



SIMPLICITY
BY HAYDEN HOMES

Ten Over - Holliday, Bend, OR

PLAN NAME

Stories
Bedrooms / Baths
Garage
Footprint
Sq. Ft.

Conceptual Plan HOLLIDAY 3BD DUPLEX

3-Story

3 / 3

1-Car Garage

28'W x 40'D

2800

Base Price - Includes vertical construction of home & all features listed in the attached Inclusive Features Sheet

\$430,000

Turn-Key Solution - Package Inclusions Listed Below & Detailed in the Attached Turnkey Breakdown

\$31,500

Homesite Preparation & Excavation - Homesite Pushout, Utility Trenching & Connections (for Utilities Stubbed Out Within 50 LF of Home), Backfill, Flatwork Prep, Final Grade

Permitting - Permit Submittal Plan Sets, Site Plan, Complete Permit Packet w/ Submittal to Local Jurisdiction Including Navigation of Permitting Process Through Issuance

Exterior Flatwork - Patios per Plans, Walkway from Driveway to Front Entry, Garage Slab & Driveway / Parking Pad per Plans & Inclusive Features Sheet

Indirect Costs of Construction - Porta Johns, Street Sweeping (if Required), Course of Construction Utility Usage, Course of Construction Insurance, Misc. Supplies, & Blueprints

Included in Turn-Key Package

Central Forced Air Elec w/ Heat Pump

\$9,000

Garage Man Door to Outside

\$2,590

Dual Zone Heating

\$9,000

Enclosed Soffits

\$2,750

Enhanced Exterior

\$3,000

Full Fiber Cement Lap w/ LP Trim and Sheathing

\$3,250

Stand Up Shower w/ Glass Enclosure

\$2,800

Contemporary Door Lever Hardware

\$1,100

Matte Black Hardware Package

\$5,000

Painted Cabinets w/ Hardware (Matte Black Cabinet Pulls)

\$5,300

Raised Bathroom Vanities

\$450

Raised Elongated Toilets (\$250 per)

\$1,500

Quartz Countertops - Kitchen Slab w/ Undermount Sink and Upgraded Matte Black Sleek Faucet (Budget Only)

\$6,750

Quartz Countertops - Bathroom Slab w/ Undermount Sinks and Upgraded Matte Black Gibson Faucets (Budget Only)

\$2,375

Full Height Kitchen Backsplash (Tile 1 - Tile 4 / \$600-\$1100)

\$1,200

LVP Extended to Main Level Living Area (Budget Only)

\$3,250

Investor Partner Discount (Assumes 10 Consecutive Starts)

-\$20,000

Total / Unit (Base Price + Upgrades)

\$500,815

Price / SF

\$179

EXCLUSIONS	Stepped foundations (assumes flat lots), Fill Import/Export (assumes balanced lots), Rock Hammering, Curb Cuts & Approaches, City Sidewalks, Permitting Fees, SDC Fees, ARC Review Fees, Utility Connection Fees, landscaping, fencing, refrigerators, washers and dryers, State Tax (applicable to WA projects only) and anything else not specifically listed on the attached Inclusive Features Sheets or this price sheet.
NOTES	Unless specified otherwise, the pricing is based on the assumption that all finishes and specifications will adhere to the details outlined in the attached Inclusive Features Sheet.
Popular Option Upgrades - Please Note That This Is Not An Exhaustive List, Please See Attached Inclusive Features Page And Available Upgrades	
Black Vinyl Windows (White Interior - Budget Only)	\$7,000
8' Garage Door w/ Windows	\$2,000
Insulated Garage Door	\$2,800
Tile Shower w/ Fiberglass Pan	\$9,000
Gutters	\$3,500
Under Cabinet Lighting	\$1,950
Carpet 3 w/ 8 lb Pad (Budget Only)	\$3,000
Upgraded Appliance Package - GE Profile	\$7,050
Meter Main	\$3,600
Extra Concrete Per SF	\$14
Curb Cut and Approach	\$3,700

Prices, home designs and inclusive features are subject to change at any time without notice. Home plan dimensions and square footage are approximate. Area-specific inclusive features are subject to jurisdictional requirements. OR-185357 WA-SIMPLH915C8 ID-RCE34089

