

THE *Residence*

MULTI SECTION AND MODULAR HOMES



THE Residence

STANDARD FEATURES

INTERIOR

25 OZ. SHAW CARPET WITH REBOND PAD & TACK STRIP
8' FLAT CEILINGS THROUGHOUT
STIPPLE CEILING FINISH
FINISHED CEILING JOINTS
DRYWALL THROUGHOUT
BUILDER GRADE PRIMER THROUGHOUT
"CLOSET MAID" VENTILATED WIRE SHELVING IN CLOSETS
LED RECESSED CAN LIGHTS THROUGHOUT
PAINTED 3" DOOR & WINDOW CASING AND 5" BASE TRIM
2-PANEL WHITE INTERIOR DOORS
2" CORDLESS VINYL BLINDS

KITCHEN

42" KITCHEN HARDWOOD CABINETS W/CROWN AND
BOTTOM LIP MOLDING
KITCHEN ISLAND
SOFT CLOSE DRAWERS & DOORS
LUMBER CORE CABINET STILES
SOFT CLOSE KITCHEN DRAWERS & DOORS
3/4" ADJUSTABLE SHELVES IN OVERHEAD CABINETS
8" STAINLESS STEEL DOUBLE BOWL KITCHEN SINK
BRUSHED NICKEL FAUCETS THROUGHOUT
SAMSUNG STAINLESS STEEL APPLIANCES
30" FREE-STANDING ELECTRIC RANGE
18 CU FT FROST FREE REFRIGERATOR W/ICEMAKER
BANK OF DRAWERS
DRAWER OVER DOOR CONSTRUCTION
GFCI PROTECTED RECEPTACLES

BATHS

60" FIBERGLASS TUB/SHOWER IN PRIMARY BATH & BATH 2
HIGH PRESSURE LAMINATED COUNTERTOPS & BACKSPLASH W/MICRO-
BAN ANTIMICROBIAL TECHNOLOGY
PORCELAIN COMMODES
SQUARE PORCELAIN LAVS
POWER EXHAUST FANS - ENERGY STAR
GFCI PROTECTED RECEPTACLES
36" TALL VANITIES IN BOTH BATHS
FURNITURE STYLE VANITY W/DOUBLE LAVS IN PRIMARY BATH
STILE FRAMED MIRRORS - BATHS
BRUSHED NICKEL FAUCETS THROUGHOUT
BANK OF DRAWERS IN PRIMARY BATH

INSULATION

ZONE III INSULATION PACKAGE
- R-30 BLOWN CEILING INSULATION W/VAPOR BARRIER
- R-21 FIBERGLASS INSULATION IN WALLS
- R-27 FIBERGLASS INSULATION IN FLOORS

EXTERIOR

NOMINAL 3/12 ROOF PITCH
ARCHITECTURAL SHINGLES
METAL FACIA
VINYL VENTED SOFFIT

EXTERIOR - continued

36" CRAFTSMAN FRONT DOOR W/THUMB LATCH
36" 6-PANEL REAR DOOR W/DEADBOLT
EXTERIOR LIGHT AT FRONT & REAR DOOR
4 1/2" DUTCH LAP VINYL SIDING
(2) EXTERIOR GFI RECEPTACLES
(2) EXTERIOR FROST FREE FAUCETS
ARGON LOW E VINYL WINDOWS W/3 OVER CLEAR GRIDS
WINDOW SURROUNDS ON FDS
KWIKSET INTERIOR & EXTERIOR DOOR KNOBS
W/MICROBAN ANTIMICROBIAL TECHNOLOGY

UTILITIES

200 AMP 40/40 SERVICE PANEL
CARRIER ELECTRIC FURNACE
PROGRAMMABLE THERMOSTAT
40 GALLON ELECTRIC WATER HEATER
WATER HEATER PAN WITH EXTERIOR DRAIN
PEX PLUMBING
WIRE & PLUMB FOR WASHER
WIRE & VENT FOR DRYER
RECESSED WHOLE HOUSE WATER SHUT OFF
WATER SHUT OFFS THROUGHOUT
GFI PROTECTED RECEPTACLES IN KITCHEN AND BATHS
FURNACE CLOSE-OFF DOOR & WATER HEATER DOOR - VBP
CONDUIT DROP FOR A/C

CONSTRUCTION

STEEL I-BEAM RECESSED FRAME W/DETACHABLE HITCH
2" X 6" FLOOR JOISTS - 16" O.C.
T&G OSB FLOOR DECKING GLUED & FASTENED
2" X 6" EXTERIOR WALLS
30LB. ROOF LOAD
RIDGE VENT ROOF VENTING
LINKED SMOKE DETECTORS W/BATTERY BACK-UP IN MAIN LIVING AREA
& ALL BEDROOMS
7/16" OSB EXTERIOR SHEATHING W/WINDWRAP
SMOKE/CARBON MONOXIDE DETECTOR
ENERGY STAR

MODULAR SPECIFICATIONS

2" X 10" FLOOR JOISTS - 16" O.C.
R-21 WALL INSULATION
R-49 ROOF INSULATION
FIBERGLASS HEAT DUCTS
2" X 4" INTERIOR WALLS
2" X 4" MATELINE WALL
METAL CROSS BRIDGING
50LB. ROOF LOAD

