



Wilson Homes



Office Display Shown Above

For over 20 years, Wilson Homes has evolved with the times to provide the best in quality modular housing. While we are proud of the quality, style, and distinction of our modular homes, we are even prouder of our unmatched commitment to service and excellence.

Modular construction has become the construction method of choice for the quality- and cost-conscious house buyer. The best-built modular homes are better built than the vast majority of stick-built homes. Modular homes offer better materials, state-of-the-art construction technology, superior finished quality, and time and money savings. And you gain all of these benefits without sacrificing design or amenities.”

Thank you for considering Wilson Homes. We look forward to working with you to build the new home of your dreams.

WWW.WILSONHOMESMODULAR.COM

Specific Model Base Price List as of (4/1/2024)

A final base price is determined by many factors including: The type of set performed on the home (crane or rollover), deliverability of the home to the jobsite, proper sales tax calculation (sales tax on building building materials is estimated into the base price, each county has its own tax rate). Deliver range of 50 miles is included in the base price. Serviced Missouri counties include: Jefferson, Ste. Genevieve and St. Francois,

Landmark 26'8" wide floor plan prices				
Floor Plan	Size	Square Footage	Listed Base Price	Square ft. cost
Landmark 26'8" wide floor plans 10" Overhang				
2LM1001	27 X 48	1280	\$178,577	\$139.55
2LM1002	27 X 52	1386	\$185,201	\$133.59
2LM1003	27 x 52	1386	\$182,801	\$131.86
2LM1004	27 X 52	1386	\$184,961	\$133.42
2LM1005	27 X 56	1493	\$190,985	\$127.92
2LM1006	27 X 56	1493	\$190,625	\$127.68
2LM1007	27 X 58	1546	\$198,737	\$128.53
2LM1008	27 X 60	1600	\$203,489	\$127.21
2LM1009	27 X 64	1706	\$209,752	\$122.93
2LM1011	27 X 64	1706	\$207,472	\$121.60
2LM1012	27 X 68	1813	\$212,536	\$117.24
2LM1013	27 X 72	1920	\$227,320	\$118.43

Landmark 30'0" wide floor plan prices				
Floor Plan	Size	Square Footage	Listed Base Price	Square ft. cost
Landmark 30'0" wide floor plans 10" Overhang				
2LM1015	30 X 38	1140	\$172,314	\$151.15
2LM1016	30 X 40	1200	\$178,290	\$148.58
2LM1056	30 x 48	1440	\$183,234	\$127.25
2LM1057	30 x 52	1560	\$187,866	\$120.43
2LM1017	30 X 56	1680	\$201,018	\$119.65
2LM1058	30 x 58	1740	\$198,114	\$113.86
2LM1018	30 X 60	1800	\$212,490	\$118.05
2LM1019	30 X 64	1920	\$217,602	\$113.33
2LM1020	30 X 64	1920	\$220,242	\$114.71
2LM1021	30 X 68	2040	\$225,474	\$110.53
2LM1063	30 X 76	2280	\$222,858	\$97.74
2LM1022	30 X 76	2280	\$235,938	\$103.48
2LM1023	30 X 76	2280	\$236,418	\$103.69

Landmark Signature 27'4" wide floor plan prices				
Floor Plan	Size	Square Footage	Listed Base Price	Square ft. cost
27'4" wide floor plans 16" Overhang				
2LM2201	27 x 60	1640	\$244,073	\$148.83
2LM2202	27 x 68	1858	\$257,052	\$138.35
2LM2203	28 X 72	1968	\$261,022	\$132.63
3LM2201	42 X 56	1844	\$289,952	\$157.24
3LM2203	42 X 58	1810	\$287,524	\$158.85

Landmark Signature plans include the 5/12 roof pitch with 16" overhangs as a standard feature. The plans also feature many upgrades as standard. The base price is higher than other models because of the many upgrades already included in the building specifications.

