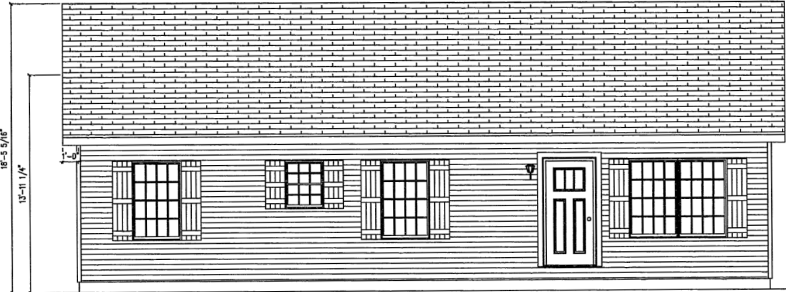


# WINSOR HOMES, LLC

“The Leader in Modular Homes”

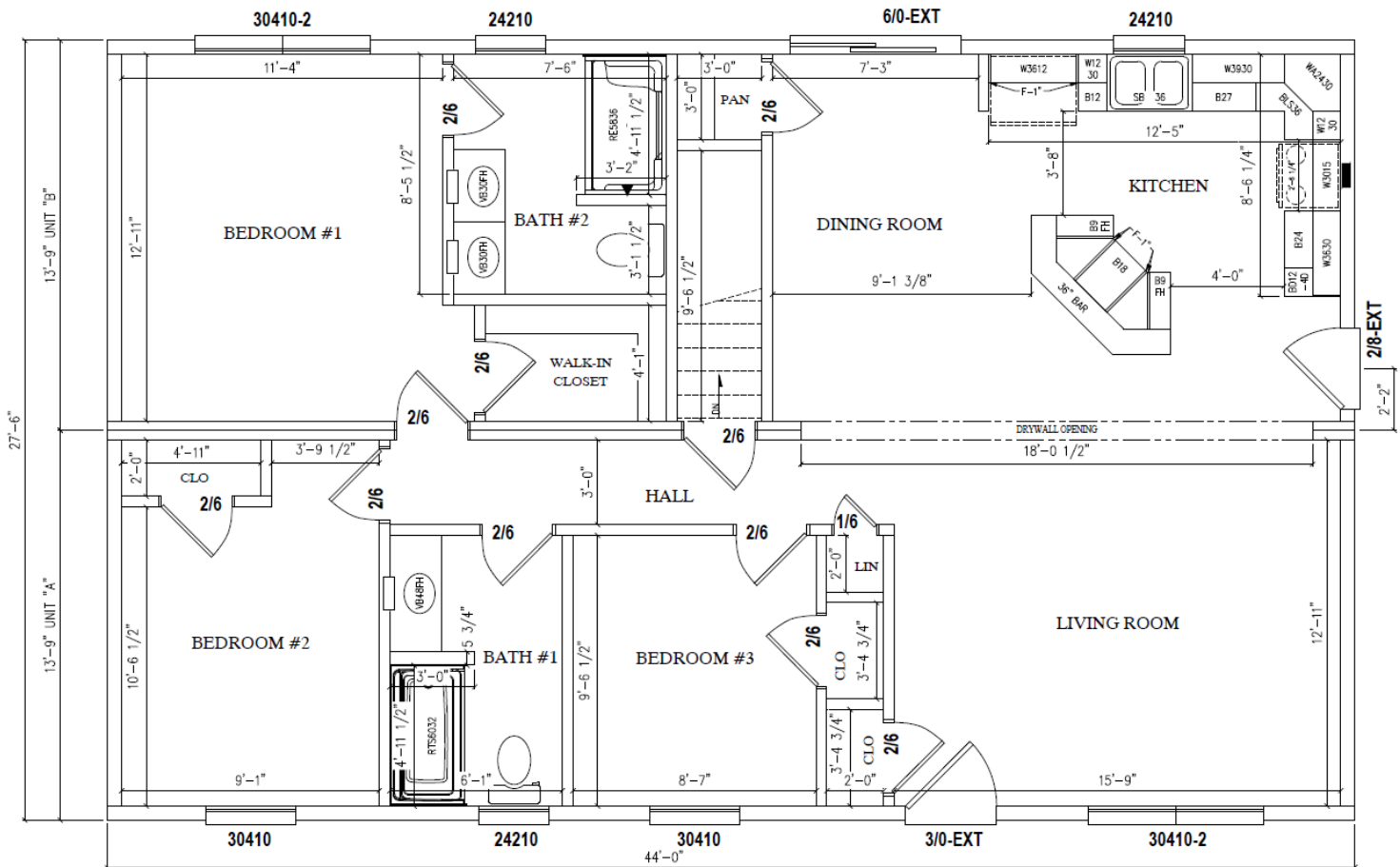
## ROLLING BROOK RANCH 27'-6" X 44'



