

# NELSON HOMES

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Price list for the closeout Verona Model

Verona 3276 179 2305 Sq. FT

Base Price Including set up

\$ 193,019

Package Pricing Package Pricing

## Package A

### Exterior, Construction

OSB		\$	1,740	\$	1,740
Upgrade Insulation to R-38		\$	825	\$	825
Lineals All Around(varies by model)	(\$80/window)	\$	640	\$	640

### Interior, appliances, etc.

2 " Mini Blinds		\$	325	\$	325
Staggered Cabinets		\$	145	\$	145
Refrigerator Cabinet IPO shelf		\$	95	\$	95
Cabinet knobs		\$	95	\$	95
Washer Dryer Shelf		\$	40	\$	40
Laminate Backsplash T/O (kit-75, MB-40,HB-35. Ut-40)		\$	165	\$	165

### Heating, plumbing, electrical

Furnace Door		\$	205	\$	205
Duel USB with outlet		\$	75	\$	75
Wire Brace for a ceiling fan	Living room	\$	70	\$	70

### Baths

Tissue holders and towel bars	Both baths	\$	140	\$	140
Elongated Commodes	Both baths	\$	230	\$	230

**Total Value of Package A ordered Separately**

**\$ 4,790 \$ 4,790**

**Discount if choosing Package**

**\$ 345 \$ 345**

**Total Package A Price**

**\$ 4,445 \$ 4,445**

## Package B

### Exterior, Construction

2 x 6 Walls W/R19		\$	1,345	\$	1,345
Hardwood Cabs t/o (Destin White,Ttimberwolf)	Cab. Choice	\$	1,495	\$	1,495

### Interior, appliances, etc.

Colonial Cove in Living areas-LR,DR,FR	(\$50/Window) # windows	\$	200	\$	200
White wrapped Profile trim in Living Areas		\$	595	\$	595
Lined Overhead cabs w/adjustable shelves		\$	185	\$	185
Washer Dryer Cabinets IPO Shelf (IPO nothing- \$195)		\$	140	\$	140
2" Style Cabinet Cove		\$	180	\$	180

### Heating, plumbing, electrical

Perimeter Heat		\$	225	\$	225
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**Total Value of Package B ordered Separately**

**\$ 4,365 \$ 4,365**

**Subtract this amount if the package is chosen**

**\$ 640 \$ 640**

**Total Package B Price**

**\$ 3,725 \$ 3,725**

**Package C** (Package A and B are required)

Drywall. (if non-package <48"- \$6490, 48-56- \$6770, 58-66- \$7,660) \$ 8,305 \$ 8,305

**Kitchen and Appliances**

42" Cabinets \$ 630 \$ 630

2" Style Cabinet cove \$ 160 \$ 160

Drawers over doors \$ 515 \$ 515

Valance Board at kitchen sink \$ 75 \$ 75

**Backsplash**

Ceramic-1 row or 2 rows Subway T/O \$ 960 \$ 960

Full wall Subway or ceramic at range hood wall under cabinets \$ 980 \$ 980

Crescent edging Kitchen (MB-\$120, Hbath-\$85,,Util-\$85) \$ 220 \$ 220

Lever Handles Throughout \$ 125 \$ 125

White wrapped Profile trim T/O (VOG T/O- \$745, LA-\$395) \$ 895 \$ 895

Finished Ceiling Joints throughout \$ 1,100 \$ 1,100

3 Hinges on Door IPO 2 \$ 65 \$ 65

Utility Room door \$ 215 \$ 215

**Bathrooms**

Linen over the Commode- choose location \$ 155 \$ 155

Black cabinet handles IPO knobs in package A (IPO nothing \$175) \$ 95 \$ 95

**Heating, plumbing, electrical**

Can Lights- See Print- Upt to 10 lights additionsl 10 additiona \$ 800 \$ 800

2 Arm Bath Vanity lights IPO Strip lights \$ 65 \$ 65

Framed mirrors throughout \$ 205 \$ 205

**Total Value of Package C ordered Separately \$ 15,565 \$ 15,565**

**Subtract this amount if the package is chosen \$ 4,775 \$ 4,775**

**Total Package C Price \$ 10,790 \$ 10,790**

**Package 1 \$ 4,790 \$ 4,790**

**Package 2 \$ 4,365 \$ 4,365**

**Package 3 \$ 15,565 \$ 15,565**

**Total of the packages \$ 24,720 \$ 24,720**

**Total Package Savings \$ 5,760 \$ 5,760**

**Additional Savings if home is 60' or less**

**Total Options that are in the Packages \$ 18,960 \$ 18,960**

**Items in the package that you want to add to or change**

**Backsplash( No package or extra over package)** [Expand](#)

**Ceramic**

Full Wall under Cabinet Per wall \$ 600 \$ 600

Between Range hood and ceiling \$ 260 \$ 260

**Ultimate Kitchen 2 (UK2)**

<b>Package 1</b>	French door refrigerator	Electric	\$	8,725	\$	8,725
	Discount for Ultimate Kitchen 2 package when Package C is chosen		\$	(1,000)	\$	(1,000)