Landmark Ultra 27'4" and 30'0" wide floor plan prices				
Floor Plan	Size	Square Footage	Listed Base Price	Square ft. cost
27'4" wide floor plans 16" Overhang / 30 wide 10" Overhang				
2LM2008	27 x 56	1530	\$203,720	\$133.11
2LM2010	27 x 56	1530	\$204,320	\$133.50
2LM2001	27 X 60	1640	\$213,833	\$130.40
2LM2011	27 X 60	1640	\$215,273	\$131.28
2LM2002	27 X 64	1749	\$220,227	\$125.91
2LM2003	27 X 68	1858	\$228,060	\$122.72
2LM2004	27 X 68	1858	\$228,060	\$122.72
2LM2005	30 X 64	1920	\$223,722	\$116.52
2LM2006	30 x 66	1980	\$226,698	\$114.49
2LM2012	30 x 72	2160	\$234,786	\$108.70
2LM2007	30 x 66	1980	\$230,778	\$116.55
2LM2013	30 x 76	2280	\$239,178	\$104.90
3LM2001	42 x 64	2069	\$278,258	\$134.49
3LM2002	42 x 64	2132	\$276,085	\$129.50
3LM2003	42 x 64	2370	\$300,582	\$126.83

Landmark Grand 27'4" and 30'0" wide floor plan prices				
Floor Plan	Size	Square Footage	Listed Base Price	Square ft. cost
27'4" wide floor plans 16" Overhang / 30 wide 10" Overhang				
2LM2101	27 x 62	1694	\$211,510	\$124.82
2LM2102	27 x 62	1694	\$230,086	\$135.79
2LM2103	30 X 62	1860	\$221,346	\$119.00
2LM2104	27 X 66	1804	\$215,624	\$119.54
2LM2105	27 X 66	1804	\$235,952	\$130.81
2LM2106	30 X 66	1980	\$225,498	\$113.89
2LM2107	27 X 72	1968	\$221,494	\$112.56
2LM2108	27 X 72	1968	\$243,910	\$123.95
2LM2109	30 X 72	2160	\$232,746	\$107.75

2LM2102, 2LM2105, 2LM2108 base price includes 7/12 roof pitch

Landmark Limited 26'8" and 30'0" wide floor plan prices				
Floor Plan	Size	Square Footage	Listed Base Price	Square ft. cost
26'8" wide floor plans 10" Overhang / 30 wide 10" Overhang				
2LM2401	27 x 52	1386	\$177,521	\$128.05
2LM2402	27 x 60	1600	\$193,769	\$121.14
2LM2403	27 X 60	1600	\$196,409	\$122.79
2LM2404	30 X 48	1440	\$182,514	\$126.75
2LM2405	30 X 52	1560	\$187,746	\$120.35
2LM2406	30 X 56	1680	\$194,418	\$115.73
2LM2407	30 X 60	1800	\$204,450	\$113.58
2LM2408	30 X 64	1920	\$209,562	\$109.15

Millenian 26'8" wide floor plans				
Floor Plan	Size	Square Footage	Listed Base Price	Square ft. cost
27'4" wide floor plans 16" Overhang				
2LM2801	27 x 56/44	1333	\$179,129	\$134.38
2LM2802	27 x 60/46	1413	\$188,897	\$133.68
2LM2803	28 X 60/48	1440	\$191,634	\$133.08

Options and Upgrades that require additional setup costs (cost of the option or upgrade itself + additional labor).

Option or Upgrade	Commodore option cost	Additional site work labor that must be added to option cost
5/12 roof pitch	\$1500 - \$3500	\$60 per lineal ft.
7/12 roof pitch	\$4000 - \$8000	\$140 per lineal ft.
9/12 roof pitch	\$7000 - \$17,000	\$250 per lineal ft.
22ft. - 28ft. dormers	\$4000 - \$7000	Pending dormer type, pitch and elevations.
6ft. Cape live dormers	\$3,900	Option price for dormer \$3900 + \$4000 (labor) = \$7900 per dormer
10ft.fold down dormers	\$1,300	10ft. dormers can be flush or shown with 10ft. bump-out
Fireplace setup costs	\$2,000	Fireplace chases and flues must be assembled on-site

Example: 30x64 with 7/12 roof pitch: 64ft.x \$100 = \$6400 + Labor 64ft. x \$140 = \$8960 = TOTAL COSTS = \$15,360

So what's included in the base price of the home?

