

# North Valley Homes

2001 46th Ave. S.E. Mandan N.D. 58554 701-663-4009

*Building Relationships One Home At a Time*

www.northvalleynd.com

Brock Hager  
1-701-471-6858  
homes@northvalleynd.com

Kristy Borud  
1-701-509-7998  
homes@northvalleynd.com

## NEW 62' CAPE COD

**3 bedroom, 2 bathroom, attic**

**28'X62' 1653 square feet**

Type: Modular  
Builder: Commodore Homes

Year: 2019  
Model: RG 714  
Serial #: TBD



Order-In Pricing

**NOT INCLUDING UPGRADES/ATTIC OR DORMER**

**\$139,084.45**

*Optional upgrades (See Options sheet)*

**\$31,371.00**

As shown Order-in pricing

**NOT INCLUDING ATTIC & DORMER**

**\$170,455.45**

*Optional upgrades for attic & dormers (Labor included here )*

**\$28,545.00**

Lot Model Pricing (Including all upgrades/options- as shown)

**INCLUDING UPGRADES/ATTIC OR DORMER**

**\$199,000.45**

At North Valley Homes we try our best to maintain our excellent pricing. But, material & labor cost increases do occur. Therefore, our prices are subject to change .

The attached prices are guaranteed until August 31, 2020

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## NEW 62' CAPE COD

### **MODULAR** Price includes :

**Base price of home** **\$113,484.45**

Includes Delivery (with 100 miles of Mandan)

**Exterior finish** **\$14,750.00**

Basic set up:

- Labor of craning home onto foundation
- Anchoring home to the foundation
- Completing weather wraps on exterior of home
- Completing shingles on roof as required
- Completing siding (front and rear of home)
- ND Use Tax (no sales applies)

Install Siding on ends of home (9/12 roof pitch)

**Interior finish completed** **\$4,850.00**

- All drywall cracks and opening finishes
- Touch up paint
- Caulking all back splashes
- All floor coverings completed
- Interior doors installed and adjusted
- Construction clean

**Site inspection** **\$500.00**

**Crane (homeowner has option to hire crane separately)** **\$5,500.00**

**Order-In Pricing** **\$139,084.45**

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**Optional upgrades (See Options sheet)** **\$31,371.00**

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## NEW 62' CAPE COD

### UPGRADE OPTIONS

THESE MAY BE ADDED TO THE BASE PRICE TO ENHANCE YOUR HOME

Cost	Select	Addl Cost
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#### FRAMES/FLOORS

- 1 2X10 FLOOR JOISTS (NO FLOOR INSULATION)
- 1 ( 2 FOOT) STRETCH IN LENGTH
- 1 ( 2 FOOT) STRETCH IN LENGTH
- 1 ( 2 FOOT) STRETCH IN LENGTH
- 62 BEAM LVL DOUBLE IPO DOUBLE- 2 X 10 (PER L.F.)
- 1 BOTTOM BOARD (FULL LENGTH)
- 1 FLOOR STABILIZER
- FLIP HOME AB

\$0.00	<input type="checkbox"/>
\$1,605.00	<input type="checkbox"/>
\$1,605.00	<input type="checkbox"/>
\$1,605.00	<input type="checkbox"/>
\$930.00	<input type="checkbox"/>
\$142.50	<input type="checkbox"/>
\$0.00	<input type="checkbox"/>

#### FLOOR COVERINGS/COLORS

- CARPET- BELIEVE IT "TAVERN GREY"
- LINOLEUM LX 241
- CARPET FOR STAIRWELL- SHIP LOOSE
- VINYL IN DR /HALLWAY

\$787.50	<input type="checkbox"/>
\$0.00	<input type="checkbox"/>
\$262.50	<input type="checkbox"/>
\$375.00	<input type="checkbox"/>

#### PLUMBING/HEATING

- 1 60&OVER MOD HI-EFF. GAS FURNACE-M7 (56'&OVER FOR 30' WIDE)
- 1 50G ELECTRIC WATER HEATER W/PAN-IPO STANDARD
- 1 BRUSHED NICKEL FAUCET T/O
- 1 EXTERIOR WATER FAUCET-EXTRA (1 DS & 1 ODS)

\$0.00	<input type="checkbox"/>
\$105.00	<input type="checkbox"/>
\$0.00	<input type="checkbox"/>
\$67.50	<input type="checkbox"/>

#### ELECTRICAL

- 1 200 AMP SERVICE
- 2ND CONDUIT FROM PANEL BOX
- 11 6" LED SURFACE MOUNT CAN LIGHT
  - 5-KITCH IPO STD W/ONE OVER SINK ON SEP SWITCH,
  - 4-NOOK IPO STD
  - 2- UTILITY ROOM IPO STD
  - 2- MASTER CLOSET- std
- 2 LIGHT SPHERE PENDANT LIGHT-EXTRA (OVER ISLAND)
- 1 PATINA FRONT COACH LIGHT- STD
- 1 PATINA REAR COACH LIGHT- STD
- 1 PADDLE FAN- 52" DLX NICKEL (W/ DBL SWITCH & LIGHT IN LIV RM)
- 1 USB RECEPT-STD IN KITCHEN
- 1 RECEPT-EXTERIOR-EXTRA (TOTAL OF 3-ONE AT EA EXT DOOR)

