



TLC Modular Homes

Price List - TLC Plans

Please visit our website at www.tlcm modularhomes.com to view designs. If you'd like more detailed pricing information on a specific TLC Plan, or would like TLC to custom design a home for you, please contact our sales office.

TLC Ranch Plans	Sq. Ft.	Price as Designed*		Price Per Square Foot	
		(including State Energy Code Compliance and HVAC**)			
Simcoe (26x32) - <i>pro w front</i>	769	\$126,641	to \$131,641	\$164.68	to \$171.18
Rock Creek (28x32)	884	\$134,549	to \$139,549	\$152.20	to \$157.86
Fae (28x33)	924	\$138,984	to \$143,984	\$150.42	to \$155.83
Cutie Pie (28x38)	1050	\$151,310	to \$156,310	\$144.10	to \$148.87
Lewis (28x40)	1105	\$142,603	to \$147,603	\$129.05	to \$133.58
Lewis II (28x40)	1105	\$148,064	to \$153,064	\$133.99	to \$138.52
Kelly (28x42)	1160	\$168,843	to \$173,843	\$145.55	to \$149.86
Sky View (28x46)	1271	\$157,913	to \$162,913	\$124.24	to \$128.18
Cutie Pie II (28x46)	1271	\$180,123	to \$185,123	\$141.72	to \$145.65
Kelly II (28x48)	1326	\$179,365	to \$184,365	\$135.27	to \$139.04
TLC Centennial (28x50) - <i>pro w front</i>	1331	\$182,582	to \$187,582	\$137.18	to \$140.93
Sawyer (29x48)	1398	\$180,423	to \$185,423	\$129.06	to \$132.63
Klickitat (28x54)	1492	\$185,830	to \$190,830	\$124.55	to \$127.90
Klickitat II (28x54)	1492	\$179,714	to \$184,714	\$120.45	to \$123.80
Mt. Adams (28x54)	1492	\$179,140	to \$184,140	\$120.07	to \$123.42
Mt. Adams II (28x54)	1492	\$186,993	to \$191,993	\$125.33	to \$128.68
Mt. Adams III (28x54)	1492	\$197,924	to \$202,924	\$132.66	to \$136.01
Kennewick (28x52 +9x18 add)	1590	\$208,107	to \$214,107	\$130.88	to \$134.66
Charlie (28x58)	1602	\$211,142	to \$217,142	\$131.80	to \$135.54
Eagle Crest (28x58)	1602	\$194,251	to \$200,251	\$121.26	to \$125.00
Rainier (28x62)	1713	\$201,920	to \$207,920	\$117.88	to \$121.38
Vancouver (28x62)	1713	\$202,914	to \$208,914	\$118.46	to \$121.96
River House (29x60)	1748	\$210,056	to \$216,056	\$120.17	to \$123.60
Hawk's Nest (29x60)	1748	\$223,087	to \$229,087	\$127.62	to \$131.06
Deschutes (29x60)	1748	\$205,923	to \$211,923	\$117.80	to \$121.24
TLC Centennial II (28x64) - <i>pro w front</i>	1768	\$212,069	to \$218,069	\$119.95	to \$123.34
Aubrey (28x64)	1768	\$211,020	to \$217,020	\$119.36	to \$122.75
Vancouver II (29x62)	1806	\$211,442	to \$217,442	\$117.08	to \$120.40
Spokane (28x62)	1878	\$222,329	to \$228,329	\$118.39	to \$121.58
Snoqualmie (39x48)	1992	\$262,844	to \$268,844	\$131.95	to \$134.96
Mt. Hood (42x56)	2324	\$273,856	to \$279,856	\$117.84	to \$120.42
Cascade (41x58)	2407	\$295,935	to \$301,935	\$122.95	to \$125.44
Brady (42x64)	2656	\$305,211	to \$311,211	\$114.91	to \$117.17

* Price Includes

- Delivery and placement on your foundation to an ideal set site within our local delivery and placement area. Please contact our sales rep for more information regarding delivery and placement outside our local area.
- Distributed Energy Recovery Ventilation (ERV) System - as required by Washington code. Oregon clients may select a Spot ERV, as allowed by code, with a \$1,500 credit.

**** NOTE:** The **"State Energy Code Compliance Measures and HVAC"** prices are estimated for State required energy conservation. In larger homes the price includes costs for higher thermal insulation ratings as required. Your Compliance Measures price may be higher or lower than the estimated prices shown depending on the size, design and location of your home, and the measures you choose. Our sales representative will help you select your preferred Code Compliant Measures and HVAC system.

Price Does Not Include

- Appliances, site preparation, foundation, utility connections, below floor plumbing, below floor insulation, decks, or stairs, flooring
- **Washington State Sales Tax:** Tax rate is based upon site location (*Washington sites only*)
- **Design fees** for custom plans or design fees for changes to a TLC design