215	\$	215
Bathrooms				
Linen over the Commode- choose location	\$	155	\$	155
Black cabinet handles IPO knobs in package A (IPO nothing \$175)	\$	95	\$	95
Heating, plumbing, electrical				
Can Lights- See Print- Upt to 10 lights additionsl 10 additiona	\$	800	\$	800
2 Arm Bath Vanity lights IPO Strip lights	\$	65	\$	65
Framed mirrors throughout	\$	205	\$	205
Total Value of Package C ordered Separately	\$	14,290	\$	14,290
Subtract this amount if the package is chosen	\$	4,930	\$	4,930
Total Package C Price	\$	9,360	\$	9,360

Package 1	\$	4,785	\$	4,785
Package 2	\$	4,265	\$	4,265
Package 3	\$	14,290	\$	14,290
Total of the packages	\$	23,340	\$	23,340
Total Package Savings	\$	5,980	\$	5,980
Additional Savings if home is 60' or less	\$	900		
Total Options that are in the Packages	\$	16,460	\$	17,360

Items in the package that you want to add to or change

Other tiems

Wire Brace for ceiling fans - Other locations	Family Rm	\$	70	\$	70
Can Light package		\$	450		450

Appliance Packages**Appliance Packages****Stainless Steel Package***(incl. 23' SxS, Smooth top elect or Self clean gas, microwave, Dish)*

\$	2,445	\$	2,445
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Other Kitchen Options

24.7 Cu. Ft. French door IPO Stainless Steel side by side		\$	1,275	\$	1,275
Garbage Disposal		\$	205	\$	215
Euro Range Hood		\$	775		
Cabinet to build in the Microwave					
Pot and Pan drawers (2)		\$	80	\$	80
Stainless Steel farm sink	incl. goose-neck faucet	\$	620	\$	620
Under Cabinet Lighting- W/Bottom overhead cove. - up to 4 lights->18" Cabs.		\$	355	\$	355.00

Kitchen Islands

012- \$595	071- \$1,025	083- \$1,325			
013- \$495	071- \$965	085- \$755	\$		1,325

Floor Coverings

Linoleum- Nordick white
 Carpeting

25 oz. IPO Std. 13 oz.		\$	2,075	\$	2,075
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Exterior door**Front door**

6 panel Residential door - standard both doors Standard

Patio Doors

Patio door IPO 1 wind, IPO 2-1005,FD-930,nothing-142C No Blinds		\$	1,255	\$	1,255
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Windows**Extra Windows**

8 x 30 Transom	<i>(Generally in Bath 2- Not allowed w/ Agile, Ceramic showers)</i>	\$	130	\$	130
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Bathrooms and Utility room**Optional Baths**

Optional Master Baths	Optional Bath 2		\$		3,110
Recessed Cosmetic Box	Bath 2	\$	60	\$	60
Medium utility sink with base and overhead cabinets		\$	545	\$	545

Plumbing/Heating

Carrier High Efficiency Furnace		\$	995	\$	995
Water heater- 30 gal. elect- std	(40 gal-\$205,50 gal-\$230) 50 IPO 40- \$115		\$		230
Extra outside Faucet	(move std. Faucet-\$65)	\$	95	\$	95

Interior

Drywall Options

Drywall Arch Passway	\$	100	\$	100
Pair of Columns	\$	550	\$	550

Electrical

100 or 200 amp service Standard 200 amp

Lights Can lights standard as per print

Extra Electric Receptacles

Extra Exterior Electric receptacle (Move Std-\$65 Patio door)	\$	75	\$	75
Carbon/Smoke Detector upgrade (<i>force option - Minnesota</i>)	\$	270	\$	270

Exterior

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

Optional Shadow Siding (Dark Brown) \$ 1,875 \$ 1,875

DORMERS

D-11 20' Eyebrow dormer \$ 1,260 \$ 1,260

Model Specific Options (pricing on NSO are not updated yet)

Cabinet organizer \$ 995 \$ 995

Other options

7 Year Limited Warranty. Standard

Skirting

Vinyl - (Omit skirting -\$1,700) (white, clay, flint) Standard

Rock- Installed with Top and bottom Rail

Rock- Installed with #2 Treated wood frame

Siding to the Ground- (#2 treated wood frame) Same siding-Home

Closeout out on stock model \$ (7,008)

Total Options \$ 30,807

Selling price of Home \$ 214,000

State Sales tax Included

City sales taxes to where it is delivered. (ND Only)

Other County taxes to where it is delivered. (ND Only)

Selling price with local Sales tax \$ 214,000

This is an Abbreviated Price list (The most popular items are displayed. Others are available)

Notes to Price sheets

The price includes:

Frost pier foundation	Delivery
Set up	Water Sewer Hookup (if under home at install)
Vinyl skirting installed	Anchored to frost piers
Central air - Complete	

The price Does not include

Gas, Electric hookup

(Electrician and Gas Installer)

Install of Central air

(Usually the electrician or Gas Installer

Installation of a Water meter, pressure tanks, etc

On a rare occasion where an option is missed, Nelson Homes is only responsible for returning the cost of the option. If it is a material option, Nelson Homes will consider putting the option in for the option price.