

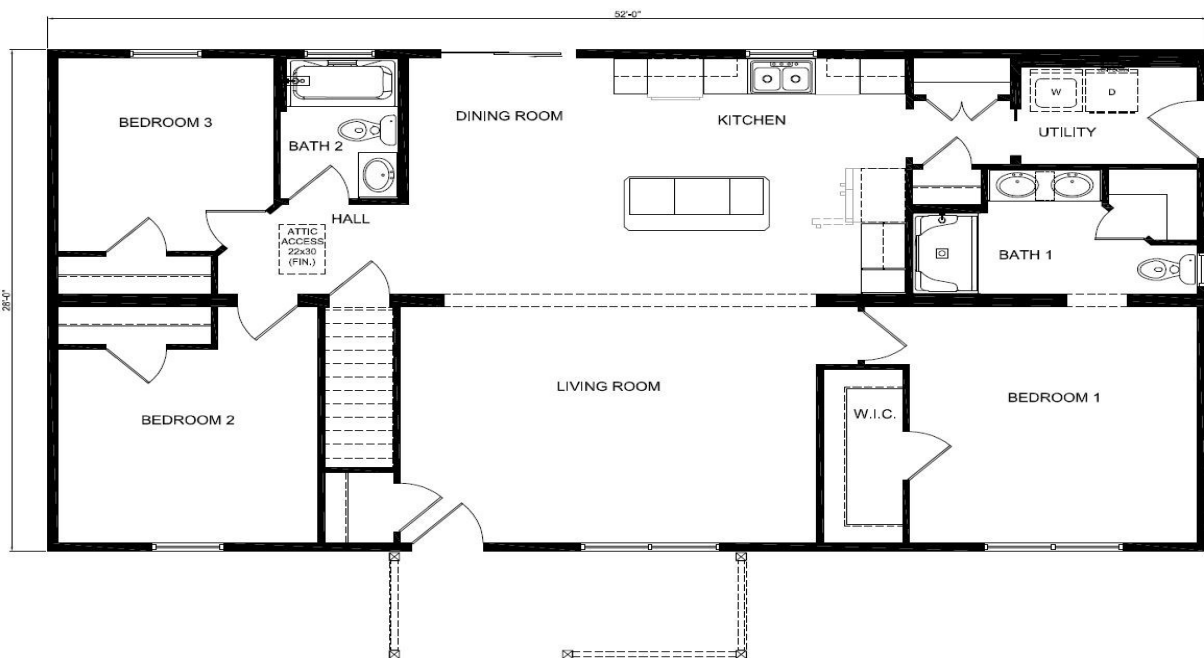
EDGEWOOD RANCH



\$163,928 AS SHOWN

Starting Price 125,718

1,456 SQ. FT.



ShowcaseHomesOfMaine.com
"Custom Modular Home Builder"

The difference between the “Starting Price” and the “As Shown Price” is the Features, Specs & Options. Please ask your Showcase Homes Rep for a detailed



Furniture & Décor Items Shown are for Illustrative Purposes Only and Are NOT Included in the Price.



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"Custom Modular Home Builder"