NOTE: WISCONSIN AND MINNESOTA - NO PLUMBING
OR FURNACE

THE *Residence*

INDEX

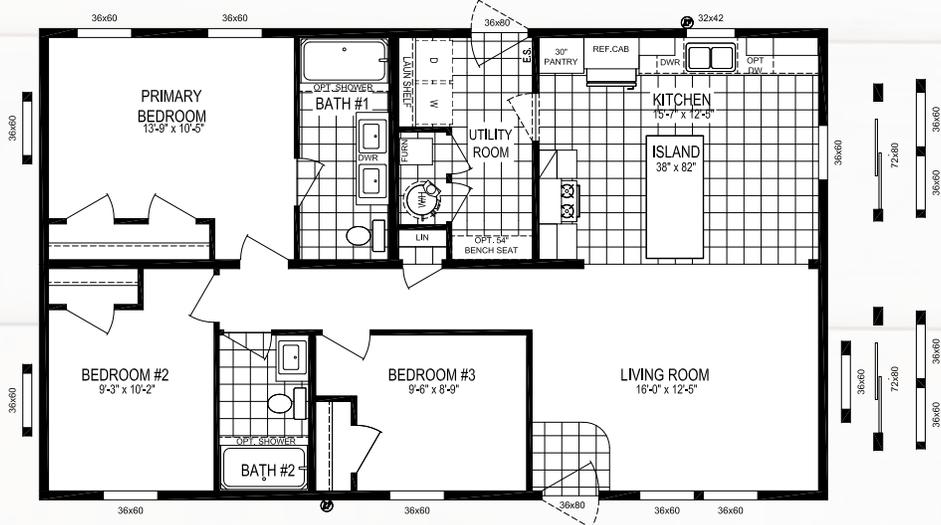
NAME	MODEL	SIZE	SQ. FT.	BEDROOMS	BATHS	PAGE
Horizon	4428-MS057	44x28	1159	3	2	4
Day Break	4828-MS059	48x28	1264	3/4	2	5
Somerset Dr	5228-MS012-1	52x28	1369	3	2	6
Center St	5228-MS014-1	52x28	1369	3	2	7
Aurora	5228-MS049-1	52x28	1369	3	2	8
Elm St	5628-MS018-1	56x28	1475	3/4	2	9
Hill St	5628-MS020-1	56x28	1475	3	2	10
Belvedere Blvd	5628-MS065	56x28	1475	3	2	11
Michigan Ave	6028-MS026-1	60x28	1580	3	2	12
Tompkins Blvd	6428-MS029-1	64x28	1685	3/4	2	13
Butler Place	6428-MS056	64x28	1685	3	2.5	14
Pioneer St	6030-MS064	60x30	1800	3	2	15
Stratford Place	6630-MS062	66x30	1790	3	2	16
McCann Blvd	6830-MS070	68x30	2040	3/4	2	17

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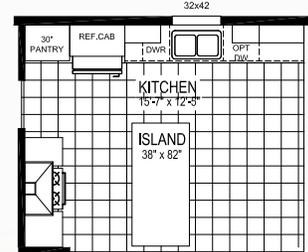
4428-MS057

44 x 28 | 1159 Sq. Ft. 3 Bed | 2 Bath

HORIZON



8 FOOT PORCH WITH
END ENTRY OPT.



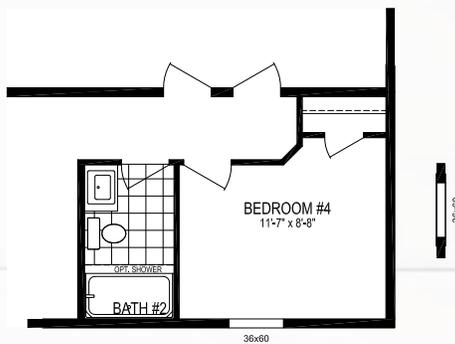
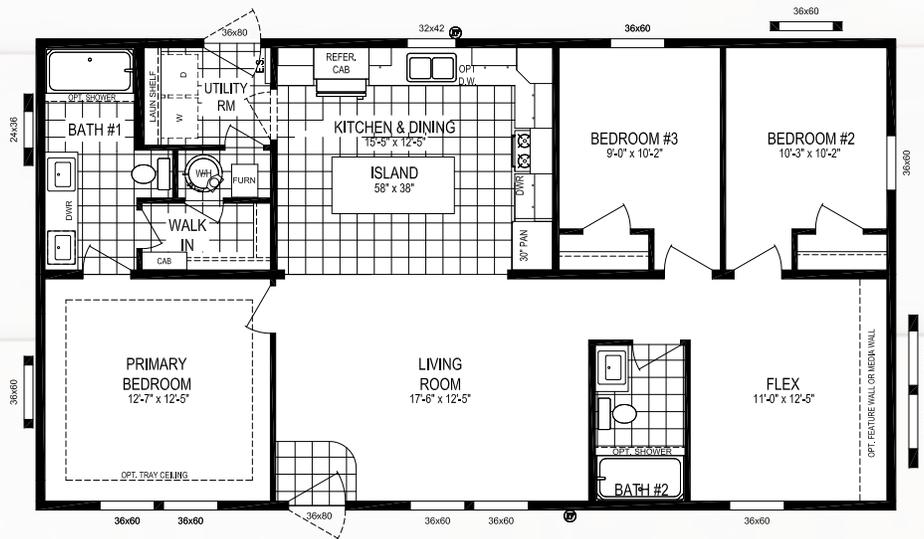
OPTIONAL EURO RANGE