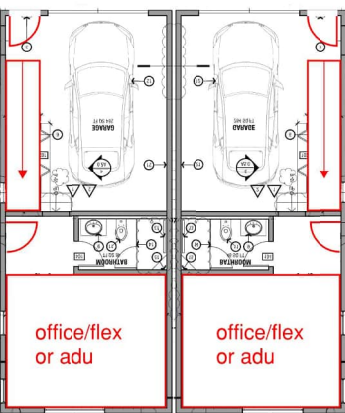
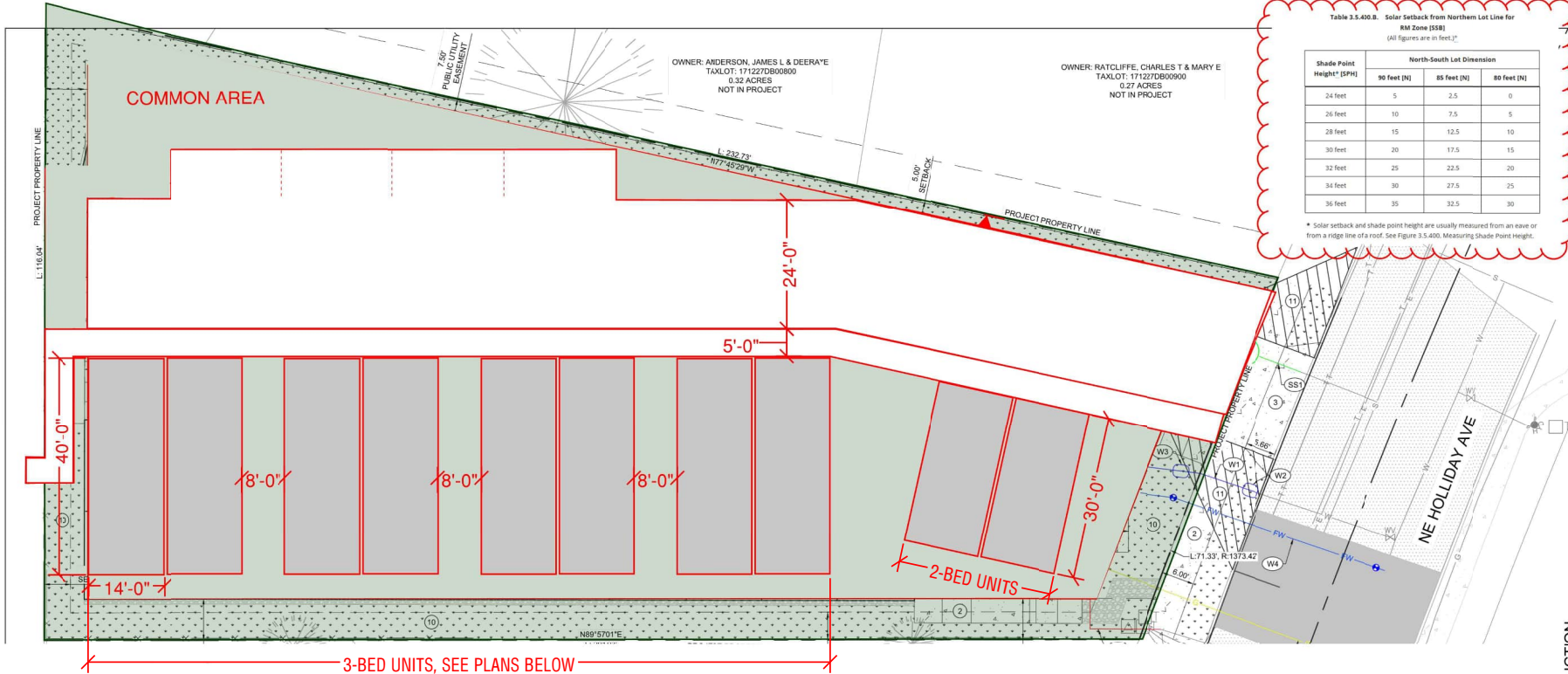
Simplicity Business Development
PRICING BASED ON CONCEPTUAL PLAN AND SUBJECT TO CHANGE



