

# North Valley Homes

Building Relationships One Home At a Time

2001 46<sup>th</sup> Ave SE  
Mandan, ND 58554

[www.northvalleynd.com](http://www.northvalleynd.com)

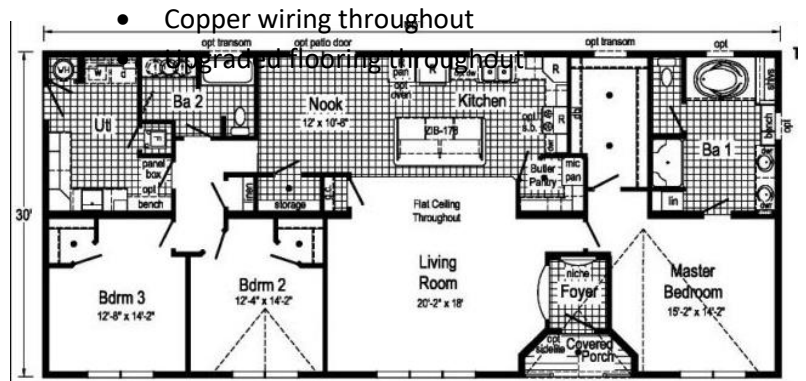
(701)663-4009  
[dkotahm@gmail.com](mailto:dkotahm@gmail.com)

## MANDOLIN

SOLD (but we can order more like this)

32'X72' 2160 square feet  
3 bedroom, 2 bathroom, attic

Type: Modular  
Builder: Commodore Homes of Indiana  
Year: 2017  
Model: AW450-A  
Serial #: 15456



## MANUFACTURED SALES PRICING

-with tax included

**\$144,210**

Base Price (without setup)

- INCLUDED FOR THIS PRICE:
- Sheet rock and solid wood cabinets throughout
- Primed drywall throughout with orange peel finish
- Window valances and one inch mini blinds throughout
- OSB sheathing
- Architectural shingles
- Ice shield
- Front and rear door
- Dead bolt
- Stainless steel sink 33x22x8
- Nickel high-rise faucet in kitchen
- Hardwood cabinets and stiles throughout
- Upgraded insulation
- 2x6 exterior wall 16 inch OC
- 100 amp electrical service
- 40 gallon hot water heater with pan
- Heater with pan
- Air ready gas furnace

**\$158,310**

Base Price (with setup)

Everything included in "Base Price (without set up)",

## PLUS:

- Transportation within 100 miles of Mandan
- Installing as engineered for you home
- Exterior set-up:
  - Labor craning you home onto foundation
  - Anchoring home to foundation
  - Finishing exterior of home:
    - Siding
    - Shingles
    - Dormers
    - Weather wrap
- Interior finish:
  - Stretching carpeting
  - Interior finish of all drywall:
    - All cracks repaired
    - All arches completed with bullnose corners

**Additional options/upgrades may be added to the base price to enhance your new home.**

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- Doors all installed and all doors adjusted to clos

## **Not** included in pricing:

- Basement/foundation
- Insulation in foundation due to work requested onsite after setup
- Crane
- Utility hook-ups:
  - Gas– Any and all home gas hookups
  - Electric – Any and all home electrical hookups including air conditioner and front/back door exterior lights
  - Water/Sewer – Any and all line trenching and hookups
- Air Conditioner (can be purchased at our cost)
- Steps (can be purchased at our cost)

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