



SYMPHONY MODULAR HOMES

RANCHER SERIES

Standard Features and Specifications

GENERAL CONSTRUCTION

- B.C. Building Code
- Residential 5/12 Roof pitch
- Maintenance-Free Vinyl Lap Siding
- Painted Two Step Fascia - Gables & Dormers Only
- Architectural Shingle Roof (30 yr. Warranty)
- Full Coverage Shingle Underlay
- 18" Fixed Perimeter Vented Eaves
- Textured Drywall Ceiling
- Primed and Painted Drywall Throughout
- 8' Flat Ceilings Throughout
- White Upgrade Trim
- 2"x 6" Exterior Walls @ 16" o.c.
- 2"x 4" Interior Walls
- 5/8 T&G Plywood Decking Throughout
- Engineered Floor Trusses @ 19.2" o.c.
- Drain Lines Stubbed Off
- 36" Decorative Insulated Entry Doors-Front & Rear w/Dead Bolt & Peephole
- Exterior Lights at Exterior Entrances (except porches)
- Pot Lights at Covered Porches
- Door Chimes Front and Rear
- Maintenance Free Double Glazed Vinyl Windows c/w Low E/ Argon Gas Windows
- Exterior GFI Electrical Outlet
- Exterior Frost Free Tap
- Insulation Meets or Exceeds Regional Codes
- 94 psf Ground Snowload

TASTEFUL INTERIORS

- Carpet in LR, GR, Formal Dining Room, Hall and all Bedrooms, including Closets
- Linoleum in Remaining Areas
- Décora Switches and Receptacles
- Santa Fe Interior Passage Doors
- Utility Room Passage Door
- Single Lever Door Handles Throughout

BRIGHT, BEAUTIFUL KITCHENS

- Deluxe Tile Backsplash
- Laminate Counter Tops with Hardwood Edge
- Pre-Wired for Refrigerator and Electric Range
- Exterior Vented Range Hood with Light
- Double Stainless Steel Kitchen Sink
- Doweled, full modular cabinetry w/crown moulding
- Island Installed (most models)
- Built-in Soap Tray
- Pot and Pan Drawers (most models)
- Shut Off Valve Under Kitchen Sink
- Upgraded Single Lever Faucet w/spray

SPACIOUS BATHS

- Deluxe Tile Backsplash
- Obscure Bath Windows (most models)
- One Piece Fiberglass Tub and Shower Unit in Main Bath
- Garden Tub with Shower or Corner Tub with separate Shower Stall in Ensuite (most models)
- Single Lever Faucet on Tub/Shower Units
- Vanity Mirror with Bar Light
- Power Bath Fan(s) on Separate Switch
- GFI Receptacle
- Shut Off Valve Under Bath Sink(s)

UTILITY SERVICES

- 100 Amp Electrical Panel
- Wired, Plumbed and Vented for Washer and Dryer
- Primary Exhaust Fan on Dehumidistat
- Dedicated Receptacle in "Freezer Area" where Applicable
- Utility Overhead Cabinets(most models)
- Smoke / Carbon Monoxide Detector (s)
- (2) Communication Outlets - Kitchen & Master Bedroom
- 90% High Efficiency Gas Furnace

Ten Year Warranty

Square footage and room sizes are approximate.

Due to our policy of progressive product improvements,
all prices and specifications are subject to change without notice.