

# Features & Specifications

## Distinctive Features

- Moduline Industries Ltd. Wind River Model
- Montego Bay Window w/16' Dormer
- Rough Sawn Shakes @ Dormer
- Painted Wood Step Facia & Trim
- 12" Extended Eaves
- Architectural Shingles (30 Year Warranty)

## General Construction

- Maintenance Free Vinyl Lap Siding
- 4/12 Residential Roof Pitch
- Perimeter Vented Eaves
- Textured Drywall Ceiling
- Finished Painted Drywall with White Trim Moulding
- 2 x 6 Exterior Walls @ 16" o. c.
- 2 x 10 Floor Joist
- Heavy Tubular Steel Frame
- 9 Lite Insulated Entry Door with Dead Bolt
- Patio Door
- Coach Light on Exterior Entrances
- Residential Maintenance Free Double Glazed PVC windows c/w vinyl sills, screens and locks
- Exterior GFI electrical outlet
- Exterior frost Free Water Tap
- Plumbing Fixture Shutoffs
- Insulation meets or exceeds regional building codes

## Tasteful Interiors

- Carpet in Living Room and Master Bedroom
- Quality Cushioned Linoleum Flooring in all Other Areas
- Coordinating window valance over all Windows
- Side Drapes in Living Room & Master Bedroom
- Venetian Blinds on all windows (excluding bath)
- Vault Ceiling Living Room, Kitchen & Dining
- Designer Glass Light Fixtures with Track Light in Dining
- Vault Ceiling in Master Bedroom
- Ceiling Fan in Master Bedroom
- Santa Fe Interior Doors with Lever Passage Sets
- Furnace Room Door with RAG
- Transom Window (48 x 14) in Living Room
- Decora Switches

## Bright, Beautiful, Kitchens

- Deluxe Tile Backsplash
- 30" Self Clean Electric Range
- 18 cu ft, 2 Door, Frost Free Refrigerator

- Double Stainless Steel Kitchen Sink
- Single Lever w/Vegetable Spray
- Doweled, Full Modular Cabinetry w/Crown Moulding
- Acrylic Block Window
- Skylight (2' x 4')
- Lazy Susan
- Pot Drawers
- Hardwood Inlay

### **Spacious Baths**

- Deluxe Tile Backsplash
- Obscure Bath window above Shower
- One Piece Fiberglass Tub and Shower Unit w/Single Lever Faucet
- Expansive Vanity Mirror with Bar Light
- GFI receptacle
- Power Bath Fan on Separate Switch
- Linen Cabinet
- Over John Medicine Cabinet
- Banjo Vanity
- Kohler Toilet
- Kohler Sink w/Single Lever

### **Utility Services**

- 100 Amp Electrical Service
- Natural Gas 90% High Efficiency Gas Furnace (A/C Ready)
- 40 Gallon Electric Water Heater
- Wired, Plumbed and Vented for Washer and Dryer
- Exhaust Fan with Dehumidistat
- Smoke Detector
- 5 Communication Outlets

### **Ready for Occupancy**

- Concrete Pad Foundation
- Transportation, Setup, Skirting & Entrance Steps
- Services Connected (Water, Sewer, Electricity & Natural Gas)
- Two Car Concrete Driveway
- Landscape rock (& cloth) with 5 Shrubs
- Moduline Ten Year Structural Warranty
- Moduline Limited One Year Warranty

\*Square footage and room sizes are approximates.

\*Prices & Specifications subject to change without notice.