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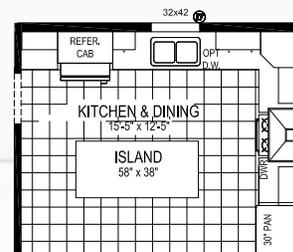
4828-MS059

48 x 28 | 1264 Sq. Ft. 3 Bed | 2 Bath

DAY BREAK



4 BEDROOM OPT.



OPTIONAL EURO RANGE

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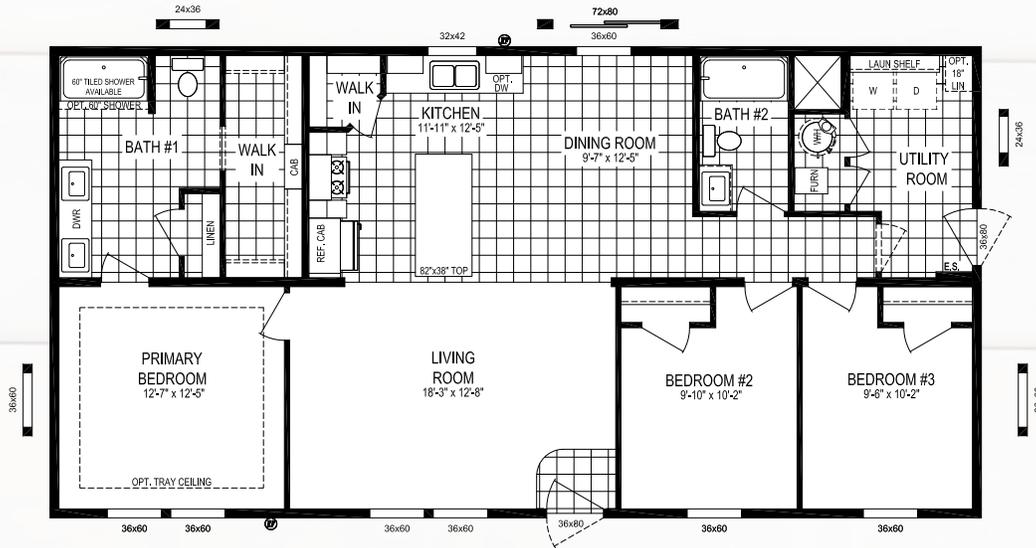
5228-MS012-1

52 x 28 | 1369 Sq. Ft. 3 Bed | 2 Bath

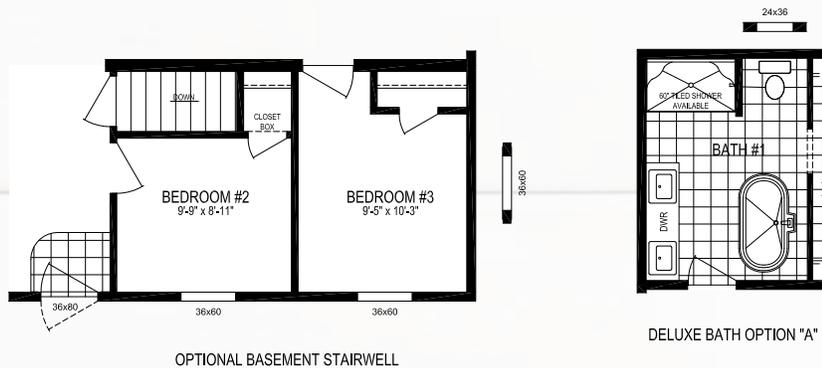
CLICK HERE FOR A 3D TOUR OF THIS FLOORPLAN!



SOMERSET DR



QUARTZcafé



CLICK HERE FOR A 3D
TOUR OF THIS FLOORPLAN!

