

THE INDEPENDENCE COLLECTION

THE WOLCOTT

\$334,900 INC. LOT

BI LEVEL

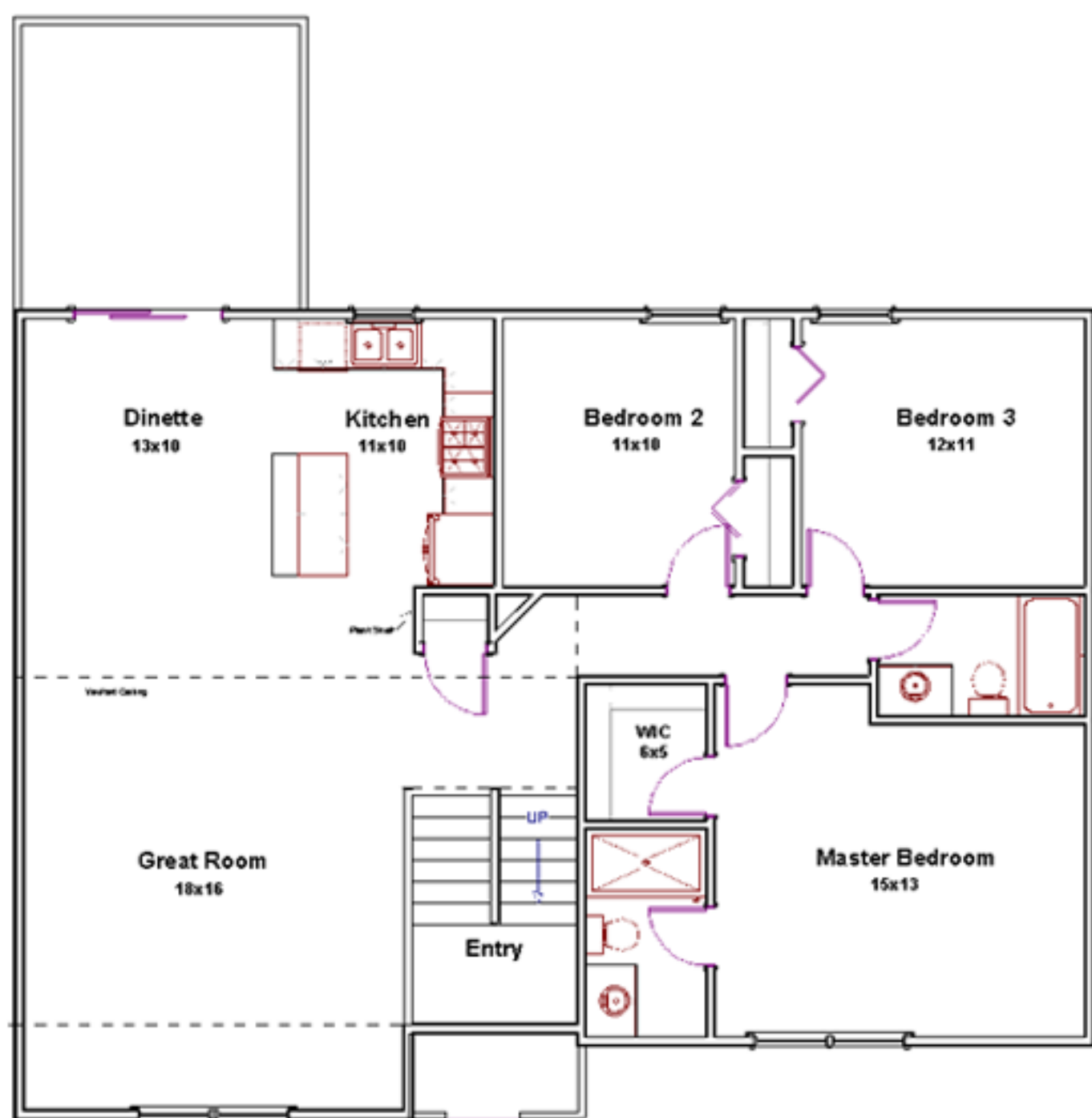


BI LEVEL HOME

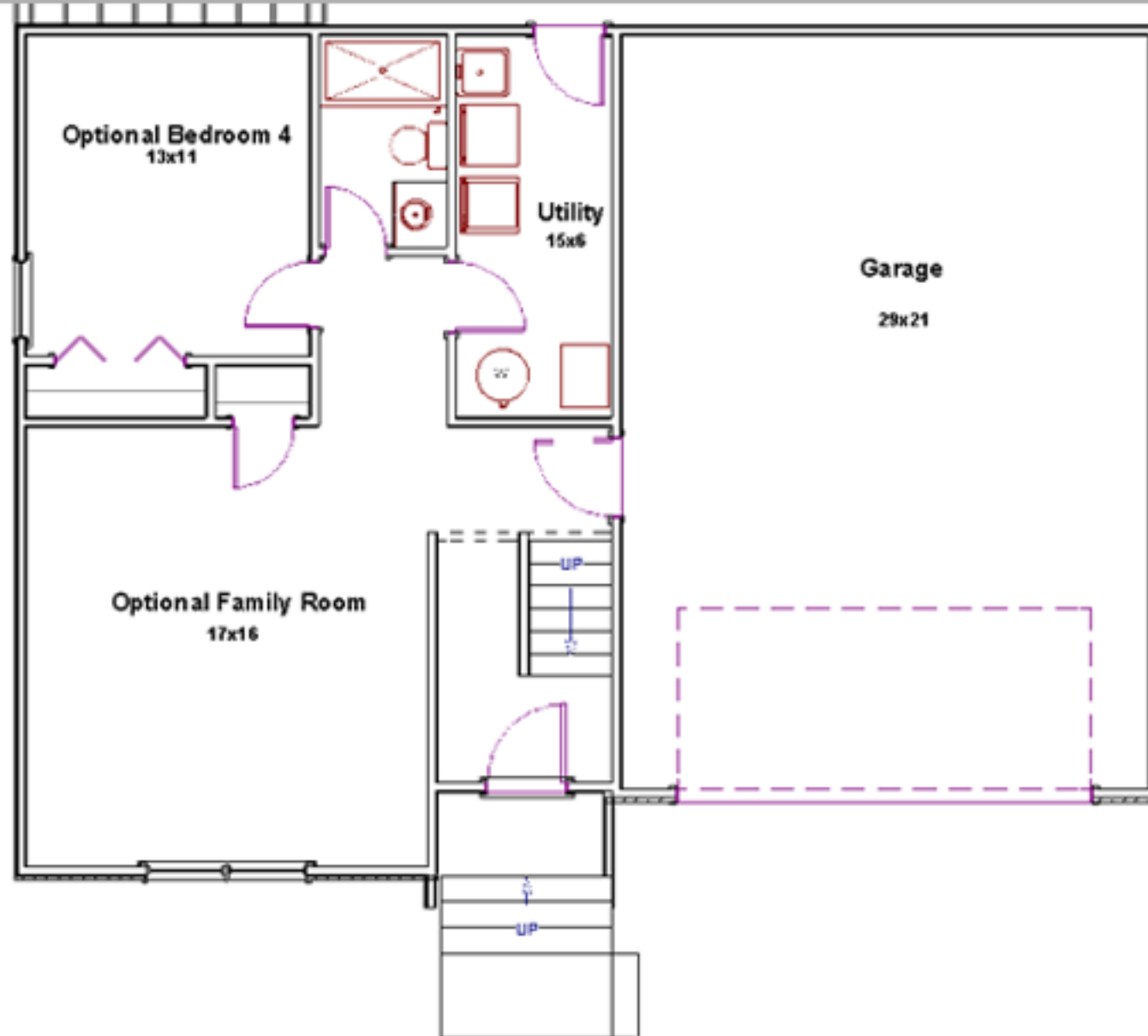
- Roomy Home, Perfect for Young Families
- Open-Concept Living

DESIGN FEATURES

- 1377 Square Feet
- Optional 678 Finished Lower Level
- Granite Countertops
- 3 Bedrooms
- Adds a Family Room, One Bedroom, Full Bathroom & One Utility Room
- Standard 2 Car Garage & Much More!
- 2 Bathrooms



Upper Level Floor Plan 1377 sf



Lower Level Floor Plan 678 sf

THE INDEPENDENCE COLLECTION

THE WOLCOTT OPTION PRICING



Option	Price	Cost/Month*
Base Price Including Standard Lot	\$334,900	\$1,594
Finished Lower Level - 678sf - Includes Bathroom, Bedroom & Family Room	\$30,800	\$147
3 Car Garage	\$27,800	\$132
5ft Garage Width Extension	\$14,400	\$69
Finished Garage	\$5,200	\$25
Stairs on Deck	\$2,100	\$10
Craftsman Interior Trim Package - Includes 3 Panel Doors, Oversized Flat Trim Painted Cabinets, Lighting & Railing	\$8,200 for Both Levels	\$39
Laundry Tub with Cabinets	\$2,900	\$14
White Kitchen Cabinets	\$2,400	\$11
Granite Countertops in Kitchen	Included!	\$0
Quartz Countertops in Bathrooms	Included!	\$0
Window Coverings	\$1,300	\$6
Hardwood Pricing		
- Entry	\$450	\$2
- Kitchen/Breakfast	\$1,700	\$8
- Family Room	\$4,700	\$22
- Hallway	\$750	\$4