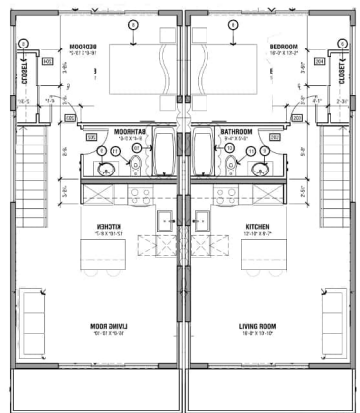
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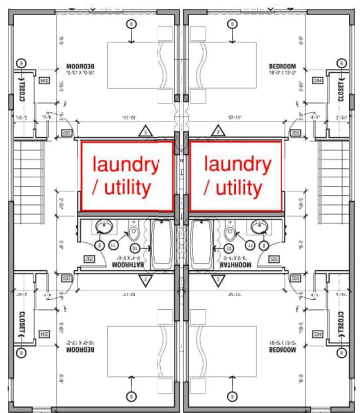
Jenny Pence
Business Development
208-412-7399
jpence@simplicity-homes.com



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

TENTATIVE LAND USE PLANS - NOT FOR CONSTRUCTION

HOLIDAY MICRO UNITS
TENTATIVE CIVIL SITE AND UTILITY PLAN
2101 NE HOLIDAY AVE
BEND, OR 97701

Revisions:

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

Project Engineer: EAP
Project Manager: JML
Date: 3/10/2023
AV Job No: 22203
Scale: PER PLAN
Sheet Size: 22" x 34"

8 UNITS / 3-STORIES
FOOTPRINT: 16' x 38'

Plan Prepared By:

Ashley & Vance
ENGINEERING, INC.
33 NW Franklin Ave, Suite 110
Bend, OR 97703
www.ashleyandvance.com

CIVIL • STRUCTURAL

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Engineer of Record:

PLAN REVIEW SET
NOTED
S. M. LOBO
EXPIRES: 12/31/24

Simplicity by Hayden Homes takes pride in making the building process simple. In turn, we created an exclusive service known as the Turn-Key Solution which greatly reduces our homeowner's responsibilities associated with building on-your-land. When you choose the Turn-Key Solution, Simplicity assumes responsibility to manage, coordinate, and schedule numerous customer-related tasks throughout the building experience. Below is an overview of items included in the Turn-Key Solution.

FEATURES



INSURANCE					
• Builders Risk & Course of Construction Coverage	✓	✓	✓	✓	X
• Additional General Liability Coverage	X	X	X	X	X
PERMITTING					
• Submittable set of home plans	✓	✓	✓	✓	✓
• Submittable homesite plan	✓	✓	✓	✓	✓
• Complete permit packet	✓	✓	✓	✓	✓
• Submit permit packet to the local jurisdiction*	✓	✓	✓	✓	✓
• Facilitate the complex permitting process	✓	✓	✓	✓	✓
• Payment of permit fees	X	X	X	X	X
• Payment of state sales tax	X	X	X	X	X
• Well or septic system permitting process	X	X	X	X	X
HOMESITE PREPARATION AND EXCAVATION					
• Foundation excavation and backfill	✓	✓	✓	✓	X
• A total of 150' of trenching and backfill is included for utilities	✓	✓	✓	✓	X
• Exterior flatwork prep	✓	✓	✓	✓	X
• Garage slab prep	✓	✓	✓	✓	X
• Final grading around the foundation with on-site materials	✓	✓	✓	✓	X
• On-site port-a-potty	✓	✓	✓	✓	X
• Import or export of materials	\$	\$	\$	\$	X
• Sloped lot excavation	\$	\$	\$	\$	X
• Removal of trees or vegetation	\$	\$	\$	\$	X
• Rock hammer	\$	\$	\$	\$	X
• Rain drains and footing drains	\$	\$	\$	\$	X
• Rock under foundation	\$	\$	\$	\$	X
• Landscape preparation and installation	\$	\$	\$	\$	X
• Existing structure removal	X	X	X	X	X
UTILITIES					
• Physical connection to existing, on-site, functional, utility sources within 50 ft. of home	✓	✓	✓	✓	X
• Payment of monthly utility expense's during construction	✓	✓	✓	✓	X
• Installation of non-existent utility sources	X	X	X	X	X
• Connection fees or meter fees	X	X	X	X	X

CONTINUED

FEATURES



CONCRETE FLATWORK

- 2 car garage driveway (20' x 20')
- 3rd car garage driveway (12' x 20')
- Walkway from the front porch to driveway
- 8' x 8' back patio
- City sidewalk or approach
- Additional concrete

✓	✓	\$	✓	X
\$	✓	\$	X	X
✓	✓	\$	✓	X
✓	✓	✓	✓	X
\$	\$	\$	\$	X
\$	\$	\$	\$	X

POWER

- Underground: temporary and permanent service
- Overhead: temporary and permanent service
- Wire from existing power pedestal to home or riser pole
- Wire to well or septic system

