

THE
Residence
MODULAR HOMES



2025

THE Residence

STANDARD FEATURES

INTERIOR

25 OZ. SHAW CARPET WITH 5# REBOND PAD & TACK STRIP
8' FLAT CEILINGS THROUGHOUT
STIPPLE CEILING FINISH
FINISHED CEILING JOINTS
1/2" DRYWALL THROUGHOUT
BUILDER GRADE PRIMER THROUGHOUT
"CLOSET MAID" VENTILATED WIRE SHELVING IN CLOSETS
LED RECESSED CAN LIGHTS THROUGHOUT
3" DOOR & WINDOW CASING AND 5" BASE TRIM
2-PANEL WHITE INTERIOR DOORS
2" CORDLESS VINYL BLINDS

KITCHEN

42" KITCHEN HARDWOOD CABINETS W/CROWN
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/
MICROBAN ANTIMICROBIAL TECHNOLOGY
PORCELAIN COMMODOES
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-49 BLOWN CEILING INSULATION W/VAPOR BARRIER
- R-21 FIBERGLASS INSULATION IN WALLS
- FIBERGLASS HEAT DUCTS WITH IN-FLOOR CROSSOVER

EXTERIOR

OPTIONAL 5/12 and 7/12 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
VINYL WINDOW SURROUNDS ON FDS

UTILITIES

200 AMP 40/40 SERVICE PANEL
CARRIER ELECTRIC FURNACE
ECOBEE WIFI SMART THERMOSTAT
40 GALLON HYBRID HEAT PUMP 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
SOLAR READY CONDUIT DROP

CONSTRUCTION

23/32" 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
KWIKSET INTERIOR & EXTERIOR DOOR KNOBS
W/MICROBAN ANTIMICROBIAL TECHNOLOGY
SMOKE/CARBON MONOXIDE DETECTOR
WHOLE HOUSE VENTILATION FAN

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
30LB. ROOF LOAD, OPTIONAL 70LB. SNOW LOAD
WHOLE HOUSE VENTILATION FAN
40 GALLON ELECTRIC WATER HEATER

THE Residence

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NAME	MODEL	SIZE	SQ. FT.	BEDROOMS	BATHS	PAGE
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Center St	5228-MS014-1	52x28	1369	3	2	6
Elm St	5628-MS018-1	56x28	1475	3	2	7
Hill St	5628-MS020-1	56x28	1475	3	2	8
Belvedere Blvd.	5628-MS065	56x28	1475	3	2	9
Michigan Ave	6028-MS026-1	60x28	1580	3	2	10
Tompkins Blvd	6428-MS029-1	64x28	1685	3	2	11
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Hawthorne Dr.	6030-MS064	60x30	1800	3	2	13
Stratford Place	6630-MS062	64x30	1790	3	2	14

MODEL NUMBER:

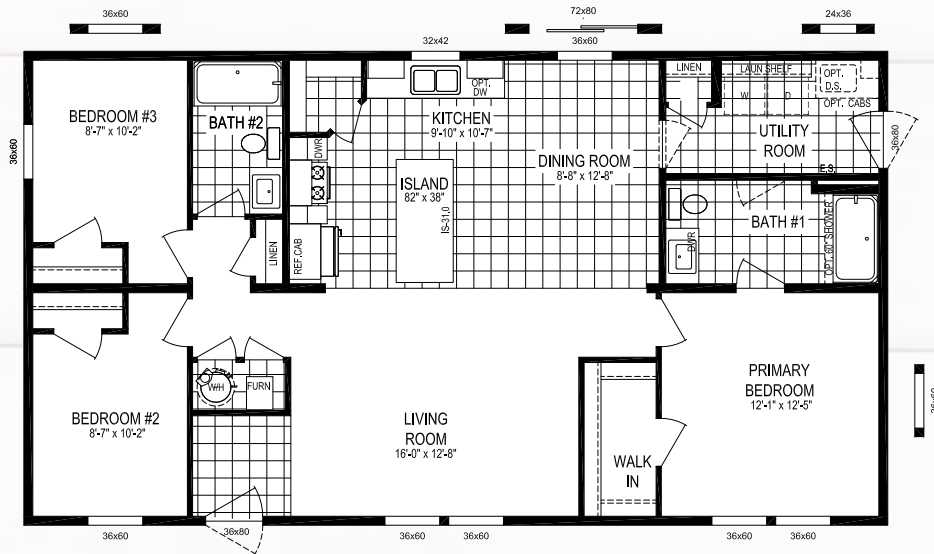
4828-MS007-1

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

CLICK HERE FOR A 3D
TOUR OF THIS FLOORPLAN!