1. The base price will include all the standard items listed in the Commodore "Landmark" literature. Examples include: 2x6 exterior walls, R-19 sidewall insulation, 95% Furnace, 13 SEER AC, Duct-work, KCMA certified cabinetry, dual pane low-e windows, PEX water lines, 75# drawer guides, primed drywall (not finish painted, primed), lighting fixtures, faucet fixtures and many other standard items listed on the Landmark standard features.
2. The builder (Wilson Homes) will include various site-work tasks in the base price as well. Wilson Homes pricing includes the following items: Freight from sales lot to homeowner's property, freight to return carriers back to factory, set home onto owner provided foundation, finish exterior (felt, shingle, ridge cap, vinyl siding, set dormers, etc.), finish interior (fix drywall cracks, finish drywall at mate line, paint fixed drywall areas, set and adjust interior doors, seam carpet, install duct work, install cold-air return system, etc.), complete interior water connection, remove trash from site, secure home to foundation and complete (finish) HVAC system (Commodore includes furnace and duct-work in the base price) Wilson Homes will purchase the outside unit separately, we then install outside unit on brackets, install A-coil (13 SEER) and run wiring for unit.
3. The base price includes a \$15,000 crane allowance and \$2000 tow/cat allowance (for difficult deliveries). The typical crane bill comes in around \$11,000 - \$13,000 and the \$2000 allowance to assist with towing of home or crane at jobsite is not always necessary (typically 50% of sites will need tow assist). Any crane bill less than \$15,000 will be rebated back to homeowner after the home is set on the foundation. If the crane bill is over \$15,000 Wilson Homes will absorb the cost and if there is no towing or additional delivery cost the \$2000 will be rebated back as well.

So what's not included in the base price of the home?

1. Options and upgrades. Common upgrades include: 5/12, 7/12 or 9/12 pitch (4/12 roof pitch is standard on most models). Appliance packages (please note the base price includes: 18" standard refrigerator and 30" free standing range), trim packages, exterior dormer and porch packages. We have a packet with all of our options and upgrades with pricing (upon request). Average option expenditure \$30,000. Low side \$20,000 - High side \$90,000.
2. Electric connection. Install meter base on home. Then connect meter base on home to panel box inside. Some utility companies require the meter base to be set on a pole, some will set the meter base for you and others will not. If you are building on a basement you will need to allow for electrical service to be completed in the basement.
3. Drain lines and fire flashing. Drain lines are stubbed through at the factory. Drain line parts must be purchased and final connections need to be made on-site. The drop locations need to be fire flashed (sealed up for draft protection) required in Jefferson, St. Louis and Franklin County.
4. Gutters. Gutters have to be installed on-site. Choose from 5" or 6" gutters with 5" or 6" downspouts.
5. Interior stairwell, if building on basement. Some counties require the stairwell to be covered with drywall and fire taped (one coat of mud), at a minimum.
5. Site-work Allowance. Clearing, Excavation, Rock allowance, Basement foundation or Crawlspace foundation to fit home, Jack Posts down middle, 2x8 treated sill plate, waterproofing, trenching, wiring for basement (pull-chain lighting), additional windows and doors for basement framed in wall.

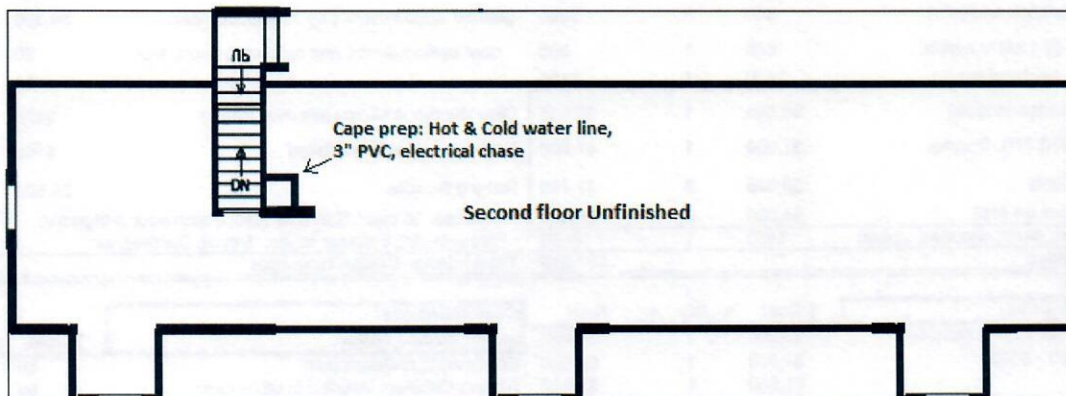
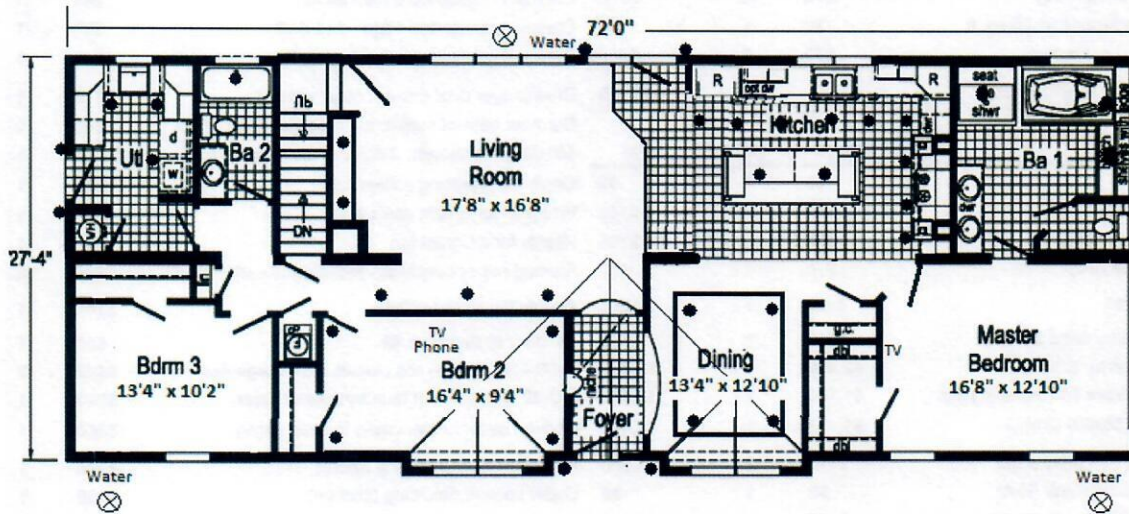
Base Price	Obtain from base price sheet (ultimately determined by site check)
Options (upgrades)	Go over these items in person (can vary significantly)
<u>Site-Work expenses</u>	<u>Determined per job site (items 2 thru 6 on this page)</u>
Total price of home	Price does not include land cost, septic or well

