

Budget Cost Breakdown

Job: 029281

Budget Details

Line Item Description	Description	Cost
143-0030	Purchase Price Undevel.	\$1.00
143-0150	Superintendent	\$2,000.00
143-0260	Building Permits	\$400.00
143-0270	Water Assessment	\$3,200.00
143-0350	Plans and Copies	\$1,000.00
143-0400	Temporary Utilities	\$500.00
143-0500	Dump Fees and Hauling Trash	\$1,100.00
143-0600	Temporary Toilet	\$500.00
143-0800	Builders Risk Insurance	\$500.00
143-1053	Subcontract-Survey Work	\$800.00
143-1173	Subcontract Grading	\$1,000.00
143-1182	Materials-Eros. Control	\$600.00
143-1183	Subcontract- Eros. Control	\$600.00
143-1302	Materials- Footings	\$3,000.00
143-1303	Subcontract- Footings	\$800.00
143-1402	Materials - Foundation	\$350.00
143-1403	Subcontract- Foundation	\$3,000.00
143-1405	Block	\$2,200.00
143-1406	Sand	\$300.00
143-1553	Subcontract- Backfill	\$600.00
143-1653	Subcontract- Termite Protection	\$500.00
143-1702	Materials- Concrete Floor	\$4,200.00
143-1703	Subcontract- Concrete Floor	\$4,000.00
143-1704	Stone for Slab	\$4,225.00
143-2102	Materials- Framing	\$20,000.00
143-2103	Subcontract- Framing	\$13,000.00
143-2402	Materials- Windows and Exterior	\$3,450.00
143-2404	Exterior Doors	\$1,500.00
143-2552	Materials- Roofing and Flash	\$5,000.00
143-2553	Subcontract- Roofing and Flash	\$3,000.00
143-2602	Materials-Siding	\$5,750.00
143-2603	Subcontract- Siding	\$4,000.00
143-2604	Shutters	\$400.00
143-2652	Materials- Brick Veneer	\$2,500.00
143-2653	Subcontract- Brick Veneer	\$2,500.00
143-2803	Subcontract - Init. Press	\$150.00
143-2853	Subcontract- Garage Door	\$1,500.00
143-3053	Subcontract- Rough-in Plumbing	\$7,500.00
143-3103	Subcontract- Rough-in HVAC	\$8,500.00

143-3153	Subcontract- Rough-in- Electrical	\$5,000.00
143-4103	Subcontract- Insulation	\$5,000.00
143-4202	Materials- Hang/ Finish Drywall	\$4,400.00
143-4203	Subcontract- Hang/ Finish Drywall	\$4,300.00
143-4553	Subtract- Cabinets	\$8,000.00
143-4603	Subcontract- Counertops	\$2,500.00
143-4702	Materials- Interior Trim	\$3,000.00
143-4703	Subcontract- Interior Trim	\$2,500.00
143-4802	Materials Interior Doors	\$2,600.00
143-5053	Subcontract- Finish Plumbing	\$5,000.00
143-5103	Subcontract- Final HVAC	\$4,000.00
143-5153	Subcontract- Final Electrical	\$3,000.00
143-5172	Materials- Electrical Light Fixtures	\$1,800.00
143-5703	Subcontract- Int. Paint	\$5,000.00
143-6052	Materials- Tile	\$500.00
143-6053	Subcontract Tile	\$1,000.00
143-6302	Materials- Vinyl Flooring	\$3,000.00
143-6303	Subcontract- Vinyl Flooring	\$3,500.00
143-6502-01	Crout, Kits, Tile Access	\$100.00
143-6552	Materials- Appliances	\$1,750.00
143-6604	Indoor Specialties	\$1,750.00
143-7402	Materials- Sidewalks	\$200.00
143-7403	Subcontract- Sidewalks	\$200.00
143-8142	Materials- Exterior Handrails	\$300.00
143-8143	Subcontract Exterior Handrails	\$150.00
143-8203	Subcontract- Gutters and Downspouts	\$1,800.00
143-8302	Materials-Driveway	\$2,500.00
143-8303	Subcontract- Driveway	\$2,000.00
143-8352	Materials- Patio(s)	\$350.00
143-8353	Subcontract- Patio(s)	\$350.00
143-8402	Materials- Landscaping	\$750.00
143-8403	Subcontract- Landscaping	\$1,000.00
143-9013	Subcontract- Final Press.	\$200.00
143-9023	Subcontract- Exterior Cleaning	\$800.00
143-9033	Subcontract-Interior Cleaning	\$1,000.00
143-9052	Materials- Punch List	\$200.00
143-9053	Subcontract- Punch List	\$400.00
144-1040	Property Tax	\$500.00
400-0211	Contractor Fee	\$13,024.00
400-0507	Supplies	\$100.00
400-0509	Safety Meeting Expenses	\$100.00
501	Interest on Notes and Mort.	\$2,000.00
513	Appraisal and Related Fees	\$400.00