✓	✓	✓	✓	X
\$	\$	\$	\$	X
\$	\$	\$	\$	X
\$	\$	\$	\$	X

WATER

- Piping and physical connection
- Temporary spigot
- Meter installation
- Well: permitting, wiring, installation or operability

✓	✓	✓	✓	X
✓	✓	✓	✓	X
X	X	X	X	X
X	X	X	X	X

CITY SEWER OR SEPTIC SYSTEM

- Physical connection to sewer or on-site standard septic system
- Septic System: permitting, wiring, installation or operability
- Existing Septic System: feasibility, evaluation or approval

✓	✓	✓	✓	X
X	X	X	X	X
X	X	X	X	X

GAS

- Natural gas: trenching and backfill within 50 ft. of home*
- Propane Tank: payment and facilitation of installation

✓	✓	✓	✓	X
X	X	X	X	X

INTANGIBLES PERTAINING TO HOMESITE DEVELOPMENT SCOPES OF WORK

- Hire and manage reputable site development contractors
- Oversee quality and cost control throughout the site development scopes of work
- Maintaining schedules with robust IT systems and internal processes
- Leveraging long standing relationships with local jurisdictions & utility companies
- Collaborate with your lender during the construction loan approval process

✓	✓	✓	✓	X
✓	✓	✓	✓	X
✓	✓	✓	✓	X
✓	✓	✓	✓	X
✓	✓	✓	✓	X

EXTERIOR

- Four-tone paint
- IKO® Architectural comp roofing
- Modern Craftsman Siding Package:
 - Board and batten front gables
 - Skirt boards along front of home
 - Accent corbels (plan specific)
 - LP Smartside® full lap siding
 - Decorative gable vent (plan specific)
- Fiberglass 6-panel front door
- Brushed nickel door hardware
- Vinyl double-pane Low-E windows
- 200 AMP electrical service
- Two hose bibs
- Two electrical outlets
- Front entry can light
- Back door and garage light fixture
- Front covered concrete patio
- Trash clean-up during construction

STRUCTURAL

- Garage
 - Sheet rocked and fire taped
 - 4" concrete slab
- Framing
 - Vaulted ceilings
 - 8' or 9' ceiling height (approx.)
 - Engineered Truss system
 - 2"x 6" exterior stud walls
 - 2"x 4" interior stud walls
 - Kiln-dried lumber
 - House wrap to prevent water intrusion
 - Tongue and groove sub-floor
 - Engineered wood I-Joist floor system

- Foundation
 - Steel reinforced foundation walls
 - Footings and pier pads
 - Up to 18" frost depth (per code)
 - Vapor barrier in crawl space

INTERIOR

FINISH

- One-tone paint
- Huntwood® Oak cabinets
 - Soft-close drawers
- Mini bullnose drywall corners
- Orange peel wall texture
- Knockdown ceiling texture
 - Common areas and bedrooms
- 4" craftsman trim
- Windowsills throughout home
- 2-panel hollow core doors
- Stair skirting on two-story homes
- Wood shelving in closets and pantry
- Moen® chrome kitchen and bath fixtures
- Brushed nickel lighting and door hardware
- Wilsonart® laminate countertops
- 6" tile backsplash
- Quality Dream Weaver® carpet
- Rhino® LVP flooring in kitchen, dining, bathrooms, and laundry
- Rough and final home cleaning

KITCHEN

- 36" upper cabinets with open shelving feature
- GE® stainless appliances
 - Electric range
 - Dishwasher
 - Microwave hood externally vented
- Ice maker water valve
- Garbage disposal

COMFORT

- Forced air furnace with line set
- Insulated interior walls for sound dampening
- Water heater
- Recessed lighting in common spaces

INTANGIBLES

- Professional and knowledgeable sales team
- Proficient back-office administration staff
- Experienced construction management
- Robust IT systems and internal processes
- New Home Orientation Walk-through
- Multiple preferred lender relationships

SIMPLICITY MISSION

With integrity we strive to build value driven, high quality homes.
Our team centric professionals are dedicated to providing an unparalleled customer experience.

WISESIZE HOME PLANS

- Ductless mini-split heating and cooling system
 - 1 wall mounted unit under 1,000 sf.
 - 2 wall mounted units over 1,000 sf.

