

Grand River

LOG HOMES

an authorized dealer for



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2008 Cost Example Double Eagle Deluxe

1st Floor SF: 1,766

2nd Floor SF: 866

Total SF: 2,642

The Double Eagle Deluxe Package Price in #8 Double Rd. peeled Full log is \$228,448 plus 6% sales tax of \$13,707 for a total of \$242,155.

The building permit is \$2,300. Also include driveway, electrical, inspection and any other permits required in your area.

To dig and backfill your basement will cost about \$4,350. Tree removal and lot preparation is not included.

Most concrete basements with footings for the house, decks, porches and garage will be around \$27,000. Figure the walls at 8' tall and include drain tile & sump, flatwork, waterproofing, basement posts, garage and door aprons, and deck/porch footings.

The dollar amount for the T&G Pine used on the interior partitions is \$ 2,417.

We also have 1/3 of the interior partition walls drywall, which costs another \$5,200.

The amount for split log, caulk and fasteners inside the great room is \$0.

\$14,000 is the plumbing figure including water heater and garbage disposal. Remember the fixtures, tub, sinks, stainless steel kitchen sink, faucets, etc. are in the standard package price above.

Forced air heat and central air with labor is \$13,000. Electronic air filters &/or humidifiers are not included in this cost.

Electrical labor and materials are \$13,000. Remember we included an \$850 lighting allowance for exterior light fixtures in the standard package.

We have a \$2,000 wood flooring allowance in the package, but you will still need to purchase an additional \$14,000 more in carpet, tile, possibly more wood flooring and the finishing of the wood flooring.

The labor to stone the fireplace is \$5,000.

The general carpentry labor is \$84,000. This cost does include the general contractor's profit & overhead fee, a contingency allowance, port-a-potty's, garbage pick-up, fastener allowance, fuel, equipment rental, etc.

The freight cost if your home is over 4 hours from GELH is \$3,416.

Additional cost above the GELH credit to purchase laminate counter tops locally, if your home is more than 4 hours from GELH is \$354.

TOTAL COST OF ABOVE IS \$430,191

The following items were not included in the total cost above::

Driveway
Appliances
Well or hook-up
Sidewalks
Retaining walls
Utility hook-ups
Finished Low Lev

Landscaping
Land
Financing costs
Lawn
Light bulbs.
Drapery

Stain Labor
Septic or hook up
Gutters
Tub/Shower doors
Bath accessories
Walkout basements