Landmark Customized

27'4" x 72'0"

1970 square feet

Our stock model features a 9/12 roof pitch (upstairs stairwell location shown on plan), 1100 square feet of unfinished bonus space, (2) 6ft. cape dormers, (1) 27'4" twin-bay dormer, Cultured stone accenting across the front, Sienna Maple package (sienna maple cabinetry, sienna maple real hardwood trim package and sienna maple real hardwood doors throughout), 48"x48" ceramic tiled glass shower, deep 16" overhangs, 2x6 exterior walls 16" O.C., 2x4 interior walls 16" O.C., KCMA rated cabinetry, R-21 sidewall insulation, R-38 Ceiling insulation, G.E. Stainless Steel Profile appliance package, deep molded jet-tub and many more great features listed on our price sheet. The floor plan layout is very open and has many different exterior elevation packages.



LandMark - Custom Display Model (Office)

Dimensions of floor plan	28'0" x 72'0"
Square Feet	1970

Sq. Ft. Cost Base + Options (no foundation)	\$166.76
Sq. Ft. Cost with Site work allowances	\$198.94

Base Price	\$227,320
Structural & Mechanical Info.	\$36,798
Exterior Design	\$37,815
Interior Design	\$24,057
Customization and/or stretch costs	\$2,520
Total Price with Upgrades	\$328,510
Site Work Allowances	\$63,400
Total Price with Site work allowances	\$391,910

Structural & Mechanical Info.	\$ Cost	x Qty.	= Total
9/12 Pitch w/ 16" Overhang 8ft. Flat ceiling	\$140	72	\$10,080
* Extra, labor to set 9/12 roof, felt, shingle, install collar ties and ridge vent.	\$250	72	\$18,000
9/12 attic surcharge cost add, \$0.90 sq.ft.	\$0.90	1970	\$1,773
Stretch plan 28'6" wide to 27'4" wide	\$30	72	\$2,160
Ridge runner ridge vent (required 9/12 only)	\$415	1	\$415
Center line floor grate for 9/12	\$15	72	\$1,080
Electric furnace + Acoil (95% gas standard)	\$125	1	\$125
Duct-work (standard in Commodore price)	\$0	1	\$0
13-SEER AC (included in Wilson homes base)	\$0	1	\$0
50 Gallon electric water heater (std. 40g)	\$90	1	\$90
Ship hot water heater loose install & wire in basement	\$300	1	\$300
Water lines Pex 1" main (shut-offs T/O) (STD.)	\$0	1	\$0
2x4 interior walls 16" O.C.	\$445	1	\$445
Full OSB on interior marriage walls	\$495	0	\$0
Double close up tarp for shipping (extra layer)	\$440	1	\$440
Bottom board close up full length	\$130	1	\$130
Stairwell cutout (price does not include stairs)	\$790	1	\$790
R-21sidewall insulation (standard R-19)	\$10	72	\$720
Insulate floor onsite if on crawlspace \$1.25 sq. ft.	\$0	1	\$0
Insulation R-19 for bamboard basement	\$50	5	\$250
Total Structural & Mechanical Info Upgrades			\$36,798

