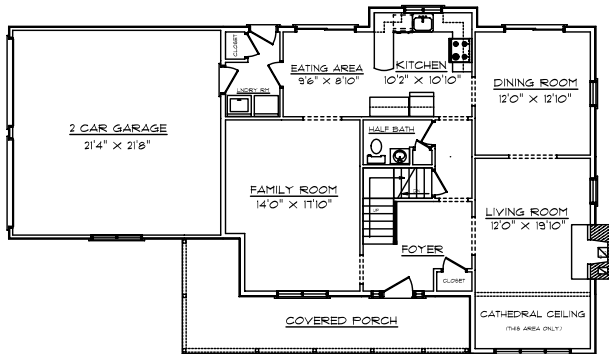


# Country Farm House

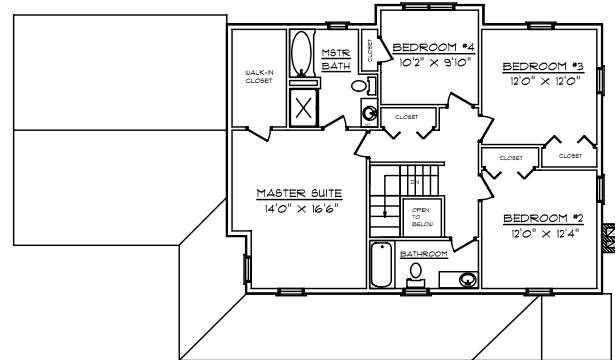
## Description:

- 28'0" x 37'0"
- 2282 sqft & 2 car garage
- 4 Bedrooms, 2 1/2 baths
- Mudroom
- Wrap around Front Porch
- Cathedral ceiling in Living Room

*Photograph may differ from floor plan*



FIRST FLOOR



SECOND FLOOR

## Cost:

Advertised Erected Shell:	<b>\$ 83,480.00*</b>
Sub-Contracting Estimates:	<b>\$ 108,845.00**</b>
Excavation/Septic/Sewer/Well/Water:	<b>\$ <u>Variables not known</u><sup>+</sup></b>
<b>Total Cost:</b>	<b>\$ 192,325.00<sup>++</sup></b>

Cost Per Square Foot (House/Garage): \$ 84.30

\* Includes blueprints, materials & labor.

\*\* Items included in Sub-Contracting Estimate: Foundation, concrete floors, hatchway & stoop(s), fireplace/masonry, plumbing, heating, electrical (NEC), insulation, gutters & leaders, sheetrock, interior package (cabinets/vanities/trim/doors), interior package labor, finished stairs, finished floors, permits, lighting fixtures (interior & exterior).

+ Items **NOT** included in Estimate: Land, excavation, septic or sewer hook-up, well or water hook-up, surveying/engineering, foundation damp-proofing, basement & garage grading, painting/staining (interior & exterior), appliances, clean-up at job site, landscaping, driveway (gravel & apron), miscellaneous decorating.

++ Prices may vary with location & may change without notice due to economic variables.

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