BASE PRICE:				125,718
CONSTRUCTION:				
FLOOR SYSTEM:				
> 2" x 10" Floor Joists - 16" o.c. / Solid Block Bridging	1st Floor			STD
> Decking: 3/4" T&G OSB				STD
EXTERIOR WALLS:				
> 2" x 6" Exterior Walls - 16" o.c.				STD
> 9' Ceilings - 1st Floor of Colonial or Capes in Maine, 8' Ceilings 2nd Floor				2,184
> Caulk Walls to Floor				PKG
EXTERIOR SHEATHING:				
> 7/16" OSB Wall Sheathing				STD
MARRIAGE WALLS:				
> 2" x 4" Marriage Wall studs - 16" o.c.				STD
MARRIAGE WALL SHEATHING:				
> 7/16" OSB Marriage Wall Sheathing	Standard Application			STD
> Ship Loose Spray Foam for Marriage Walls ILO Gasket Material				
ROOF:				
> 9/12 NON STORAGE Truss Roof (ILO 6/12 Truss) with Raised Heel - 16" o.c.				1,976
ROOF SHEATHING:				
> 7/16" OSB Roof Sheathing				STD
GABLE END OVERHANGS:				
2 Gable End Overhang 9/12 to 12/12 (Each Side)				550
SHEETROCK:				
WALLS:				
> 1/2" Thick Sheetrock Throughout				STD
. Cased opening at the living room mawall is 7'8" high				
CEILING:				
> 1/2" Thick Sheetrock at Ceilings with RC-2 Channel				STD
FINISH:				
> Primer: Sherwin Williams "Builders Solutions" Interior Latex A63 W 100		Color: White		STD
> Wall and Ceiling Paint: Sherwin Williams "Painters Edge" Interior Latex Flat		Color: Dover White		STD
INSULATION:				
BASEMENT/CRAWL SPACE:				
> To be provided and installed on-site - see project proposal				
ENERGY EFFICIENCY PACKAGE:				
> Energy Efficient Option - Level #2 (Single Story - Truss Roof)				1,602
EXTERIOR WALLS:				
> R-20 Dense Pack Cellulose Wall Insulation ILO R-19				PKG
> Exterior House Wrap	Tape all Seams and Penetrations			STD
ROOF/CEILING:				
> Trussed Roofs:				
> R-49 Cellulose insulation in Ceiling ILO R-38				PKG
INTERIOR WALLS:				
> Insulate Cellar Stairwell Walls				STD
EXTERIOR DOORS & SIDELITES:				
FRONT DOOR:				
. Raise 1/2" for onsite flooring				
1 3'-0" Therma-Tru FCM608 Clear Glass w/ 4 Block Dentil Shelf. Stained by the door mfgr		Color: Mulberry		1,035
1 Door Frame: Final Frame Composite (White)				70
1 Exterior Trim 5/4"x4" Final Frame w/ built in "J" Channel (White)				STD
1 White PVC kickboard shipped loose and installed onsite				35
HARDWARE:				
1 Touch pad lock. Schlage SC FE595 PLYXFLA 619 keypad w/ lever		Color: Satin Nickel		190
OTHER DOOR:				
. Raise 3/8" for 3/8" AC UL plywood underlayment+ lino installed at KBS. No 1/4" ultraply				
1 3'-0" Therma-Tru S262, 9-Lite, Smooth Star Fiberglass, (ILO 2'-8")		Low E+ GBGs if applicable		115
1 Door Frame: Final Frame Composite (White)				70
1 Exterior Trim 5/4"x4" Final Frame w/ built in "J" Channel (White)		Color: White		STD
1 White PVC kickboard shipped loose and installed onsite				35
HARDWARE:				
1 Lockset: Schlage "Plymouth" - (Satin Chrome) Exterior Knob		Color: Satin Chrome		STD
1 Deadbolt: Schlage B Series Single Cylinder B60626 (Satin Chrome) - Installed				60
. Note: All Final Door Adjustments by Builder in Field				By Builder

