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Convert Ranch Home to a Colonial, Two Story Home Addition



## Ranch Conversion Addition: Prices and Plans



Before

We can design your addition!

DREAM HOME

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After

### Description 960 square feet of new space!

Add a second floor to your single level Ranch home and convert your home into a two story Colonial. This addition is based on a very common single floor ranch, but it can be easily adapted to any single level home. Utilize the space on the first floor for entertaining and recreation, and second floor will have plenty of space for three bedrooms, 2 bathrooms and closets.


### Construction 24' x 40' Addition "Fancy Hip Roof Design"

The existing roof will be completely removed and a new second floor will be built over the first floor. Some existing walls on the first floor will be reconfigured to allow for a staircase to access the second floor. At the end of the hallway a balcony will allow you to look over into the foyer below. A new gable roof will be added with usable attic space, and a small overhang over the front door will provide protection from the elements when entering the home. (See our Prices below for this package.)




| Item              | Master Bedroom | Master Bathroom | 2nd Bedroom | 3rd Bedroom | Staircase-Hallway | Common Bath |
|-------------------|----------------|-----------------|-------------|-------------|-------------------|-------------|
| Size              | 17' x 14'      | 9' x 9'         | 12' x 11'   | 12' x 11'   |                   | 7' x 5'     |
| Closet            | 7' x 9'        |                 | 2' x 8'     | 2' x 8'     |                   |             |
| Flooring          | carpet         | tile            | carpet      | carpet      | carpet            | tile        |
| Trim              | painted        | painted         | painted     | painted     | painted           | painted     |
| Doors             | 2              | 1               | 3           | 3           |                   | 1           |
| Windows           | 5              | 1               | 3           | 2           | 1                 | 1           |
| Lights            | 1 central      | 1 central       | 1 central   | 1 central   | 1 central         | 1 central   |
| Outlets           | yes            | yes             | yes         | yes         |                   | yes         |
| TV/Cable          | yes            |                 | yes         | yes         |                   |             |
| Phone             | yes            |                 | yes         | yes         |                   |             |
| Room Paint        | yes            | yes             | yes         | yes         | yes               | yes         |
| Vanity            |                | double          |             |             |                   | single      |
| Vanity light      |                | yes             |             |             |                   | yes         |
| Vanity marble top |                | yes             |             |             |                   | yes         |
| Bathtub           |                | yes             |             |             |                   | yes         |
| Shower            |                | yes             |             |             |                   | yes         |
| Toilette          |                | yes             |             |             |                   | yes         |
| Faucets           |                | 3               |             |             |                   | 2           |


| Item    | Specifications   |
|---------|--|
| Windows | High efficiency double hung windows with Low-E and Argon gas, (1) fixed picture window with Gothic arch top. All windows are primed wood interior. |
| Chimney | Extension of existing chimney so that its top ends 2 feet past roof height, chimney cap included.  |




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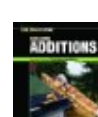
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#### HVAC

Removing the existing system and replacing it with a high-efficiency central heating and air conditioning system on two zones. Zone 1 on the first floor, Zone 2 on the second floor.

#### Electrical

Disconnect existing electrical service cable to house and reinstall on the roofline of the addition. Upgrade existing panel to 200 amp. New outlets in all rooms, bedroom outlets will be arc fault protected, bathroom outlets will be GFCI protected, centralized light fixtures in all rooms and hall area with a standard switch.

#### Plumbing

Pex water supply piping, ABS drainage piping, connection to existing water and sewer hookups.

**Buy this Ranch Conversion for \$733 a month or \$125,700 today!**

**Do It Yourself Price "DIY" (Subtracts: Trim, Paint, Flooring & Interior doors): \$648 mo or \$111,000**

Buy 3 Sets of Construction Plans, with a full materials list.

**\$250.00**

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