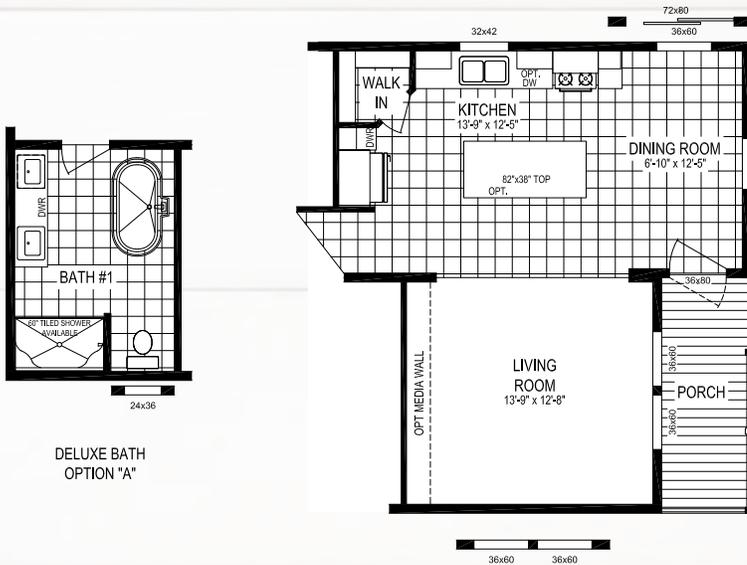
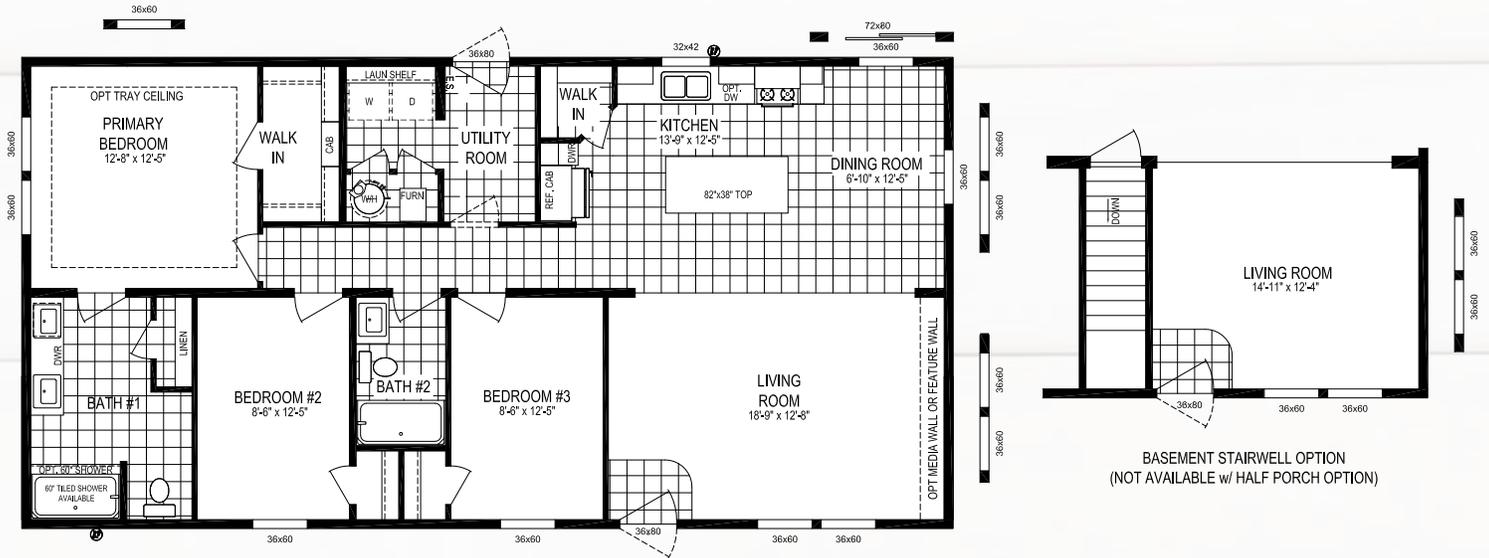


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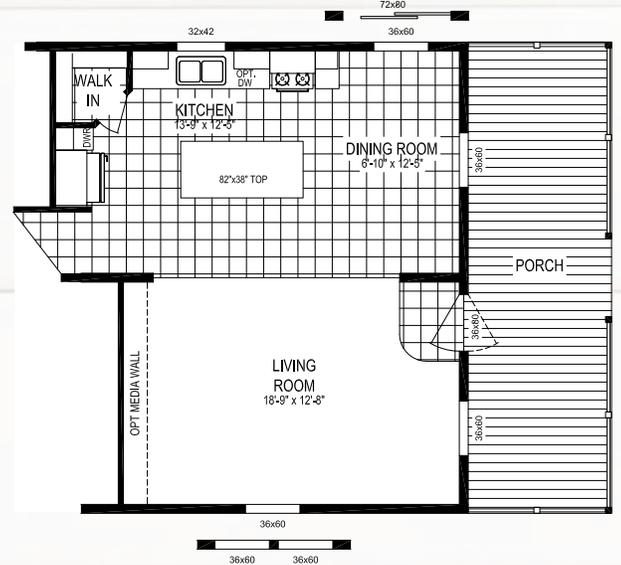
5228-MS014-1

52 x 28 | 1369 Sq. Ft. 3 Bed | 2 Bath

CENTER ST



END ENTRY w/HALF
FRONT PORCH OPTION



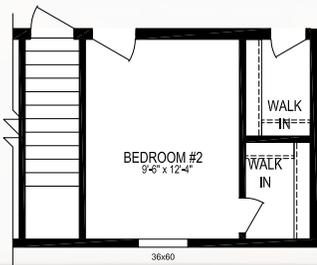
8' PORCH OPTION
SHOWN w/END ENTRY OPTION

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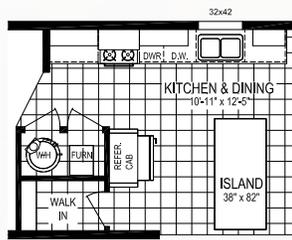
5228-MS049-1