>	Tru Defense Sill Plate Cover #MSDPPSC530B								INC
WINDOWS:									
HARVEY WINDOWS:									
>	Harvey Vinyl "Slimline" Single Hung - (Double Low-E / Argon, Fiberglass mesh half screen)			Color:	White				STD
>	Grids: 5/8" Contoured GBG	Pattern:	6 over 0 GBGs						STD
> Additional Windows:									
1	Harvey 30210 Window			Location:	Kitchen				60
1	Harvey 18210 Window	4 over 0 GBGs this window only		Location:	Bath 1				INC
1	Harvey "Slimline" DTR3010 Transom Window			Location:	Hall bath				290
>	Add Exterior Flat Casing with Sill to Harvey windows				Front elevation only				395
>	Add Harvey PVC "Rams Crown" to top of Windows				Front elevation only				425
> Safety Glass for Windows:									
1	Safety Glass for Harvey Windows			Location	Master Bath				115
PATIO DOORS:									
PATIO DOORS PER PRINT:									
> HARVEY SLIDERS:									
1	6'-0"X6'-8" Harvey "Vicon" Patio Slider Door (ILO 9-Lite)			Color:	White				355
1	Grids:	Add 5/8" Contoured GBG grids to 6'-0"x6'-8" Harvey "Vicon" Slider							120
1	Hardware:	Add keyed lock to Harvey Patio Slider (Key to Match rest of house)							45
>	Screen:	Aluminum Frame Screen with Fiberglass mesh							INC
>	Exterior Trim No Casing - J Channel to match siding color								INC
SIDING & SHUTTERS:									
SIDING:									
>	CertainTeed Mainstreet Vinyl - D4 - (Deluxe Colors)			Color:	Hearthstone				480
2	CertainTeed 6" Traditional "Super Corner" (Based on 20' Lengths) (ILO STD)			Color:	Colonial White				158
>	Aluminum Fascia with Vinyl Soffit			Color:	White				STD
>	J-Channel and Sill Trim at Eave Overhang to Match Siding Color								STD
>	J-Channel at Rake Overhang to Match Siding Color								STD
>	12" x 18" Gable End Vents	Shiploose		Color:	White (001)				STD
SHUTTERS:									
>	None								0
ROOF SHINGLES:									
>	CertainTeed "Landmark" Architectural, Limited Lifetime Warranty			Color:	Weathered Wood				STD
>	Aluminum Drip Edge			Color:	White				STD
>	One Layer 15lb F15 Paper								STD
>	(2) Courses of Ice & Water Shield at Eaves and Single course at Valleys								STD
PLUMBING:									
>	PVC Drain & Vent Lines								STD
>	Pex Supply Lines to Basement, Stubbed at Each Location - Not a Complete Loop								STD
1	Plumb & Wire for Washer with Hammer Arrester								200
1	Radon Vent Pipe 3" PVC From Basement to Attic w/ Power to J-Box in Attic Caps Each End and Labeled (Single Story)								115
>	Install "J" Box in Attic Within 16" of Vent for on-site use of a Radon Fan if Needed								STD
HEAT:									
>	Raise 1/2" at onsite flooring areas								
>	Raise 3/8" at lino areas								
>	HWBB Units Stubbed Thru Floor								STD
>	Note: Heat loss calculations are based on 180° water temperature - Buyer needs to notify Showcase if the design temp needs to be different for their heating system								
1	Toe Kick Heater: K42 (Forced option when wall space not available)			Location:	Master bath				220
1	Toe Kick Heater: K84 (Forced option when wall space not available)			Location:	Kitchen				250
>	(1) Thermostat Wire:			Location:	Hall matewall				STD
1	Additional Thermostat wire(s) - First Floor Only			Location:	Master bed				35
>	Thermostat is supplied & installed by others								By Others
>	Emergency Boiler Switch			Location:	Hall matewall				STD
AIR EXCHANGER:									
>	None								
Owners Signature:									
Owner Declines Optional Air Exchanger / HRV Unit.									
ELECTRICAL:									
>	200 AMP Full Size Panel Box			Location:	TBD				STD
1	Relocate Panel box to opposite box								270
>	No door chimes								
>	Turn kitchen and bath 1 receipts 90deg to allow for additional height above the countertops								
>	Prep vanity outlets in the bath 1 for 35" high vanities								
>	Wire for Electric Range and Gas Range								STD
>	(2) GFI Weather Proof Outlets (Front+Rear Elevations per code)								STD
2	Television Jacks	RG6 Coax		Location	Living and master bedroom				60
0	Phone Jacks (Cat 5)								0
>	Ionization Smoke Detectors: BRK #9120B - Each Bedroom (per Code)								STD
>	Ionization Smoke/Carbon Monoxide Combo Detectors: BRK #SC9120B - Each Bedroom Group (per Code)								STD