* Principle & interest cost per month based on 4.00% rate at 30 years

* Specifications, pricing and plans are subject to change without notice

BEVERLY ESTATES IN LOWELL

STANDARD OPTION PRICING



Questions? Call Us at 219-696-6314 or Visit our Website

Option	Price	Cost/Month*
Fireplace	\$5,700	\$27
High Efficiency Package	Included!	\$0
- 92% Furnace Power & Power Vent Water Heater	Effective 4/1/21	
Humidifier	\$900	\$4
Air Cleaner	\$1,300	\$6
Ceiling Fan with Light	\$500	\$2
Laundry Tub	\$650	\$3
Garbage Disposal	\$400	\$2
Can Lights	\$200 Each	\$1
12'x12' Treated Deck with Stairs	\$5,200	\$25
12'x12' Cedar Deck	\$7,300	\$35
Double Bowl Sink in Master Bathroom	\$800	\$4
Custom Tiled Shower with Seat	\$5,700	\$27
Whirlpool/Shower Combo	\$3,100	\$15
Garage Side Door	\$800	\$4
Passive Radon System	\$300	\$1
Granite Countertops in Kitchen	Included!	\$0
Quartz Countertops in Bathrooms	Included!	\$0
Egress Window in Basement	Included!	\$0
12'x12' Concrete Patio	Included!	\$0
Insulated Garage Door	Included!	\$0
Garage Door Opener	Included!	\$0
Crown Molding on Cabinets	Included!	\$0

* Cost per month based on 4.0% rate at 30 years

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STANDARD FEATURES



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Custom Interior Features

- Each Home is Stick Built on Site by Custom Carpenters
- 8' Basement with Plumbing Underground for Future Bath and Egress Window
- Open Concept Floor Plans Maximizing Square Footage
- Vaulted Ceilings Per Plan
- Six Total Cable & Telephone Jacks
- Quality Carpet & Tile Per Plan
- Upgraded Painted Interior Trim & Two-Panel Doors
- Choice of Finish on Lighting Packages
- ADA Elongated Toilets in All Bathrooms
- Smoke/Carbon Monoxide Detectors on Each Level and in Every Bedroom
- Two Coats of Scrubbable Flat Latex Paint in Color Choice
- Old Fashioned Window Sill & Wood Trimmed Windows
- Schlage Round Style Door Knobs in Choice of Finish
- Closets with Vinyl Clad Wire Shelving
- Two Ceiling Fans with Light Kit Included
- Custom Box Ceiling in All Master Bedrooms

Bath Features

- Custom Maple Vanities with Quartz Tops
- Ceramic Tile Flooring
- Delta Chrome Faucet
- One Piece Fiberglass Tubs & Showers
- Light & Exhaust Fan Combo with Outside Vent
- Large Plate Glass Mirrors
- Optional Whirlpool Jets in Master Bath
- Spacious Master Suites with Walk-In Closets
- Safety Ground Fault Outlets

Energy Saving Features

- Blown-In Insulated Exterior Walls
- Blown-In Insulated Ceilings
- All Houses are Energy Tested Via Blower Door & Duct Test
- Insulated Fiberglass Exterior Doors with Adjustable Threshold
- Simonton Brick Mold High Performance Maintenance-Free Vinyl Windows with Limited 20 Year Warranty
- 92% High Efficient Gas Forced Air Furnace by Carrier Sized to House
- 13SEER Air Conditioning by Carrier and Sized to House
- 40 Gallon Power Vent Insulated Water Heater
- CFL & LED Light Bulbs Used in All Light Fixtures
- 200 AMP Electric Service
- Foam Anti-Air Infiltration and Caulking at All Exterior & Interior Wall Penetrations

Custom Kitchen Features

- Enchanting Kitchens with Customized Designs for Maximum Efficiency & Space
- Custom Maple Cabinetry with Dovetail Drawers & Crown Molding
- Granite Countertops with Spacious Work Areas
- Double Bowl Stainless Steel Sink
- Whirlpool Built-In Dishwasher
- Whirlpool Over-the-Range Microwave Vent Hood
- Delta Single Handle Chrome Faucet
- Ceramic Tile Flooring

Custom Exterior Features

- 16'x7' Raised Panel Insulated Garage Door
- 16' Wide Concrete Driveway & Sidewalks
- 25 Year Architectural Asphalt Shingled Roof
- Maintenance-Free Aluminum Soffit & Fascia
- Continuous Alumin Gutters & Downspouts
- Two Weatherproof Exterior Electrical Outlets
- Masonry on Exterior Per Constructed Model
- All Exterior Walls Built 16" on Center with AdvanTech Zip System Exterior Sheathing
- Complete Landscaping Package Included
- Quality Maintenance-Free Vinyl Siding
- Exterior Lights at All Exits, Adding Greater Security
- Dent-Proof Fiberglass Entrance Doors with Deadbolt Locks
- Two Frost-Proof Hose Bibs
- 12'x12' Concrete Patio

Quality Features

- Brand Name Materials Used in All Phases of Construction
- 2x4 Construction 16" on Center on All Walls
- Kiln Dried Lumber and Solid Wood Treated Foundation Plates
- Attached Two Car Garage on Every Plan
- Raised Panel Steel Insulated Garage Door with Opener & Keypad Entry
- Egress Window in All Basements

* All prices are figured to be built on a standard lot

* All water and sewer taps are included

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