\$0.00	<input type="checkbox"/>
\$37.50	<input type="checkbox"/>
\$1,072.50	<input type="checkbox"/>
\$240.00	<input type="checkbox"/>
\$0.00	<input type="checkbox"/>
\$0.00	<input type="checkbox"/>
\$277.50	<input type="checkbox"/>
\$0.00	<input type="checkbox"/>
\$67.50	<input type="checkbox"/>

#### INTERIOR COLORS

- TRIM- WHITE DELUXE

#### KITCHEN/UTILITY/BATHS

- COLORS-
  - KITCHEN CABINET - SHALE GREY PAINTED
  - OPTIONAL AREAS
  - COUNTERTOP TYPHOON ICE
- ISLAND CABINET - WHITE PAINTED
  - COUNTERTOP TYPHOON ICE
- KIT BKSPLH--CHARCOAL GRAY MARBRE
  - 13 SINGLE ROW UNDER WINDOWS
  - FULL BACK SPLASH BEHIND STOVE WALL
- MASTER BATH CABINET PAINTED WHITE
  - COUNTERTOP MARMO BIANCO
- BATH 2 CABINET PAINTED WHITE
  - COUNTERTOP ANDORRA FOG
- UTILITY PAINTED GRAY
  - COUNTERTOP TYPHOON ICE
- 1 COUNTERTOP EDGE LAM CRESCENT- KITCHEN
- 1 COUNTERTOP EDGE LAM CRESCENT-BATH 1
- 1 COUNTERTOP EDGE LAM CRESCENT-BATH 2
- 1 COUNTERTOP EDGE LAM CRESCENT- UTILITY
- 42" KIT OVERHEAD CABINETS (NO STAGGER AVAILABLE)
  - STD
- 1 DRAWER GUIDES UNDERMOUNT SOFT CLOSE
- 1 SOFT CLOSE CABINET DOOR HINGES T/O
- 1 DOUBLE STAINLESS STEEL KITCHEN SINK 33X22X8
- 3 POTS AND PAN DRAWER IPO STD 30" CABINET
- UNDER CABINET MOLDING
- UTILITY CABINET /FAUCET & SINK -N/C BECAUSE ON FLOOR PLAN
- 1 MO-89A CABINET UTILITY OVERHEAD
  - ABOVE WASHER/DRYER W/ HANGING BAR
- DOUBLE LAV SINKS MASTER BATH
- 42x60 Garden Tub Replacing 60" Tub/Shower
- ISLAND XIB-312 IPO STD
- SHIP LOOSE KITCHEN OVERHEAD CABINETS

\$2,692.50	<input type="checkbox"/>
\$292.50	<input type="checkbox"/>
\$277.50	<input type="checkbox"/>
\$156.00	<input type="checkbox"/>
\$187.50	<input type="checkbox"/>
\$142.50	<input type="checkbox"/>
\$52.50	<input type="checkbox"/>
\$30.00	<input type="checkbox"/>
\$52.50	<input type="checkbox"/>
\$262.50	<input type="checkbox"/>
\$525.00	<input type="checkbox"/>
\$0.00	<input type="checkbox"/>
\$337.50	<input type="checkbox"/>
\$337.50	<input type="checkbox"/>
\$337.50	<input type="checkbox"/>
\$187.50	<input type="checkbox"/>
\$337.50	<input type="checkbox"/>
\$202.50	<input type="checkbox"/>
\$0.00	<input type="checkbox"/>
\$600.00	<input type="checkbox"/>

#### WALLS/INSULATION

- 56 R-21 SIDEWALL INSULATION (IPO R-19)
- 56 R-44 CEILING INSULATION-AVG(BLOW IN R44 BUT ONLY CERTIFY AT R38)
- 1 8.5' FLAT CEILING

\$465.00	<input type="checkbox"/>
\$372.00	<input type="checkbox"/>
\$1,488.00	<input type="checkbox"/>