> Arc Fault Circuits (per Code)					STD
LIGHTING:					
1	Standard Package (Nickel)	One Story		Color: Nickel	STD
LIGHTING SCHEDULE:					
. Location	Model#				
1 Kitchen (Sink):	6" NDR Razor Flushmount LED Recessed Light 4000K w/ Lutron AYCL153PWH w/ Switch				30
1 Dining:	Progress #4734-09				Ship loose INC
1 Living Option2:	Wire for future ceiling Fan / Light (Double switches & Blocking)				45
1 Entry (Ceiling):	HomeStyle HS31004-09 - Brushed Nickel				INC
2 Bed 2+3:	Install Bedroom Ceiling light - Fixture #HS31004-09 (ILO Switched Recept)				160
1 Master Bed:	Wire for future ceiling Fan / Light (Double switches & Blocking)				45
1 Master bath closet	Install 2' Fluorescent Light in Closet (On Header) - Fixture Progress #P7007-30				85
1 Hall (1st Floor):	HomeStyle HS31004-09 - Brushed Nickel				INC
1 Front Door:	Progress #P5863-20				STD
1 Rear Door:	Progress #P5862-20				STD
1 Patio or Slider Door:	Exterior Rear Light #P5862-20				STD
ADDITIONAL LIGHTING SCHEDULE:					
1 Utility	HomeStyle HS31004-09 - Brushed Nickel				70
1 Pantry hall	HomeStyle HS31004-09 - Brushed Nickel				70
1 Master WIC	HomeStyle HS31004-09 - Brushed Nickel				70
1 Inside basement entry	HomeStyle HS31004-09 - Brushed Nickel				70
2 Island	Brushed Nickel #HS41008-09 Pendant light				Shiploose 180
LED RECESSED LIGHTS:					
3 Kitchen	6" NDR Razor Flushmount LED Recessed Light 4000K w/ Lutron AYCL153PWH Dimmer				275
KITCHEN:					
CABINETS:					
. Merillat: "Classic" Series Cabinets (Single Roll-Out Trays)					
> Merillat cabinet touch up kit (TUK) - Shiploose					INC
> If the kitchen is getting onsite/shiploose flooring the toe kick/backer panel/moldings (if applicable) are shipped loose					
. Raise 1/2" for onsite flooring					
> Spring Valley Maple Square (Painted w/ Accent Glaze)	(ILO STD)	Color: Chiffon w/Desert Glaze	483		
. Toe Kick Material to match Cabinet Color (Note: Material is shipped loosed when Kitchen Flooring is OMIT)					STD
> Islands:					
1 6' Island (Includes GFI Recept)	with 36" Bartop			1,121	
. Scribe Molding SM8	Around the entire bottom of the island if flooring is omit or shiploose				88
. Over lay the ends of the island					190
> 24" Deep Utility Cabinets:					
1 Utility Cabinet: U159024 with USK1524-3/4 Shelf Kit					679
. Over lay the end/s of the utility cabinet so the countertop will not have to be notched					190
> Refrigerator Cabinets:					
1 Wall WR3618. 24" Deep	Will stick up beyond adjacent cabinets by 6"				130
1 Add Refrigerator End Panel(s): TEPF1-96	Cut to appropriate depth/height as needed				219
. Scribe Molding SM8	At the bottom of the end panel. SL if flooring is omit/Shiploose				88
> Moldings:					
40 Crown Molding: CM8 (Must Round to Next 8' Increment)					690
. CTC8 crown used in the lot model has been discontinued. CM8 is being used as a replacement .					
> Cabinet Upgrades:					
15 36" Wall Cabinets ILO 30" Wall Cabinets for STD Door Style					173
26 SDT - Standard Construction (Includes Dovetail Drawers, Soft Close Drawers and Soft Close Hardware on Doors)	Kitchen only				416
> The wall cabinet between the fridge and the utility cabinet is 30" high. Mount at std height					
1 Base Waste Basket Top Mount w/ (2) 35 Qt White Plastic Bins BWBT18					
COUNTERTOP:					
> Standard Postform Laminated Countertop (290 Wrap)					STD
. Wilsonart Color Selectio	ppgrade Color Selection	Color: Bella Capri 1822-35 (Mirage)	216		
SINK:					
> Double Bowl Stainless Steel 8" deep - American Standard #20DB.8332284S.075					Color: Stainless Steel STD
FAUCET:					
1 American Standard "Colony Pro" Single Lever Faucet w/ Spray #7074.040.075 (Stainless Steel) (ILO STD)	Color: Stainless Steel				25
APPLIANCES:					
1 Plumb for Ice & Water @ Fridge (with Box and Hammer Arrestor)					90
. Appliance pkg below does not have an ice maker or water dispenser in the fridge					
1 KBS Classic Stainless Steel (Best) Appliance Package - (Electric) (Package Price Only)	Color: Stainless Steel				3,665
. Dishwasher: WDF760SAD (Stainless) (Installed ILO Base Cab)					Pkg
. Spacesaver Microwave: WMH53520CS (Installed ILO Range Hood)					Pkg
. Range: WFE540H0ES - (Electric) - (Includes Installed Cord Set)					Pkg
. Refer: WRS325FNAM (Includes plumb for Ice Maker)					Pkg
MASTER BATH #1:					
VANITY TOP:					
> Standard Postform Laminated Countertop (290 Wrap)					STD
. Wilsonart Color Selectio	ppgrade Color Selection	Color: Bella Capri 1822-35 (Mirage)	92		
SINK:					

