



## “ALL INCLUSIVE PRICING”

At Joseph Douglas Homes, we take pride in our pricing philosophy by including all the most common upgrades in the base price of every home. Our **“All Inclusive Pricing”** includes all the essentials needed to build and beautify your new home. You will soon discover that many builders conveniently leave these “must-haves” out to artificially lower their base price. When you start making comparisons, take a close look at the features that are standard in the home price. Ask a New Homes Consultant for a complete list of standard features and see the advantage of building with Joseph Douglas Homes.

### Just look at our Highlights Included in Every Base Home!

- Building Permits
- Survey
- Erosion Control
- Excavation, Backfill & Grading
- Garage Stone
- Rough & Finish Driveway Stone
- Trucking Fees
- Water & Sewer Laterals
- Dumpsters
- Concrete Pumping Fees
- Site Clean Up & Final Cleaning
- Porta-John for Crews
- No Extra Winter Construction Fees
- Exterior Painting & Caulking
- Low-E Argon Glazed Windows
- High Efficiency 91% Plus Furnace
- High Efficiency Central Air Conditioning
- Kohler® Plumbing Fixtures
- GE® Dishwasher & Microwave
- Six Panel Pine Doors
- Gas Fireplace with Logs
- Maple or Oak Kitchen Cabinets with Crown Molding
- Interior Painting & Staining
- Interior & Exterior Lighting
- Structured Home Wiring System
- Plan Modifications
- And Much More