

Base Pricing

Effective 10/1/2008



**Only Joseph Douglas Homes offers an exclusive *Guaranteed Price Program*
AND Our *All Inclusive Pricing*. A combination that's hard to beat!**

Guaranteed Pricing – Joseph Douglas Homes was the pioneer builder to offer its customer's the peace of mind of knowing all their pricing, including guaranteed site improvements up front. We feel you should know what your home will cost before you begin, that's why we insist, and you should too, on **GUARANTEED PRICING!**

All Inclusive Pricing - Our "base" pricing includes all the items which are essential to construct a home. Many builders conveniently leave these items out to lower their base price. With Joseph Douglas Homes, just add your desired upgrades to our price to determine your "All Inclusive Price".

| Model | Sq. Ft. | All Inclusive Pricing <i>Traditional Elevation</i> | Additional Elevation Choices | |
|----------------------|------------|---|------------------------------|---|
| Ranch Designs | Richmond | 1,600 | \$174,900 | Craftsman \$180,400 Classic \$181,700 |
| | Coventry | 1,750 | N.A. | Craftsman \$184,500 Classic \$187,900 |
| | Cambridge | 1,803 | \$187,900 | Craftsman \$193,000 French Country \$199,700 |
| | Bristol | 2,082 | \$220,900 | Classic \$225,895 French Country \$230,895 |
| | Bristol II | 2,118 | \$228,900 | Classic \$233,895 French Country \$238,895 |
| | Bridgeton | 2,104 | \$226,900 | Classic \$226,900 French Country \$231,900 |
| | Lancaster | 2,210 | \$232,900 | Farmhouse \$237,900 French Country \$240,900 |
| | Aberdeen | 2,500 | N.A. | Craftsman \$269,900 |

Joseph Douglas Homes • N50 W13740 Overview Dr. • Suite D • Menomonee Falls, WI 53051

All floor plans, exterior renderings and dimensions are approximate and subject to change. Standard floor plans and elevations may differ from those shown based on modifications, options and improvements. Contact salesperson for standard features. Prices and specifications are subject to change without notice or obligation.

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|---|--------------|-----------|---|------------------------------|------------|
| First-Floor Master and Two-Story Designs | Kendall | 2,158 | \$193,900 | French Country | \$ 200,000 |
| | | | | Craftsman | \$ 201,100 |
| | Carlisle | 2,216 | \$209,900 | French Country | \$ 217,400 |
| | | | | Classic | \$ 217,800 |
| | Williamsburg | 2,372 | \$201,900 | Farmhouse | \$ 211,900 |
| | | | | French Country | \$ 216,900 |
| | Harrison | 2,346 | \$203,900 | Farmhouse | \$ 211,700 |
| | | | | French Country | \$ 216,300 |
| | Newberry | 2,622 | \$243,900 | Craftsman | \$ 250,600 |
| | | | | French Country | \$ 261,900 |
| Stanton | 2,668 | \$233,900 | Craftsman | \$ 240,700 | |
| | | | French Country | \$ 241,900 | |
| Carlton | 2,734 | \$228,900 | Craftsman | \$ 237,600 | |
| | | | French Country | \$ 237,700 | |
| Fairfield | 2,771 | \$242,900 | Craftsman | \$ 250,900 | |
| | | | Victorian | \$ 251,900 | |
| Manchester | 2,850 | \$249,900 | French Country | \$ 257,400 | |
| | | | Colonial | \$ 253,700 | |
| Somerset | 2,992 | \$283,900 | Classic | \$ 291,800 | |
| | | | French Country | \$ 313,600 | |

www.JosephDouglasHomes.com

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