The Villages of Academy

Home Flyer



- Homes feature **1,400 – 1,800** square feet
- Two / Three bathrooms
- Master suite includes large bath with double sinks, walk-in closets
- Most homes feature separate dining rooms
- High-pitched roofs
- Vaulted or tray ceilings in living room and master bedroom.
- Carpet and tile throughout
- Enclosed two-car garage
- Open floor plans
- Separate laundry area

House Plans







Projected Development Cost

DEVELOPMENT COSTS

DIRECT CONSTRUCTION COSTS:

Site Preparation	$ 48,000	
Water Distribution	$ 55,250	
Sanitary Sewer	$ 74,750	
Storm Drainage	$ 108,150	
Street Construction	$ 174,105	
Underground Electrical	$ 15,000	
Erosion Control	$ 8,000	
Landscaping	$ 20,000	
Professional Fees/Services	$ 35,000	
Marketing	$ 18,000	$ 556,266

INDIRECT CONSTRUCTION COST:

Taxes, Legals, Contingencies	$ 27,813	
Entrepreneurial Profit (25%)	$ 139,067	$ 166,880
Land Value (By Comparison)		$ 117,000
Indicated Value by Cost Approach		$ 840,146

ROUNDED TO: EIGHT HUNDRED FORTY THOUSAND DOLLARS

($840,000.00)