

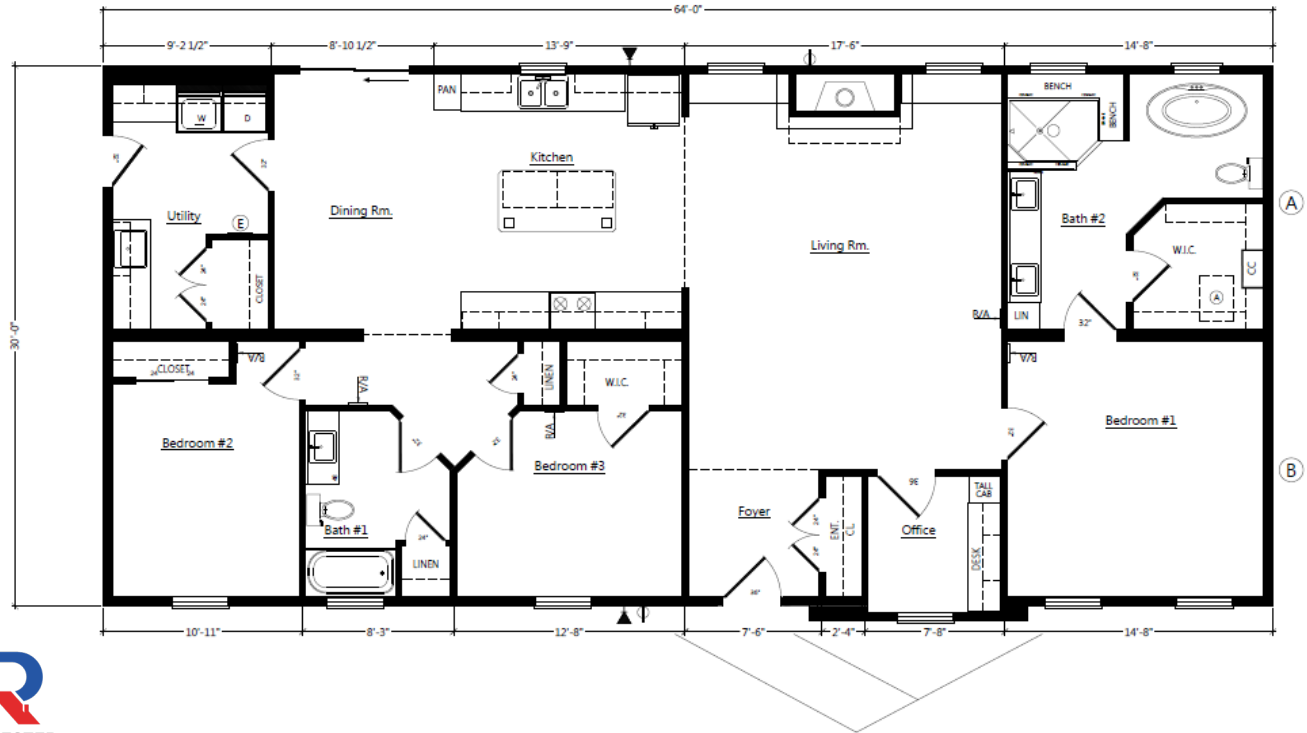


PG-#1

Rochester JR-4A-30 Roosevelt
State Code (RBC) "BOCA" Modular Home

30x64 3 bed / 2 bath 1,920 sq ft JR-4A-30

3744 N. US 31 SOUTH | TRAVERSE CITY 49684 | 231-947-6561



**Artist representation may show options not included in price.
See reverse for optional equipment show on Lot Model**

Pine Grove Homes
3744 N. US 31 South • Traverse City 49684 • 231-947-6561

Description	Cost
6/12 Roof Pitch - 70lb Roof (16" O.C.)	\$5760
Bump Out - Dutch Gable w/out roof returns	\$4840
9ft. Sidewalls	\$4000
Metal Floor Joist Bridging on 2x10 joist	\$210
Closet IPO Furnace/Water Heater area	\$50
Fireplace - Gas Farmouse Stone 17ft (Natural)	\$9350
Return Air Chase between wall studs open floor	\$250
Additional Outside faucet	\$80
Prep for ice maker	\$50
Utility Room Wash Tub	\$300
Serenity Ceramic Shower with full bench - BA2	\$5690
Double Lavs BA2	\$450
Freestanding Fiberglass Tub IPO STD	\$600
Anti Scald Valve on Roman Tub under floor (MI state code)	\$150
200 Outlet for Electric Range	\$170
Separate switches for bath fans and lights BA1 and BA2	\$40
Light over kitchen sink on separate switch	\$30
Paddle Fan Prep (LR, BR1, BR2, BR3)	\$160
Additional Vinyl Window Tempered Glass BA2 (30x60)	\$720
12in Transom Window BA1	\$450
Smooth Painted 6 Light Door with External Grids - Front (Obsidian)	\$600
Smooth Painted 9 Light Door with External Grids - Utility (Obsidian)	\$230
2 Panel Sliding Door with Screen - DR (White)	\$1000
5 1/2 in. Ranch Trim Package IPO Shutters (White)	\$510
Upgrade Vinyl Siding Color (Briarwood) - 4/4 Traditional	\$2256
Architectural Onyx Black Shingles	\$0
Leave one row of shingles off below hinge line for OSB Strip - Ship Loose	\$100
R50 Blown Insulation - Attic	\$960
Medallion Scranton Alder Natural Cabinets (T/O)	\$5,000
42" Wall Cabinets IPO 32" (KIT-Alder)	\$1,400
Base Tray Kit in Center of Base Cabinets KIT/UTIL	\$500
Dishwasher Prep (No Cabinet) - Install Plumbing and Electrical (Right of Sink)	\$0
Double Base Waste Basket - Top Mount (Left of Sink)	\$265
Enclosed Refer IPP 3612 Refer Opening with 24in Deep Overhead Cabinet	\$430
Winter Carnival Countertop Laminate - KIT/UTIL	\$380
Spring Carnival Countertop Laminate - BA1/BA2	\$100
Cafe di Pesco Countertop Laminate - Office	\$60
Island S IPO Standard Island I	-\$180
Alder with Sappy Cherry Doors with 3in Case/4in Base - Butted Corners	\$5760
Additional 36in Interior Door - OFFICE	\$410
Aged European Oak Natural Lino - UTIL/DR/KIT/BA1/BA2	\$0
Yes You Can Carpet (Cameo 113) BR1/BR2/BR3/Hall/LR	\$1215
Total Updated - 08/15/25	\$255,400