52 x 28 | 1369 Sq. Ft. 3 Bed | 2 Bath

AURORA



BASEMENT STAIRWAY
OPTION



MOD KITCHEN LAYOUT



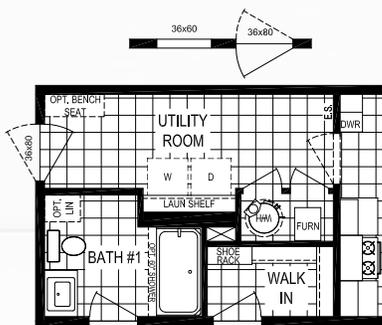
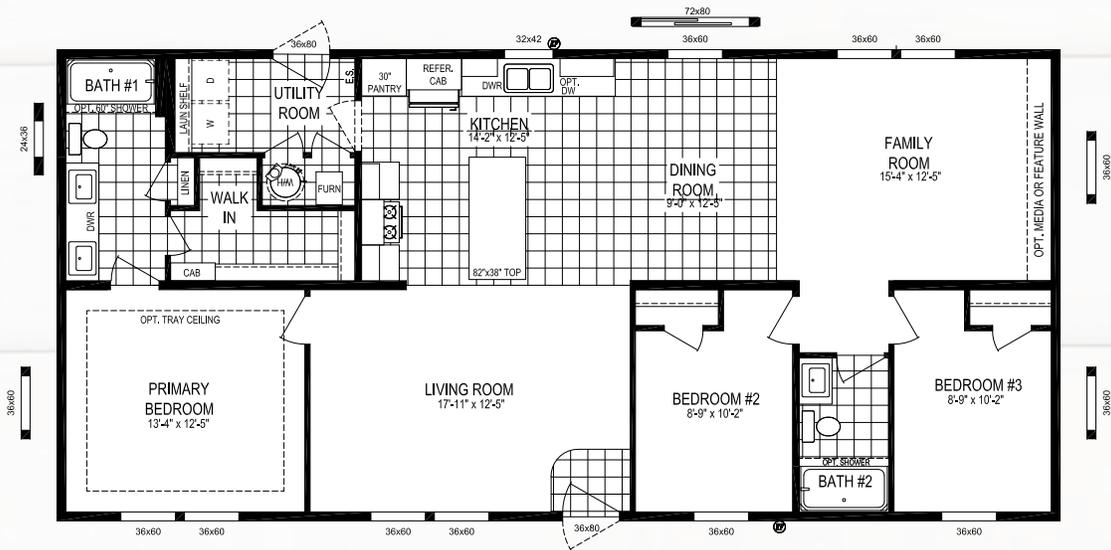
OPTIONAL EURO RANGE

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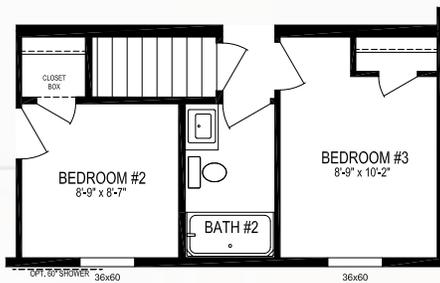
5628-MS018-1

56 x 28 | 1475 Sq. Ft. 3 Bed | 2 Bath

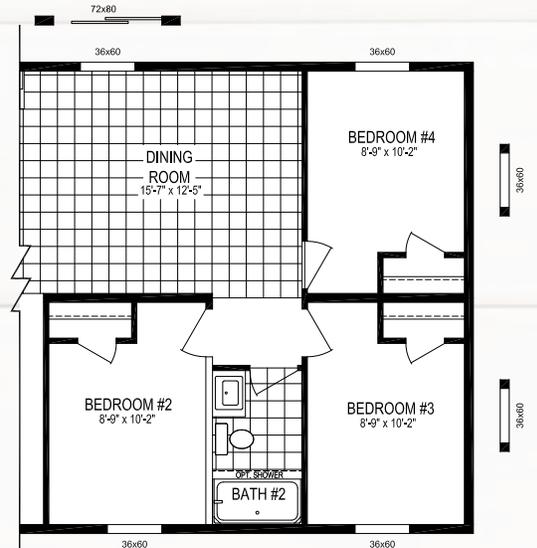
ELM ST



OPTIONAL END ENTRY



OPTIONAL BASEMENT STAIRWELL



OPTIONAL 4TH BEDROOM

MODEL NUMBER:

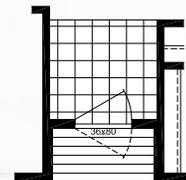
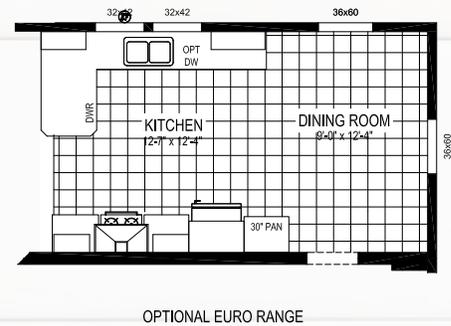
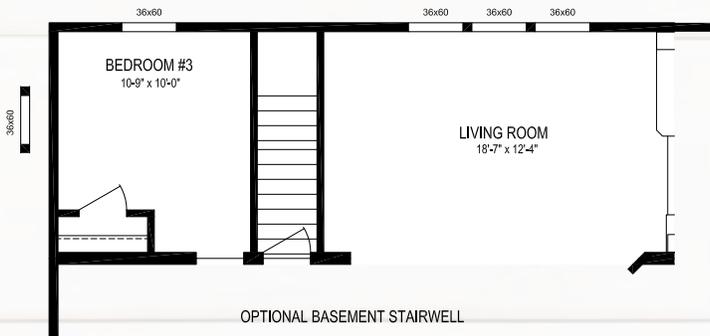
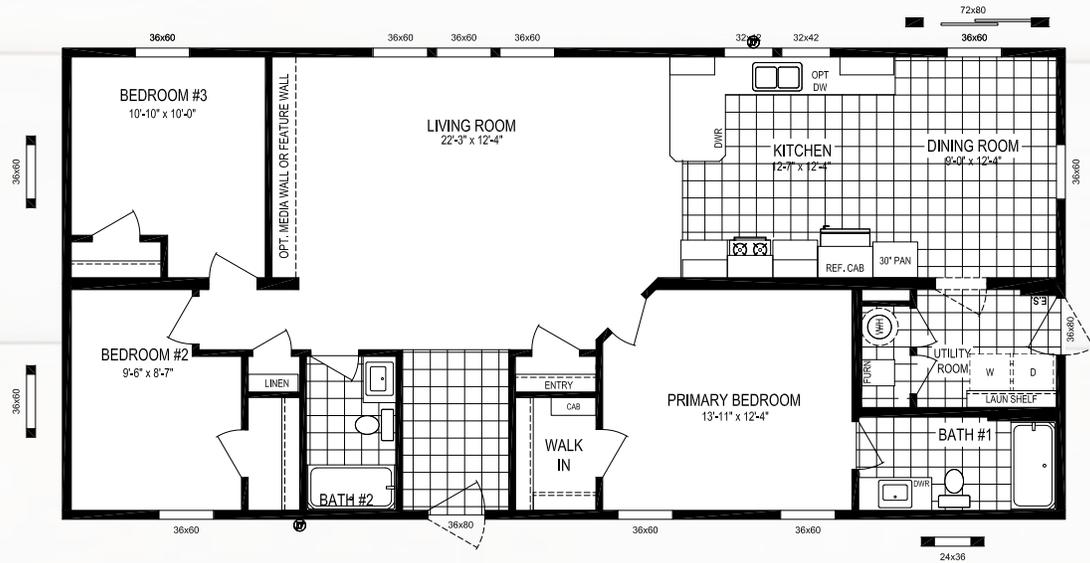
5628-MS020-1