3' WALL TO CLOSE OFF STOOL	\$67.50	
<b>EXTERIOR DOORS/WINDOWS</b>		
1 FRONT DOOR EXT FIBERGLASS 6-PANEL 38X82 -STORM IS OPTIONAL	\$0.00	
1 REAR DOOR EXT FIBERGLASS 6-PANEL 38X82 -STORM IS OPTIONAL	\$0.00	
MOVE FRONT DOOR BY STAIRS	\$75.00	
1 VSGD W/O GRIDS REP 2 WDWS W/VERT BLIND (NOOK)	\$862.50	
EXTRA LR WINDOW- SO TRIPLE	\$337.50	
1 VINYL WDWS LOW-E <b>WITHOUT GRIDS- ARGON</b>	\$1,042.50	
1 CASEMENT WINDOW IPO STD - KITCHEN	\$270.00	
2 SGL CASEMENT EXTRA- KITCHEN ODS WALL	\$637.50	
36X48- MAKING 3 IN KITCHEN	\$637.50	
28X36 SINK OVER UTILITY SINK - LOW-E	\$352.50	
1 TRANSOM 36x9 WINDOW- BATH 2	\$225.00	
1 TRANSOM 36x9 WINDOW- BATH 1-OVER SHOWER	\$225.00	
<b>ROOF/EXTERIOR/COLORS</b>		
SIDING "GREYSTONE	\$300.00	
TRIM - WHITE		
1 SHUTTERS 12" RAISED PANEL (STD DS OF HOME)- BLACK		
4 WINDOW LINEALS-IPO 12" SHUTTER	\$330.00	
1 ROOF LOAD 40# W/24" OC TRUSSES	\$0.00	
1 ARCHITECTURAL SHINGLES- (HI-PRO)	\$0.00	
1 OSB WRAP ON MARRIAGE WALL	\$0.00	
1 ICE SHIELD	\$0.00	
1 EXT. WIND WRAP BARRIER	\$0.00	
1 DOUBLE CLOSE UP TARP WRAP	\$412.50	
ALL VENTS TO BACK 1/2 OF HOME	\$292.50	
<b>MISCELLANEOUS/INTERIOR</b>		
1 6 PANEL DOOR EXTRA UTILITY RM	\$202.50	
1 6 PANEL DOOR EXTRA MBATH AT COMMODE AREA	\$202.50	
1 BRUSHED NICKEL PKG T/O	\$0.00	
INCLUDES ALL LIGHT FIXTURES, CABINET DOOR HARDWARE, & DOOR HINGES		
40 CLOSET WIRE SHELF EXTRA-PER LF (MBED CLOSET ON BACK WALL & ENDWALL)	\$300.00	
ALL CLOSETS DOUBLE ROW		
EXTRA IN PANTRY		
GUEST CLOSET WHERE AVAILABLE UNDER STAIRS FACING DR	\$562.50	
1 FINISHED CEILING JOINT (NO CEILING COVE)	\$0.00	
Deluxe White Baseboard, Door, and Window Trim	\$1,867.50	
Includes Window and Door Jambs and White Smooth 2-Panel Doors		
POCKET DOOR IN MASTER BATH STOOL AREA	\$525.00	
<b>APPLIANCES</b>		
1 REFER WHIRLPOOL 24 CF SIDE BY SIDE - SS		
1 RANGE WHIRLPOOL SMOOTH TOP ELECTRIC STAINLESS		
1 DISHWASHER WHIRLPOOL 4 CYCLE-SS		
PEARL PLUS BUNDLE LISTED ABOVE	\$2,452.50	
1 MICROWAVE WHIRLPOOL OVER THE RANGE 1.7 CF 1000 WATT-SS	\$487.50	
1 GARBAGE DISPOSAL	\$187.50	
<b>DRAPES/FURNITURE</b>		
1 2" MINI BLINDS T/O	\$0.00	
<b>OPTIONS ABOVE TOTAL</b>		<b>\$31,371.00</b>
<b>ATTIC/ROOF PITCH</b>		
ROOF PITCH 9/12 W/ ATTIC	<b>LABOR</b>	
24 OC	<b>\$6,457.50</b>	<b>\$11,160.00</b>
ARCHITECTURAL SHINGLES		
FULL LENGTH OSB FLOORING		
TITANIUM UNDERLAYMENT		
W/ HALF WALL AT BOTTOM OF STAIRS		
1 CAPE PREP- 9/12 ONLY		<b>\$375.00</b>
INCLUDES MECHANICAL CHASE, CONDUIT UP, J-BOX FOR SMOKE DETECTOR		
3-WAY SWITCH& J-BOX AT STAIRS, 3"PVC PIPE, 3/4" WATER LINE(2)		
STORM DOORS ARE NOT INCLUDED		
2 ATTIC WDWS 36X60 LOW-E WINDOWS (2)- SHIP LOOSE-9/12 ONLY		<b>\$1,725.00</b>
<b>OPTIONS TOTAL FOR ATTIC / ROOF PITCH</b>		<b>\$6,457.50 \$13,260.00</b>
<b>DORMER COSTS</b>		
1 9/12-27'4" TWIN PEAK DORMER W/ 13'8" BUMPOUT	<b>LABOR</b>	
14 SHAKES AT BUMPOUT	<b>\$2,992.50</b>	<b>\$4,417.50</b>
14 SHAKES AND VERTICAL PER LINEAR FT VINYL SIDING-BUMPOUT		\$315.00
35 VERTICAL SIDING ON DORMER / DORMER		\$315.00
		\$787.50
<b>OPTIONS TOTAL FOR DORMER</b>		<b>\$2,992.50 \$5,835.00</b>
<b>\$28,545.00</b>	<b>TOTAL FOR ATTIC &amp; DORMER</b>	
<b>TOTAL FOR ALL OPTIONS</b>		<b>\$9,450.00 \$50,466.00</b>

\$33,644.00