Exterior Design	\$ Cost	x Qty.	= Total
Stone work front of home	\$0	1	\$0
Exterior water faucet, extra (3 total)	\$70	2	\$140
Extra, Patina exterior light at all doors	\$65	3	\$195
Exterior receptacle, extra (total of 3)	\$70	1	\$70
2 panel Half-Lite Element glass	\$595	1	\$595
2 panel w/ half glass and internal blind at utility	\$360	1	\$360
Swing patio door w/ blinds (extra) (kitchen)	\$2,400	1	\$2,400
Triple pane double hung windows T/O replacing std.	\$1,495	1	\$1,495
Ship loose windows for attic (36x60) (2 qty.)	\$1,445	1	\$1,445
Double window Mbat 30x36 (2) - triple pane	\$475	2	\$950
Arch top mullied window at kitchen sink (N/A)	\$0	1	\$0
Transom window 36x9 at 2nd bath - single pane	\$195	1	\$195
12' Shutters (extra shutters for back and attic)	\$45	8	\$360
Window lineals IPO shutters @ 1 set in middle	\$95	1	\$95
Cape Prep (Hot/cold, 3" pvc, electrical cond.)	\$400	1	\$400
27'4" dormer w/ trin bays (includes window)	\$5,845	1	\$5,845
* Setup costs for dormer 9/12 27ft. Dormer	\$7,000	1	\$7,000
6ft. 9/12 Cape Dormer w/ window	\$8,895	2	\$7,790
* Setup costs per live dormer on 9/12	\$4,000	2	\$8,000
Clay Package exterior trim pkg. (facia, windows, doors)	\$480	1	\$480
Total Exterior Design Upgrades			\$37,815

Allowance items not in base price	\$ Cost	x Qty.	= Total
Electric service (exterior and basement) per job	\$5,000	1	\$5,000
Drain lines and fire flash \$3000 - \$5000	\$4,500	1	\$4,500
Gutters to match home	\$1,800	1	\$1,800
Interior Stairwell (basement) \$1500 - \$2100	\$2,100	1	\$2,100
Site-work allowance for following items:			
Clearing, Excavation, Rock, Basement, jack posts, waterproofing, finish grade.	\$50,000	1	\$50,000
trenching, wiring for basement, etc.	\$0	1	\$0
(Allow \$30,000 - \$55,000)	\$0	1	\$0
Total site-work allowance			\$63,400