56 x 28 | 1475 Sq. Ft. 3 Bed | 2 Bath

CLICK HERE FOR A 3D
TOUR OF THIS FLOORPLAN!



HILL ST



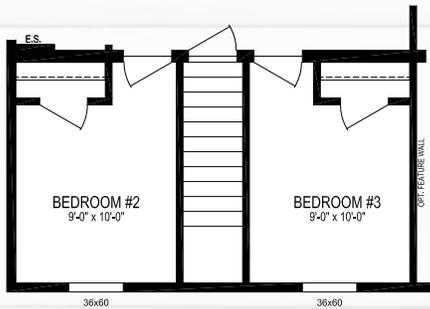
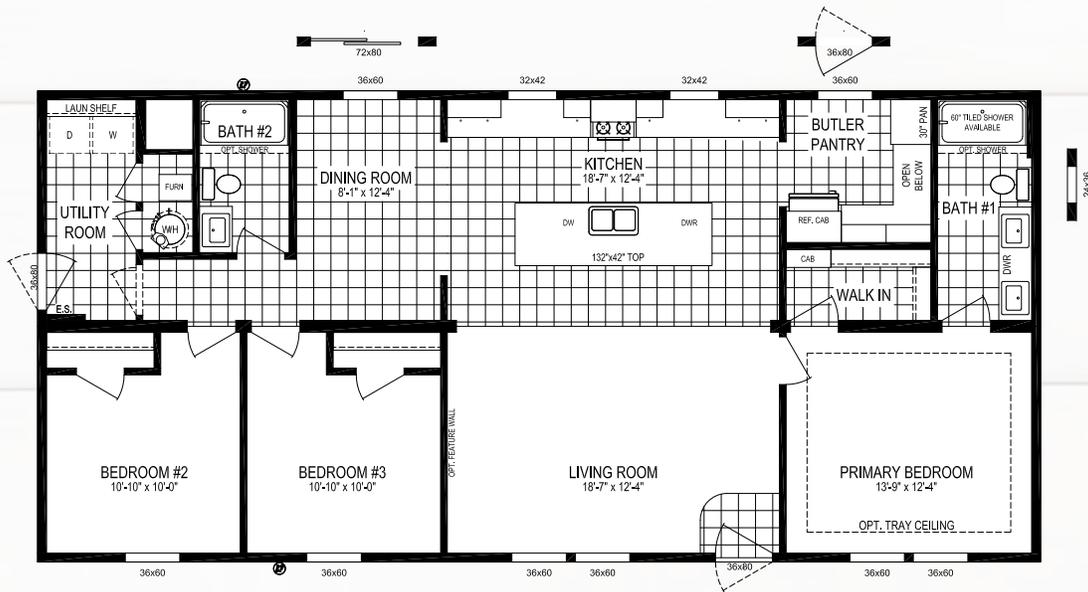
OPTIONAL RECESSED ENTRY
AVAILABLE ON HUD ONLY

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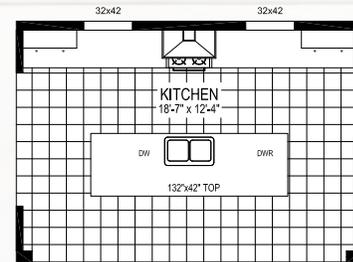
5628-MS065