2	Lavatory: American Standard "Aqualyn" Lav #0476.028.020		Color: White	STD
FAUCET:				
2	American Standard "Colony Pro" Single Lever Faucet #7075.000.295 (Satin Nickel) (ILO STD)		Color: Satin Nickel	80
VANITY CABINETS:				
>	Spring Valley Maple (Painted w/ Accent) - (Square)	(ILO STD)	Color: Chiffon w/Desert Accent	
1	60" Vanity with Drawer (VSB6035-4D) ILO (2) 30" Vanities (VB30FH)		35" high	180
5	SDT - Vanity Combination Cabinets with Dovetail Drawers & Soft Close Hardware (per LF)			190
MEDICINE CABINETS:				
2	OMIT Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge		Allowance for Mirror(s)	130
.	Add ply backing in the wall for an onsite mirror			25
VANITY LIGHTS:				
2	Vanity Light Bar: Home Style #HS21008-09 (Two Light) - Brushed Nickel		Color: Brushed Nickel	STD
.	Mounted at std height			
BATH FANS:				
>	Nutone #RN110L Bath Fan/Light/Night Light Combo			STD
TOILET:				
1	Handicap Toilet: American Standard "Colony" #3251.A101.020 Bowl & #4192.A004.020 Tank - (ILO STD)		Color: White	60
1	Toilet Seat: A/S Elongated Slow Close #5257.A65C.020 (White)			STD
TUBS / SHOWERS:				
1	Aquatic 54" Shower with Twin Seats: 1543SG		Color: White	127
>	Faucet:			
1	American Standard "Colony Pro" Shower Diverter Trim Kit #T075.507.295 with R118SS Valve (Satin Nickel)		Color: Satin Nickel	25
ACCESSORIES (SHIPPED LOOSE):				
1	24" Towel Bar: American Standard "C-Series" #8337.024.295 (ILO STD)		Color: Satin Nickel	15
1	Paper Holder: American Standard "C-Series" #8337.230.295 (ILO STD)		Color: Satin Nickel	10
2	Towel Ring: American Standard "C-Series" #8337.024.295 (ILO STD)		Color: Satin Nickel	10
.			BATH #2:	
VANITY TOP:				
>	Standard Postform Laminated Countertop (290 Wrap)			STD
.	Wilsonart Color Selectio Upgrade Color Selection		Color: Bella Capri 1822-35 (Mirage)	72
SINK:				
1	Lavatory: American Standard "Aqualyn" Lav #0476.028.020		Color: White	STD
FAUCET:				
1	American Standard "Colony Pro" Single Lever Faucet #7075.000.295 (Satin Nickel) (ILO STD)		Color: Satin Nickel	40
VANITY CABINETS:				
>	Spring Valley Maple (Painted w/ Accent) - (Square)	(ILO STD)	Color: Chiffon w/Desert Accent	
.	Full Height Doors			
1	30" Vanity (VB30FH)		This is a std height vanity	25
3	SDT - Full Height Vanity Cabinets with Soft Close Hardware (per LF)			36
MEDICINE CABINETS:				
1	OMIT Jensen "Horizon" #1451 16"x26" Recessed - Frameless Beveled Edge		Allowance for Mirror	65
.	Add ply backing in the wall for an onsite mirror			25
VANITY LIGHTS:				
1	Vanity Light Bar: Home Style #HS21008-09 (Two Light) - Brushed Nickel		Color: Brushed Nickel	STD
BATH FANS:				
>	Nutone #RN110L Bath Fan/Light/Night Light Combo			STD
TOILET:				
1	Handicap Toilet: American Standard "Colony" #3251.A101.020 Bowl & #4192.A004.020 Tank - (ILO STD)		Color: White	60
1	Toilet Seat: A/S Elongated Slow Close #5257.A65C.020 (White)			STD
TUBS / SHOWERS:				
>	Tub/Shower:			
1	Tub/Shower: Aquatic 60" 2603SG		Color: White	STD
>	Faucet:			
1	American Standard "Colony Pro" Tub/Shower Diverter Trim Kit #T075.508.295 with R118SS Valve (Satin Nickel)		Color: Satin Nickel	30
ACCESSORIES (SHIPPED LOOSE):				
1	24" Towel Bar: American Standard "C-Series" #8337.024.295 (ILO STD)		Color: Satin Nickel	15
1	Paper Holder: American Standard "C-Series" #8337.230.295 (ILO STD)		Color: Satin Nickel	10
1	Towel Ring: American Standard "C-Series" #8337.024.295 (ILO STD)		Color: Satin Nickel	5
.			INTERIOR DOORS & TRIM:	
TRIM:				
.	Shiploose full length base trim at omit or shiploose flooring areas. (If applicable)			
>	2-1/2" Colonial Casing Trim - STD			STD
>	3-1/2" Colonial Baseboard Trim - STD			STD
>	LWM47 ceiling crown. (4-5/8")	Location	Hall, dining, kitchen+ living room	1,210
>	Cased opening at the living room mawall is 7'8" high w/ 1x4 at the sides w/ MPPOHDCSG head casing			65
DOORS:				
>	Masonite "Classics" Hollow Core - Smooth Finish (ILO 2 Panel (Arch Top)			150
1	Pocket Door (ILO STD) - Door slab will be a solid core door		Utility	155
1	Masonite Black Bent Strap Barn Door Mounting Hardware- With Solid Core Door		Bed 1 to bath 1	335
.	Barn door is a 3' door. The opening should be equal to a 2'6" door to allow for the door to overlap the opening			
HARDWARE:				

