



TLC Modular Homes

Price List - TLC Plans

Please visit our website at 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.

TLC Ranch Plans	Sq. Ft.	Price as Designed*				Price Per Square Foot	
		(including State Energy Code Compliance not including HVAC**)					
Simcoe (26x32) - <i>pro w front</i>	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) - <i>pro w front</i>	1331	\$174,865	to	\$176,065	\$131.38	to	\$132.28
Sawyer (29x48)	1398	\$183,475	to	\$188,475	\$131.24	to	\$134.82
Kennewick (28x52)	1437	\$177,873	to	\$179,073	\$123.78	to	\$124.62
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
Summer Retreat (28x56)	1547	\$196,611	to	\$197,811	\$127.09	to	\$127.87
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) - <i>pro w front</i>	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

