

# PROPOSAL TO DUPLICATE THE MODEL HOME

(located at 4525 Walker Drive Seville, Ohio 44273)

Please note that this price reflects a fully functional home **with drive and utilities, on your suitable lot**, with the only exclusions being decorating items, appliances and landscaping. Also, please keep in mind that all our homes will include all of the **“R.C. Walker’s Standards of Quality From the Ground Up”** which will definitely exceed local codes, as well as, nearly all of our competitors standards.

**BASE PRICE (Approximately \$110/square foot for this 1836 square foot ranch) \$202,600.**

## OPTIONS INCLUDED IN THE MODEL AS BUILT

<u>Exterior</u>	
1) An enlarged concrete garage apron.	1,350.
2) 45' x 10' rear concrete patio.	1,690.
3) 24' x 12' rear, no maintenance, elevated aluminum deck with vinyl rails.	10,200.
4) Uni-lock retaining walls.	9,200.
5) Front porch rails upgraded to turned vinyl posts and spindles versus standard square vinyl posts and spindles.	720.
6) A/C unit upgraded to back up heat pump	900.
7) 6" Fluted corner posts on all sides and 2 window mantels.	700.
8) Adding the third car garage space and door	3,300.
9) Cost difference between currently required septic system and average sewage system fees and installation.	8,000.
<u>Interior</u>	
1) A cultured stone fireplace upgraded from the standard custom oak mantel and ceramic tile surround.	1,600.
2) Kitchen cabinets upgraded to have slide out shelf trays & dovetail drawers.	900.
3) Door hardware upgraded to flair lever handles throughout and front door entry set.	600.
4) Lavatory faucets upgraded to lever handled “Monticello” style	600.
5) Cabinets, counter top & in wall ironing board in laundry room	1075.
6) Wall papering and “faux” finished rooms <b>not included.</b>	0.
<u>Walk out basement</u>	
1) Additional siding to grade for the walk out basement.	1,800.
2) Additional 2 coarse basement wall height.	1,600.
3) 572 square feet of finished basement area with high cost floor coverings	12,600.
4) Finished full bath in the basement.	2,500.
5) Radiant floor heating in finished basement area.	2,300.
6) Three large windows for the “day light” basement.	960.
7) Two full glass French doors for the walk out basement.	700.
8) 16' x 8' garage door& required support headers for the basement garage.	2,100.
9) Drywall, electrical and insulate the basement garage.	4,000.
10) Basement storage shelving & master shelving upgrade.	600.
<b>Total additional items =</b>	<b>69,995</b>

**TOTAL WITH ADDITIONAL OPTIONS = \$272,595.**

**SPRING START SPECIAL**

**\$197,600 Standard or**

**\$267,600. As Built**

RC Walker Co., Ltd.

4525 Walker Drive

Seville, Ohio 44273

(330) 769-2030

**RCWALKERHOMES.COM**



\*Dimensions and prices may vary until contracted.



**MEDINA COUNTY**  
Home Builders Association