56 x 28 | 1475 Sq. Ft. 3 Bed | 2 Bath

BELVEDERE BLVD



BASEMENT STAIRWELL OPTION



OPTIONAL EURO RANGE

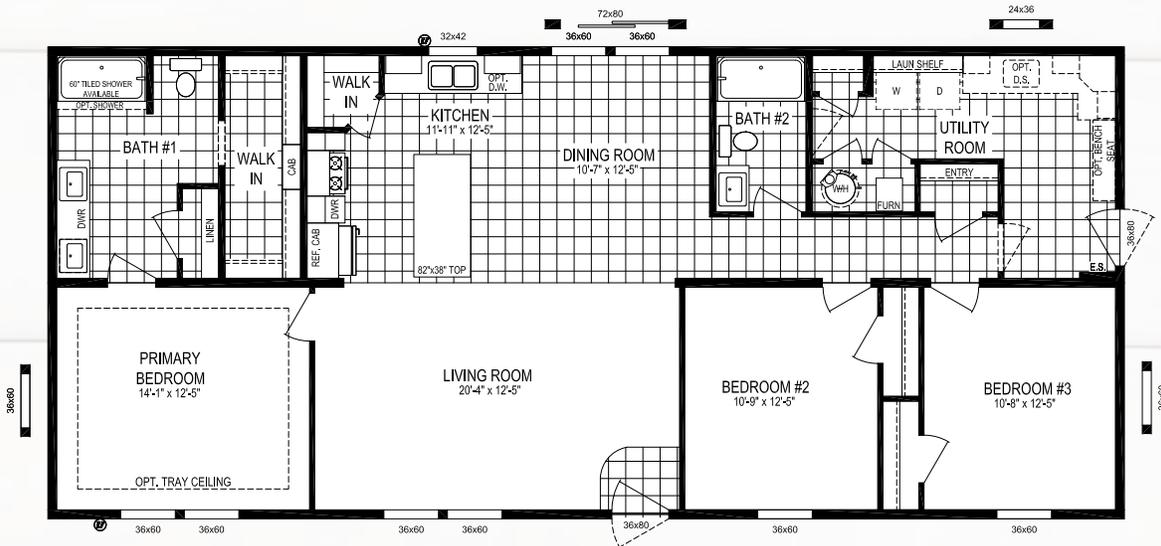


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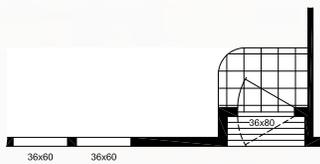
6028-MS026-1

60 x 28 | 1580 Sq. Ft. 3 Bed | 2 Bath

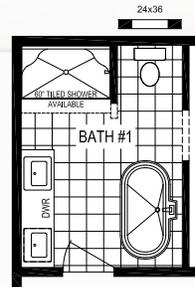
MICHIGAN AVE



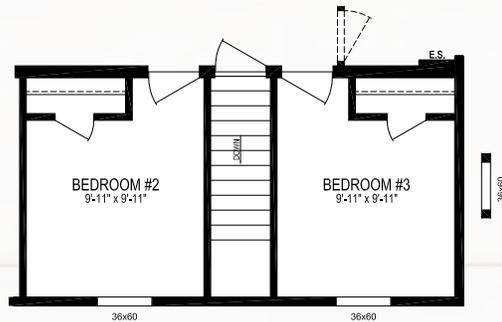
QUARTZcafé



OPTIONAL RECESSED ENTRY
AVAILABLE ON HUD ONLY



DELUXE BATH OPTION "A"

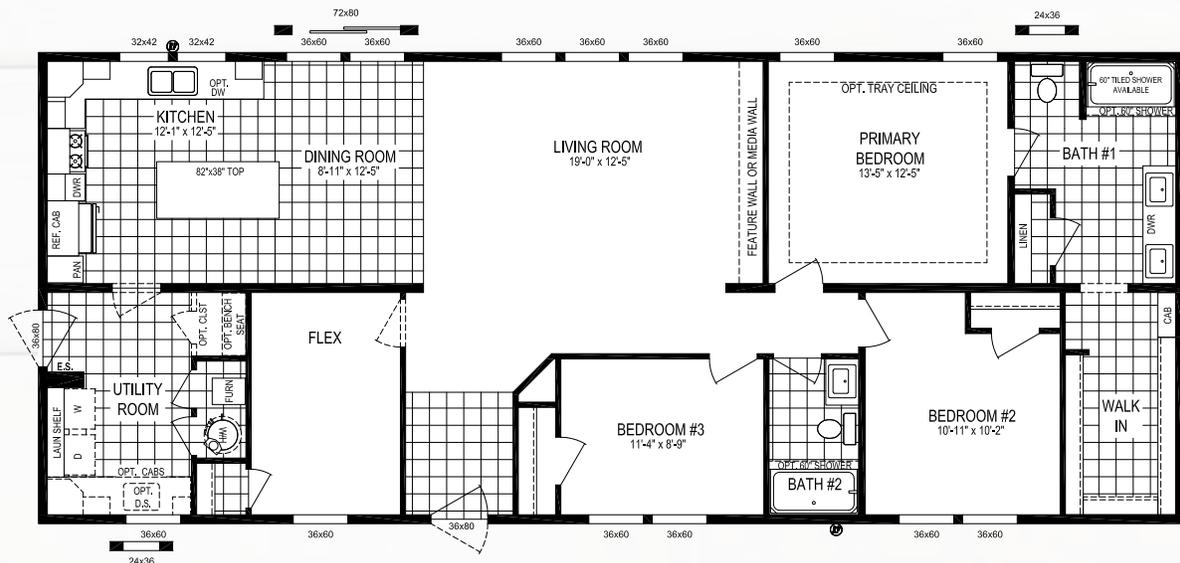


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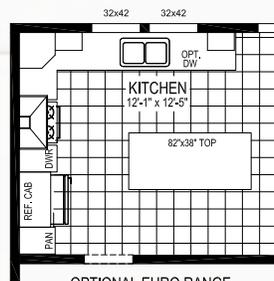
6428-MS029-1

