



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* (including State Energy Code Compliance and HVAC**)		Price Per Square Foot	
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	\$182,105	to \$187,105	\$130.26	to \$133.84
Klickitat (28x54)	1492	\$187,283	to \$192,283	\$125.52	to \$128.88
Klickitat II (28x54)	1492	\$181,167	to \$186,167	\$121.43	to \$124.78
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	\$200,409	to \$205,409	\$134.32	to \$137.67
Kennewick (28x52 +9x18 add)	1590	\$209,576	to \$215,576	\$131.81	to \$135.58
Charlie (28x58)	1602	\$212,555	to \$218,555	\$132.68	to \$136.43
Eagle Crest (28x58)	1602	\$194,251	to \$200,251	\$121.26	to \$125.00
Rainier (28x62)	1713	\$203,373	to \$209,373	\$118.72	to \$122.23
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	\$224,255	to \$230,255	\$128.29	to \$131.72
Deschutes (29x60)	1748	\$207,376	to \$213,376	\$118.64	to \$122.07
TLC Centennial II (28x64) - <i>pro w front</i>	1768	\$213,766	to \$219,766	\$120.91	to \$124.30
Aubrey (28x64)	1768	\$212,473	to \$218,473	\$120.18	to \$123.57
Vancouver II (29x62)	1806	\$213,000	to \$219,000	\$117.94	to \$121.26
Spokane (28x62)	1878	\$223,887	to \$229,887	\$119.22	to \$122.41
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	\$296,346	to \$302,346	\$123.12	to \$125.61
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