515	Organization Fee	\$2,000.00
516	Recording Fee	\$150.00
522	Title and Recording	\$150.00
523	Attorney Fees	\$700.00
527	Revenue Stamps	\$500.00
528	Deed Cancellation	\$100.00
Total Hard Cost		\$213,750.00
605	Broker Fee 5%	\$12,130.31
	Developer Fee 3.5%	\$7,481.25
Total Soft Cost		\$19,611.56
	Profit 10%	\$21,375.00
Total Sale Price		\$254,736.56



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NOTE: ACTUAL CUSTOMER BUILD PHOTOS MAY NOT MATCH THE PLAN EXACTLY

Want to make changes to this plan? [Get a Free Quote](#)

Affordable Small 1 Story Traditional House Plan with Open Floor Plan
Baywood - 29281



1438
SQ FT

3
BEDS

2
BATHS

2
BAYS

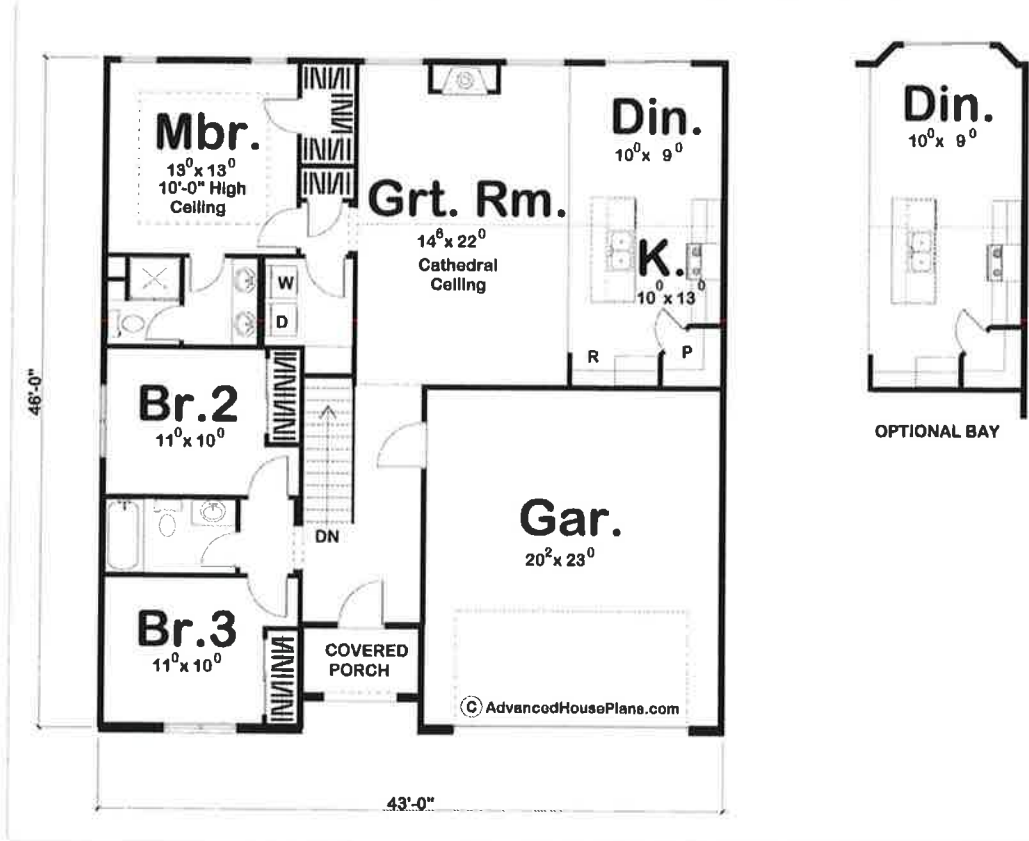
43' 0"
WIDE

46' 0"
DEEP

\$254,736.56



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Plan Description

With a compact footprint and efficient layout, the [Baywood](#) is an economical house plan that is a great choice for first-time home owners and budget conscious families.

This plan is a [traditional ranch](#) house plan with cathedral ceilings and a fireplace in the great room. There is an optional bay window in the dining area and a 489 sq. ft. 2 car garage.

Check out our other [small house plans](#)!

As always any [Advanced House Plans](#) home plan can be customized to fit your needs with our [alteration department](#). Whether you need to add another garage stall, change the front elevation, stretch the home larger or just make the home plan more affordable for your budget we can do that and more for you at AHP.

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Unless you purchase an unlimited use license or a multi-use license you may only build one home from a set of plans. Plans **cannot** be re-sold.