OREGON SPECIFIC FEATURES

EXTERIOR FEATURES

- Aluminum Gutters

ENERGY-EFFICIENT FEATURES

- Hybrid electric heat pump water heater

PORTLAND METRO & NE OREGON EXTERIOR FEATURES

- Passive Radon System

OREGON COASTAL EXTERIOR FEATURES

- Stainless Steel Nails & Flashing
- Stainless Steel Meter Base
- IKO Dynasty Roofing
- Meets Exposure C Building Requirements

SOUTHERN OREGON INTERIOR FEATURES

- Hand-Troweled Drywall Finish

WASHINGTON SPECIFIC FEATURES

EXTERIOR FEATURES

- Passive Radon System

SW WASHINGTON & THE GORGE

- Aluminum Gutters

ENERGY-EFFICIENT FEATURES

ALL HOMES

- Milgard® high-efficiency vinyl thermal pane windows

HOMES UNDER 1,500 SQ. FT.

- High Efficiency Heat Pump (AC) with Electric Furnace
- Hybrid electric heat pump water heater

HOMES OVER 1,500 SQ. FT.

- High Efficiency Heat Pump (AC) with Electric Furnace
- Hybrid electric heat pump water heater
- AeroBarrier
- Heat recovery ventilation system

IDAHO SPECIFIC FEATURES

TREASURE VALLEY INTERIOR FEATURES

- Hand-Troweled Drywall Finish

- ALL FEATURES ARE PLAN, PROPERTY AND JURISDICTION SPECIFIC -

phone 877.417.4675 • www.simplicity-homes.com • OR CCB185357 • WA SIMPLHL915C8 • ID RCE34089

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CONSTRUCTION FEATURES

- Turn-Key Solution
- Steps in foundation
- Frost Depth* (24" standard)
- Rain & footing drains
- Additional utility footage
- Enlarged concrete driveways & walkways
- Enlarged concrete back pad
- Curb cut & approach
- Location Adjustment

EXTERIOR FEATURES

- Multiple elevations
- Fiber cement lap siding
- Premium siding package
- Masonry accents
- Enclosed soffits
- Gutters

FLOOR PLAN FEATURES

- 3 car garages*
- 4' garage extension*
- RV garage*
- Covered patio*
- Fireplace with alcove
- Fireplace with flatwall (incl. flat screen wiring)
- Fireplace in master bedroom*
- Additional bedroom and/or den*

COMFORT FEATURES

- Central forced air – Electric with heat pump
- Air conditioner
- Gas BBQ stub

WINDOW & DOOR FEATURES

- Window grids
- Enhanced fiberglass front door with windows
- Garage man door*

- 8' tall garage door*
- Garage door windows w/trim package
- Additional windows & doors

PLUMBING FEATURES

- Tile shower with fiberglass pan*
- Sink with cabinetry in laundry room*
- Laundry sink rough-in
- Integra or Arbor kitchen faucet
- Eva bath fixtures
- Raised elongated toilet

HARDWARE FEATURES

- Window sills throughout
- 4" craftsman trim
- Wood-wrapped windows in main level living areas
- Contemporary packages
- Enhanced exterior handleset
- Enhanced lever handle hardware
- Enhanced fireplace detail

ELECTRICAL FEATURES

- Exterior electrical outlet
- Well & septic designated circuit
- 320-amp continuous service
- Meter main
- Overhead power mast
- Additional electrical, cable, phone outlets
- Ceiling fan with light
- Ceiling fan pre-wire
- Additional can lights
- USB electrical outlet
- Flat screen tv pre-wire
- Hot tub pre-wire

CABINET FEATURES

- Soft-close doors
- Cabinet door knobs & handles

- Raised bathroom vanities
- Wall cabinetry in laundry room
- Built-in desk*
- Beverage bar*

APPLIANCE FEATURES

- Stainless steel
- Self-cleaning range
- Natural gas range
- Refrigerator
- Washer & dryer

COUNTERTOP & WALL TILE FEATURES

- Granite or Quartz with undermount kitchen sink
- Full tile kitchen backsplash
- 8" backsplash

FLOORING FEATURES

- Designer vinyl in kitchen, dining, baths & utility room
- Laminate in kitchen, dining, great room, baths & utility room
- Tile in kitchen, dining, great room, baths & utility room
- Engineered hardwood in kitchen, dining & great room
- Multiple levels of carpet
- 8lb. carpet pad

INTERIOR PAINT FEATURES

- Two-tone
- Designer interior paint package

GARAGE INTERIOR FEATURES

- Garage door opener
- Insulated garage & garage door