## Kitchen Islands

083 Island

083 Island

*Some islands are standard on the floor plan or when UK2 is chosen*

## Other Cabinets

(assorted Kitchen, bath and other cabinets)

### Kitchen

Soft close drawers- Kit	\$	550	\$	550
Roll out shelves in the base cabinets	\$	190	\$	190

## Floor Coverings

<b>Carpeting</b>	15 oz is Standard			
25 oz. IPO Std. 13 oz.		\$	1,945	\$ 1,945

## Black Exterior

<b>Black Facia</b>		\$	175	\$	175
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### Front door

6 panel Residential door IPO standard 6 panel door	\$	415	\$	415
Craftsman <i>(Residential door with a window on top)</i>	\$	815	\$	815

### Patio Doors

Patio door IPO 1 wind, IPO 2-2095,FD-1,915,nothing-261	No Blinds	\$	2,345	\$	2,345
Patio and Atrium doors require 2 extra frost piers	Required	\$	360	\$	360

### Black Windows

30 x 36	Ipo 1 window	IPO nothing	\$	1	\$	225	\$	225
30 x 61	Ipo 1 window	IPO nothing	\$	2	\$	240	\$	480
46x61	Ipo 1 window	IPO nothing	\$	7	\$	320	\$	2,240
14 x 40			\$			420		
8 x 30 Transom			\$			295	\$	295

<b>Discount for Black Exterior items</b>	<b><u>25% Discount</u></b>	\$	7,350	\$	(1,838)
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## Bathrooms

<b>Optional Baths</b>	(The prices will vary by the floor plan).		\$	6,930
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Optional Master Baths

1/2 Glass @ serenity Shower	\$	705	\$	705
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### Vanities

*(vanities are included in optional bathrooms)*

52" Vanity in Bath 2	\$	290	\$	290
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### Medicine cabinets

Recessed Cosmetic Box	\$	85	\$	85
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## Plumbing/Heating

Carrier High Efficiency Furnace	\$	995	\$	995
Water heater- 30 gal. elect- std	(40 gal-\$205,50 gal-\$230) 50 IPO 40- \$115	\$		230

Interior	Extra outside Faucet	(move std. Faucet-\$65)	\$	95	\$	95
	Drywall Arch Passway		\$	100	\$	100
	Pair of Columns		\$	550	\$	550
Electrical						
	Can Light package		\$	450		
	Wire Brace for ceiling fans - Other locations	Family rm.	\$	70	\$	70
Lights	Can lights standard as per print					
	Can Light-each	Individual can lights	\$	80	\$	80
	Stem lights	(Seeded glass or Flurry glass)	\$	105	\$	315
Extra Electric Receptacles						
	Extra Exterior Electric receptacle	By Patio door	\$	75	\$	75
Exterior						
Siding	(clay, flint, white, olive, cream-Standard					
	Optional Brunswick	(Darker Brown to me. Some say Dark gray)	\$	1,875	\$	1,875
DORMERS						
	D-2 dormer		\$	2,515	\$	2,515
Model Specific Options (pricing on NSO are not updated yet)						
	Optional 3rd Bath		\$	1,855	\$	1,855
	Closet Organizer		\$	1,095	\$	1,095
Other options						
	7 Year Limited Warranty.		Standard			
	If the soil is extremely sandy, sonotubes will be required @ of tubs X \$75		\$	-		
Skirting						
	Vinyl Skirting Standard		Standard			
	Insulated Skirting					
	Rock- Installed with #2 Treated wood frame- styrofoam insulated					
	Siding to the Ground-(#2 treated wood frame) - Styrofoam Insulated					
	Extra mileage over 100 miles.	Extra Miles		\$		-
	(Extra charges for Delivery, truck, set up crews, Service and inspection fees)					
Total Options				\$		53,603
Selling price of Home				\$		246,622
Minnesota and North Dakota Sales tax is included, South Dakota excise tax Not included Included						
City sales taxes to where it is delivered.			(ND Only)			
Other County taxes to where it is delivered.			(ND Only)			
Closeout Discount on Stock Model				\$		(18,622)
Selling price with local Sales tax				\$		228,000

**This is an Abbreviated Price list**

(The most popular items are displayed. Others are available)

### Notes to Price sheets

The price includes:

Frost pier foundation	Site preparation under the home on a level Lot
Anchored to frost piers	Delivery and Set up
Vinyl Skirting installed	Central air - A-coil, compressor, pad, line-set
2 Temporary Steps <i>(if you only want 1 or don't want any Subtract \$250 a step)</i>	
<i>(If you want to sell them back to me after you have other steps, I will buy them back)</i>	

The price Does not include

Gas, Electric hookup	(Electrician and Gas Installer)
Install of Central air	(Usually the electrician or Gas Installer)
Installation of a Water,Sewer, Water meter, pressure tanks, etc	
Fill necessary to level the lot	
Crane Cost on the rare occasion that a crane is necessary	
Removal of any trees, tree stumps, etc to get the home in.	
A monolithic slab on the rare occasion that one is needed.	
<i>High water table, rocky area s under the home, excessive water on lot</i>	

On a rare occasion where an option is missed, Nelson Homes is only responsible for returning the cost of the option. If it is a material option, Nelson Homes will consider putting the option in for the option price.