For Pricing , See Reverse Side

\*Steps, Decks and/or Porches are Optional

Front Elevation



\*\*Due to Special Pricing on this model from the manufacturer the amount of modifications allowed to the plan are limited, unlike our other floor plans

**Winsor Homes, LLC**

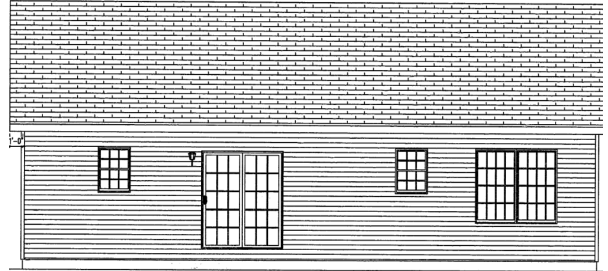
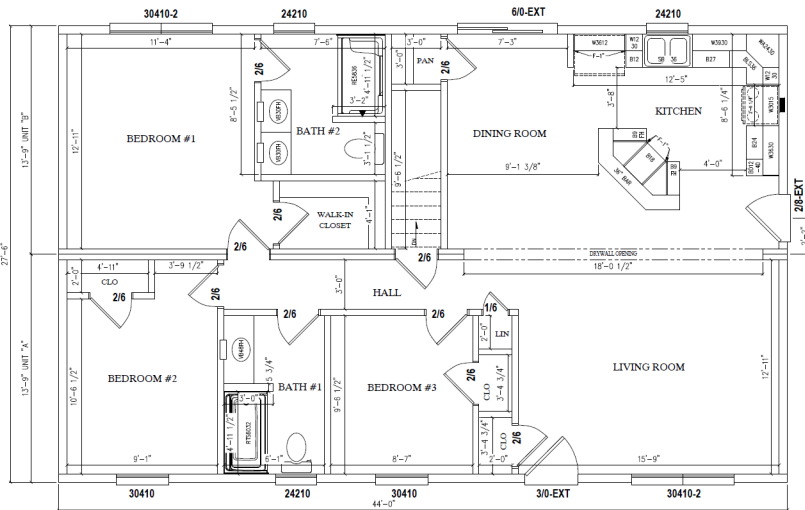
**429 Daniel Webster Hwy., Meredith, NH 03253**

**(603) 279-6548 [www.winsorhomes.com](http://www.winsorhomes.com) Email: [info@winsorhomes.com](mailto:info@winsorhomes.com)**

Revised 01/10/2025

# WINSOR HOMES, LLC

## ROLLING BROOK RANCH 27'-6"x44'



Rear Elevation

### \$ 166,900.00 Base Price Rolling Brook Ranch\*

#### Base Price Includes:

- Delivery & Crane Costs
- Complete Interior and Exterior Trim Out Work
- 80lbs Ground Snow Load Modular Truss System with a 7/12 Roof Slope
- R-57 Roof Insulation—Combination Fiberglass and Cellulose
- Front & Side Exterior Doors are 36" Wide—Vinyl Jambs on Front and Side Exterior Doors
- 6' Wide Sliding Patio Door with Grids and Screen
- Harvey Slimline White Vinyl Double Hung Windows (with Grids)
- Gable End and Eave Roof Overhangs
- Extended Interior Window Sills
- Includes on Site Carpet and Vinyl Connections for Standard Flooring
- Building Debris Removal for Waste Generated by Winsor Homes' Contractors
- Advanced Air Sealing (ERV System May Be Required By Your Town to Meet Code—The ERV Will Be An Extra Charge If Needed.)
- Job Site Portable Restroom (Delivered to Site Before Crane Day)
- Basement Stairs Built to Code
- Angled Kitchen Cabinet Island with a 36" Countertop
- Double Vanity with Two Sinks in Bath #2
- Stackable Washer & Dryer Rough In

#### Options to Finish Home:

- \$ 1,750.00 Supply and Install Sill Plates and Lally Columns
- \$14,600.00 Complete Heating System - FHW Oil, Steel Boiler, One Zone with Power Vent, and a 275 Gallon Oil Tank
- \$ 7,000.00 Standard Interior Plumbing Hookups - Includes Washer/Dryer Rough In in Basement
- \$ 5,000.00 Standard Interior Electrical Hookups - Includes Exterior Overhead Mast Kit & Well Tank Wiring
- \$ 3,500.00 One Zoned SuperStor Hot Water System
- \$ 175.00 Install Plumbing for Homeowner Supplied Icemaker in Kitchen Refrigerator
- \$ 250.00 Install Homeowner Supplied Dishwasher
- \$ 200.00 Install Homeowner Supplied Microwave/Rangehood Combo
- \$ 250.00 Whole House Water Filter

### \$199,625.00 Total Base Price With Options Listed Above\*

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\*Prices are subject to change without notice

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