64 x 28 | 1685 Sq. Ft. 3 Bed | 2 Bath

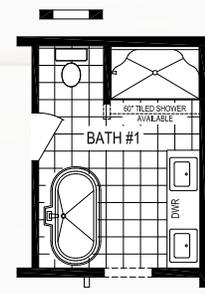
TOMPKINS BLVD



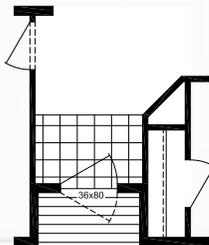
OPTIONAL 4TH BEDROOM



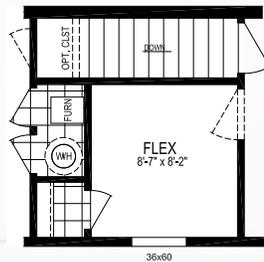
OPTIONAL EURO RANGE



DELUXE BATH OPTION "A"



OPTIONAL RECESSED ENTRY
AVAILABLE ON HUD ONLY



OPTIONAL BASEMENT STAIRWELL



MODEL NUMBER:

6630-MS062

66 x 30 | 1790 Sq. Ft. 3 Bed | 2 Bath

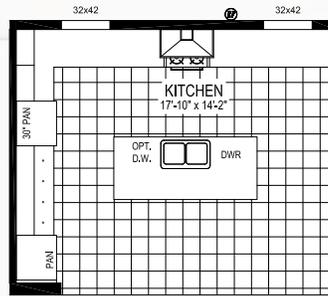
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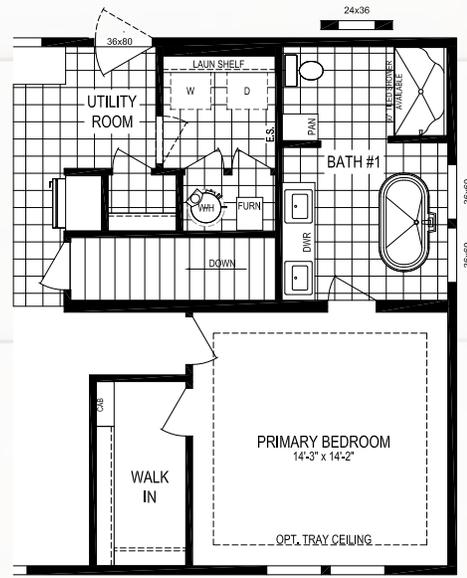
STRATFORD PLACE



OPT. BATH 1
W/ 2 SIDED CERAMIC
SHOWER



OPTIONAL EURO RANGE



BASEMENT STAIRWELL
OPT.

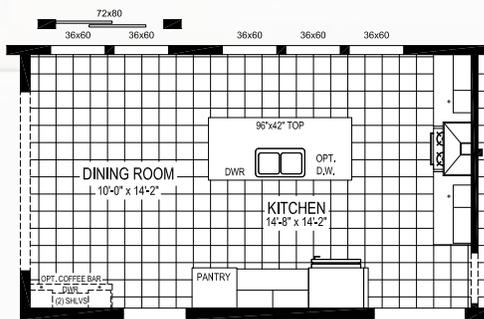


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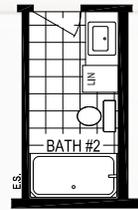
6830-MS070

68 x 30 | 2040 Sq. Ft. 3 Bed | 2 Bath

MCCANN BLVD



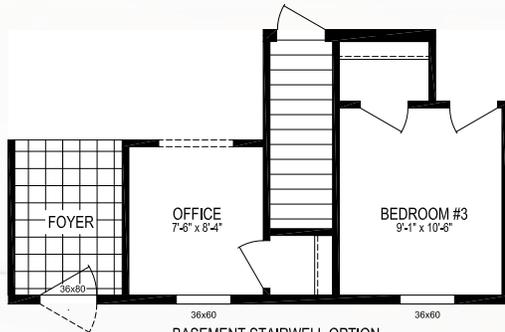
OPT. EURO STYLE RANGE HOOD



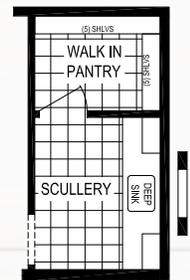
OPT. LINEN IN BATH #2 (REDUCES VANITY)



4TH BEDROOM OPTION



BASEMENT STAIRWELL OPTION (NOT AVAILABLE WITH 4 BEDROOM)



OPT. SCULLERY IPO MUD ROOM (FRONT ENTRY REQUIRED)

MULTI SECTION HOMES

THE
Residence

EXTERIOR PACKAGES



Flint Siding
w/White Board & Batton

* Shown with 5/12 Roof Pitch & Hinged Dormer



Sagebrook Siding
w/Thistle Board & Batton



Brunswick Siding
w/Mist Board & Batton



White Siding
w/White Board & Batton

MULTI SECTION HOMES

THE Residence

DORMER OPTIONS



Board & Batton Exterior Package - Stratford Only
(Front Door Porch done on site by others)



20' Dormer w/Continuous Eave
3/12 Pitch Only



20' Hinged Dormer w/6' Eyebrow
5/12 Pitch Only



20' Hinged Dormer w/Continuous Eave
5/12 Pitch Only

THE *Residence*

MULTI SECTION AND
MODULAR HOMES

2026



Your Local Home Builder



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574.825.7569 fax

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