> Lockset: Schlage "Plymouth" - (626 - Satin Chrome) Interior Lever and door hinges		Color: Satin Chrome		STD
> Pocket Door Hardware: (626 - Satin Chrome)		Includes the pull hardware for the barn door		STD
WINDOW SILLS & SASHES:				
> Picture Frame Window - No Sills				STD
> Window Sill - Kitchen Sink Window (KBS STD)				STD
PAINT:				
> Trim and Door Paint: Sherwin Williams "Promar 400" Latex Semi-gloss		Color: Extra White		STD
SHELVING:				
> Ventilated Wire Shelving - White-Where applicable				STD
> (1) 12" Deep Shelf with Open Slide Rod @ Closets / Wardrobes				STD
> (5) 16" Deep Shelf @ Pantry Closets				STD
> (3) 16" Deep Shelf @ Linen Closets				STD
> (1) 16" Deep Shelf above Washer/Dryer area				INC
FLOOR COVERINGS:				
> Carpet: Shaw "Dyersburg Classic" 29 oz with Pad (Installed)				STD
> Carpet Pad: 6lb Rebond				STD
> Silver Colored Flooring Transition Strip (Carpet to Vinyl Areas)				STD
> Standard Armstrong "Flex Step - Value" Sheet Vinyl w/ 3/8" AC UL Plywood Underlayment ILO 1/4" ultraply				492
52 OMIT Standard Flooring				
. KITCHEN:	Omit		Onsite 1/2 flooring	Allowance 3,500
. DINING ROOM:	Omit		Onsite 1/2 flooring	Allowance
. LIVING ROOM:	Omit		Onsite 1/2 flooring	Allowance
. UTILITY:	Lino	Color: G9020		3/8" AC UL plywood-No 1/4" ultraply
. HALL (1st Floor):	Omit		Onsite 1/2 flooring	
. BATH1+ LINEN CLOSET:	Lino	Color: G9020		3/8" AC UL plywood-No 1/4" ultraply
. BATH #2:	Lino	Color: G9020		3/8" AC UL plywood-No 1/4" ultraply
. BED#1, MASTER:	Carpet	Color: 00731 Suede		
. W.I.C. BED #1:	Carpet	Color: 732 Suede		
. BEDROOM #2:	Carpet	Color: 00731 Suede		
. BEDROOM #3:	Carpet	Color: 00731 Suede		
PORCHES/DECKS:				
16' x 16' Porch with Composite Decking & Vinyl Railings				9,900
TOTAL OPTIONS:				38,210
BASE PRICE FROM ABOVE:				125,718
TOTAL BASE & OPTIONS (Includes Set & Interior/Exterior Finish):				163,928