



# TLC Modular Homes

## Price List - TLC Plans

Please visit our website at [www.tlcmodularhomes.com](http://www.tlcmodularhomes.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.

*(including State Energy Code*

*Compliance not including*

TLC Ranch Plans	Sq. Ft.	HVAC**) to	Price Per Square Foot
Simcoe (26x32) - prow front	769	\$118,456 to \$123,456	\$154.04 to \$160.54
Rock Creek (28x32)	884	\$130,637 to \$131,437	\$147.78 to \$148.68
Fae (28x33)	924	\$136,586 to \$137,386	\$147.82 to \$148.69
Cutie Pie (28x38)	1050	\$145,667 to \$146,867	\$138.73 to \$139.87
Lewis (28x40)	1105	\$136,055 to \$137,255	\$123.13 to \$124.21
Lewis II (28x40)	1105	\$141,811 to \$143,011	\$128.34 to \$129.42
Kelly (28x42)	1160	\$163,925 to \$165,125	\$141.31 to \$142.35
Sky View (28x46)	1271	\$152,014 to \$153,214	\$119.60 to \$120.55
Cutie Pie II (28x46)	1271	\$190,398 to \$195,398	\$149.80 to \$153.74
Kelly II (28x48)	1326	\$171,286 to \$172,486	\$129.17 to \$130.08
TLC Centennial (28x50) - prow front	1331	\$174,865 to \$176,065	\$131.38 to \$132.28
Sawyer (29x48)	1398	\$183,475 to \$188,475	\$131.24 to \$134.82
Klickitat (28x54)	1492	\$179,807 to \$181,007	\$120.51 to \$121.32
Klickitat II (28x54)	1492	\$173,512 to \$174,712	\$116.29 to \$117.10
Mt. Adams (28x54)	1492	\$171,692 to \$172,892	\$115.08 to \$115.88
Mt. Adams II (28x54)	1492	\$179,549 to \$180,749	\$120.34 to \$121.15
Mt. Adams III (28x54)	1492	\$194,032 to \$195,232	\$130.05 to \$130.85
Kennewick (28x52 +9x18 add)	1590	\$200,433 to \$201,633	\$126.06 to \$126.81
Charlie (28x58)	1602	\$208,254 to \$212,954	\$130.00 to \$132.93
Eagle Crest (28x58)	1602	\$188,521 to \$193,221	\$117.68 to \$120.61
Rainier (28x62)	1713	\$197,995 to \$202,695	\$115.58 to \$118.33
Vancouver (28X62)	1713	\$199,351 to \$204,051	\$116.38 to \$119.12
River House (29x60)	1748	\$204,860 to \$209,560	\$117.20 to \$119.89
Hawk's Nest (29x60)	1748	\$220,236 to \$224,936	\$125.99 to \$128.68
Deschutes (29x60)	1748	\$202,137 to \$206,837	\$115.64 to \$118.33
TLC Centennial II (28x64) - prow front	1768	\$209,095 to \$213,795	\$118.27 to \$120.92
Aubrey (28x64)	1768	\$207,822 to \$212,522	\$117.55 to \$120.20
Vancouver II (29x62)	1806	\$208,417 to \$213,117	\$115.40 to \$118.01
Spokane (28x62)	1878	\$217,834 to \$222,534	\$115.99 to \$118.50
Snoqualmie (39x48)	1992	\$264,050 to \$268,750	\$132.56 to \$134.91
Mt. Hood (42x56)	2324	\$290,910 to \$296,910	\$125.18 to \$127.76
Cascade (41x58)	2407	\$295,235 to \$299,935	\$122.66 to \$124.61
Brady (42X64)	2656	\$304,493 to \$309,193	\$114.64 to \$116.41

### **\* 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