Construction Specs

Layout	
Bedrooms	3
Bathrooms	2
Garage Bays	2
Square Footage	
Main Level	1438 Sq. Ft.
Garage	489 Sq. Ft.
Total Finished Area	1438 Sq. Ft.
Exterior Dimensions	

Cross Property 360 Property View

4274 Winnabow Road, Winston Salem, NC 27105

Listing

COMPARABLE FOR PLAN 029281

4274 Winnabow Road Winston Salem, NC 27105

MLS#: **1122694** Sub Type: **Residential/Stick/Site Built**
 Tax Parcel: **6847-96-2058**
 Subdivision: **Coldwater**
 Zoning: **RS** City Limits:
 Legal Desc:
 Plat Bk/Pg: Lot #: **4B**

Structure: **House**
 County: **Forsyth**
 Yr Built: **2023**

List Price: **\$259,990**
 Status: **Closed**
 Sold Price: **\$254,990**
 DOM: **18** CDOM: **18**
 Deed Restriction: **Yes**
 Deed Bk/Pg: **3766/920**



General Information

Story #: **1** Style: **Ranch** Blt Info: **New**
 Comp Dt: **2024-01-08** Beds: **3** Baths: **2/0** Rooms:
 Basement Type: Foundation: **Slab**
 Attic: **Partially Floored**
 Fireplace: **0**
 Garage/Carport: **1/Attached Garage**
 Total Htd SF: **1,383** Elementary: **Ibrahim**
 Htd SF Main: **1,383** Middle School: **Walkertown**
 Htd SF 2 Fl: High School: **Carver**
 Htd SF Low Lvl: Acres: **0.46**
 Land Desc/Topo: **Cleared Land, Partially Wooded, Subdivision**
 Lot Dimensions: **.46**
[Agent Only Remarks](#)

Rooms

Room Info	Level	Dimensions	Room Info	Level	Dimensions
Primary Bedroom	Main	15ft X 13ft	2nd Bedroom	Main	12ft X 10ft
3rd Bedroom	Main	12ft X 10ft	Living Room	Main	19ft X 11ft
Kitchen	Main	11ft X 10ft	Dining Room	Main	11ft X 11ft

Primary On Main: **Yes**

Full Baths: **2** Main: **2** Upper: **0** Lower: **0**
 # Half Baths: **0** Main: **0** Upper: **0** Lower: **0**

Features

Exterior Finish: **Vinyl** Porch: Fenced: Pool: **No**
 Exterior Features: **Accent Lighting, Covered Porch, Patio, Paved Drive, Porch**
 Interior Features: **CO Detector, Dead Bolt(s), Dryer Connection, Garage Door Opener(s), Kitchen Island, Laundry Room - Main Level, Pantry, Smoke Alarm, Washer Connection**
 Appliances: **Attached Microwave Oven, Dishwasher, Disposal, Slide-In Oven/Range**
 Parking: **Driveway, Garage**
 Flooring: **Carpet, Vinyl Plank**

Utilities

Heating: **Heat Pump** Heating Fuel: **Natural Gas** Cooling: **Heat Pump**
 Water Heater: **Electric** Water: **Public** Sewer: **Public**
 Energy Features:

Informational

Directions: **421 > South on Martin Luther King Jr. Drive > Right onto New Walkertown Road > Left onto Northampton Drive > Right onto Huff Circle > Right onto Winnabow Road.**

Public Remarks: **One Level Living in Glenwood's Spacious and Bright Magnolia Plan. This home will be completed with granite countertops in the kitchen, luxury vinyl plank flooring throughout the main living areas, stainless steel appliances and other builder selected upgrades. This home is situated on a large, private homesite in a charming neighborhood in the perfect Winston-Salem location providing easy access to major highways, schools, essential shopping and entertainment.**

Home Owner Assoc: **No** HOA Fee 1: HOA Fee 1 Paid:
 Tax Map: Tax Block: Tax Lot: Tax Year: **2023**
 Tax Value: **\$15,600** Tax Rate: **1.3388** Tax Amount: **\$209**
 Seller Rep: **Owned property for less than one year**
 Financing Opt: **Cash, Conventional, Fannie Mae, FHA, VA**

Owner/Listing/Agent/Office Information

Owner Name: **Glenwood Homes** Type of Sale: **Owner Sale** LF Holds Earnest \$: **No**
 Agency Type: **Buyer Agency** Listing Agreement Type: **Exclusive Right To Sell** Listing Service Type: **Full Service**
 Listing Office: **Glenwood Homes (WGLENWH01) Lic#C28918** List Office Phone: **919-578-1402**
 Listing Agent: **Michelle Coyne (306783) Lic#306783 mlacey77@gmail.com** Preferred Phone: **619-961-3412**
 Comp Type: **%** Compensation: **2.50**
 Show Instruct: **Appointment Required** Appt Phone: **855-920-8200**
 Broker Package: Contract Date: **11/06/2023**
 Expire Date: Withdrawn Dt:
 Allow AVM: **Yes** Modification Dt: **01/24/2024** Advertise on Inet: **Yes**
 Allow Blog: **Yes** Address on Inet: **Yes**

Closed Information

Selling Office: **nonmls (nonmls)**
 Selling Agent: **NONMEMBER NONMEMBER (NONMEMBER) nonmember@nonmember.com**
 Contract Date: **11/06/2023**
 Closed Date: **01/23/2024** Seller Concession: **\$0.00** Pre Sale - New Construction: **No** Lease Info:
 Closed Price: **\$254,990** Type Financing: **Cash** Lease Purch: **No** Overages:



Photos