Interior Design	\$ Cost	x Qty.	= Total
Ceramic foyer entry (No longer available)	\$0	0	\$0
25oz. Carpet upgrade 28wide	\$600	1	\$600
Gooseneck pulldown faucet	\$90	1	\$90
2nd conduit drop from electrical box to base.	\$35	1	\$35
LED Can lights each (8 kit. & 4 Dining)	\$75	12	\$900
LED Can lights each (14 extra throughout)	\$75	14	\$1,050
LED Can lights w/ cover (Mbat & 2nd bath)	\$75	3	\$225
Keep sink light on separate switch	\$20	1	\$20
Under cabinet lighting (xenon lighting)	\$75	6	\$450
(2) stem lights over island or bar (Nickel)	\$75	2	\$150
Wire brace and double switch for Paddle fan (LR)	\$70	1	\$70
Hunter Deluxe 52" paddle Mbed (Nickel)	\$245	1	\$245
TV Jack (Mbed & Bed 2)	\$45	2	\$90
Dimmer switch per set of lights (\$35 each)	\$35	3	\$105
Marbre Ceramic w/ mosiac insert kitchen	\$31	26	\$806
Ceramic backsplash - Bathroom #2	\$11	6	\$66
Sienna Maple cabinets (flat panel) standard	\$0	1	\$0
Crescent countertop edge - Kitchen	\$115	1	\$115
Crescent countertop edge - Mbat	\$45	1	\$45
Crescent countertop edge - 2nd Bath	\$30	1	\$30
Crescent countertop edge - Utility Room	\$45	1	\$45
Drawer over door cabinet construction	\$475	1	\$475
Glamour bath w/ soaker tub replacing garden tub	\$890	1	\$890
48" Ceramic shower, 2 sided glass enclosure	\$2,075	1	\$2,075
Oasis tub replacing soaker tub	\$445	1	\$445
Whirlpool for dream oasis tub	\$865	1	\$865
Heater for whirlpool tub	\$625	1	\$625
Framed mirror over sink - Nickel (\$30 per)	\$65	2	\$130
Double lav sinks (mbath)	\$165	1	\$165
36" door at Bedroom #2	\$55	1	\$55
1 CO - 30" Double rod clothes closet organizer	\$145	2	\$290
MO-89 Cabinet over laundry washer/dryer	\$270	1	\$270
Convert water heater cavity to linen pantry	\$350	1	\$350
Inset Tray ceiling (Dining Room)	\$545	1	\$545
Under cabinet moulding (kitchen)	\$150	1	\$150
	\$0	1	\$0
Stained wood interior pkg. hardwood base, door casing, jambs and solid core doors T/O	\$4,300	1	\$4,300
	\$0	0	\$0
	\$0	0	\$0
Over the range Microwave over (Stain)	\$425	1	\$425
Garbage disposal - installed	\$165	1	\$165
Ruby II Bundle	\$6,500	1	\$6,700
Includes: 20 cubic Stainless steel french door refrigerator, Free standing 5 burner range, 5 cycle Dishwasher			
Total Interior Design Upgrades			\$24,057

Customizations and/or stretch costs	\$ Cost	x Qty.	= Total
Engineering redesign plan	\$0	1	\$0
Hickory Cabinets installed in utility room	\$0	1	\$0
Install 3-seater kitchen island IPO of 2-seater	\$1,500	1	\$1,500
Arch and column in Mbat	\$550	1	\$550
Rounded Archway per opening (foyer)	\$235	2	\$470
	\$0	1	\$0
	\$0	2	\$0
Total Customizations &/or Stretch costs			\$2,520

Commonly Asked Questions:

What is the typical turnaround time?

Typical turnaround time is 3-6 months from time of order. After order is placed it typically takes 3-4 months for the home to be delivered to our sales lot. It can take 1-3 months to finish the home, depending upon how quickly electric service can be connected to the home.

How far away will you build your homes?

We typically stay within a 75-mile radius of our sales center. When we build past this distance, we may require additional time and travel costs.

Where do I start and how does this whole process work?

Step one would be pricing a home. This would entail taking the base price and adding upgrades you would like to consider. Typically, we go over the options and upgrades with you, but (upon request) we can give you an option pricing packet to review the various options and upgrades we have to offer. Once the home is priced with upgrades we will still need to add in for site-work. The site-work estimate will typically cover clearing, excavation, foundation, septic, well, trenching, electric connection, drain line completion, gutters and any other items that need to be accounted for. You can hire your own general contractor to help with the site preparation or act as your own general contractor.

Does a modular home finance the same as manufactured home (i.e. double-wide)?

NO, modular homes finance the same as stick-built homes and use stick-built homes for a comparable when appraisals are conducted. Modular homes can be financed through conventional financing terms.

Where can I obtain a construction loan?

We have a few banks we work with on construction financing and in some cases Wilson Homes can handle your construction loan in-house, with end loan approval. We can obtain end loan approval with your bank or one of our local banks.

What kind of warranty agreement will I receive when I build with Wilson Homes?(Included in base price)

Wilson Homes will provide a 1 year full service warranty from the date your home is finished. Items such as (appliances, shingles, flooring, and siding) carry their own separate warranty through the manufacturer.

Can I order just the home and hire my own sub-contractors to finish the home or just parts of the home?

Yes, you can choose which portions of the home you want to complete yourself. You can choose to hire your own (flooring contractor, plumber, electrician, foundation contractor, etc.).

Why should I choose Wilson Homes?

We have one of the best reputations in the industry. The owners are directly involved with every home we build. We have been an exclusive Commodore builder for over 20 years and many of the contractors we use have been with us for over 15 years.

Can I customize my plan and does it cost more?

Yes, you can customize. It does cost an extra \$1000 - \$4000 because the floor plan has to be reengineered. If only a few changes are made it does not cost much. You can stretch and/or widen floor plans, interchange kitchens, bathrooms, utility rooms and omit items for site construction. Average cost is typically \$1500.