SPRING MEADOW



CLICK HERE FOR A 3D
TOUR OF THIS FLOORPLAN!

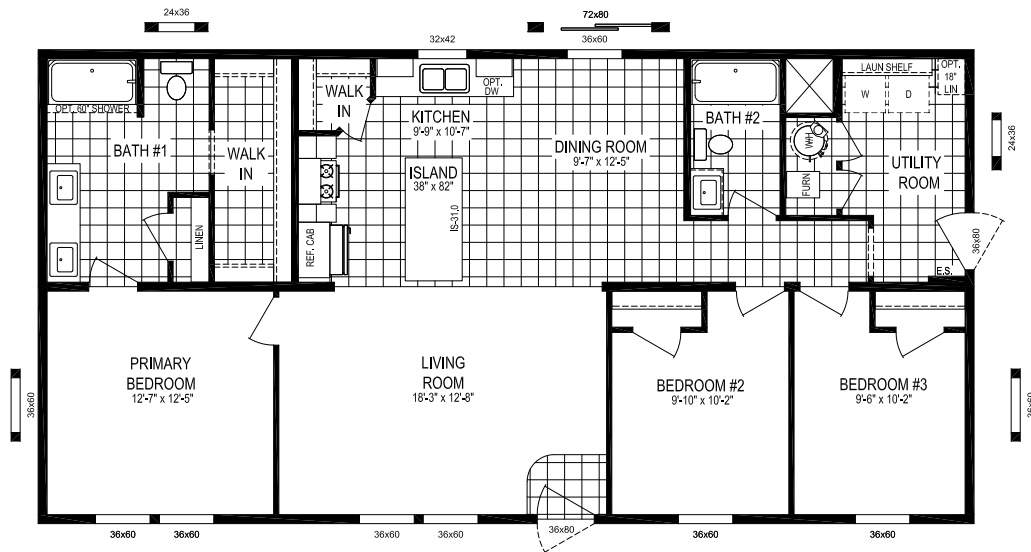


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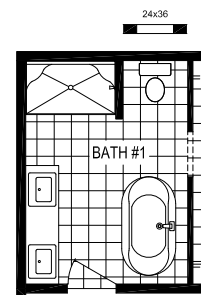
5228-MS012-1

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

SOMERSET DR



OPTIONAL BASEMENT STAIRWELL



DELUXE BATH OPTION "A"

MODEL NUMBER:

5228-MS014-1

CLICK HERE FOR A 3D
TOUR OF THIS FLOORPLAN!



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

CENTRE ST

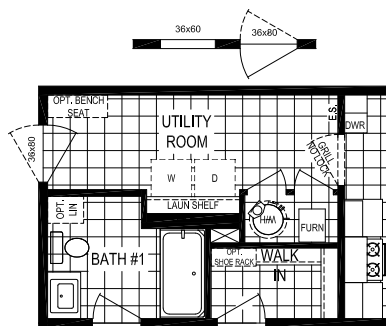


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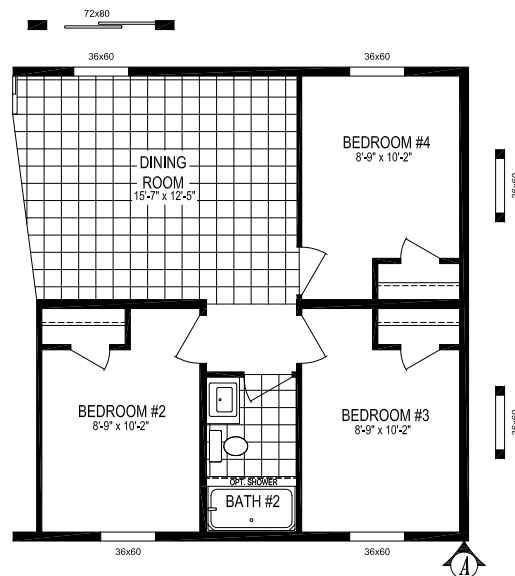
5628-MS018-1

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

ELM ST



OPTIONAL END ENTRY



OPTIONAL 4TH BEDROOM

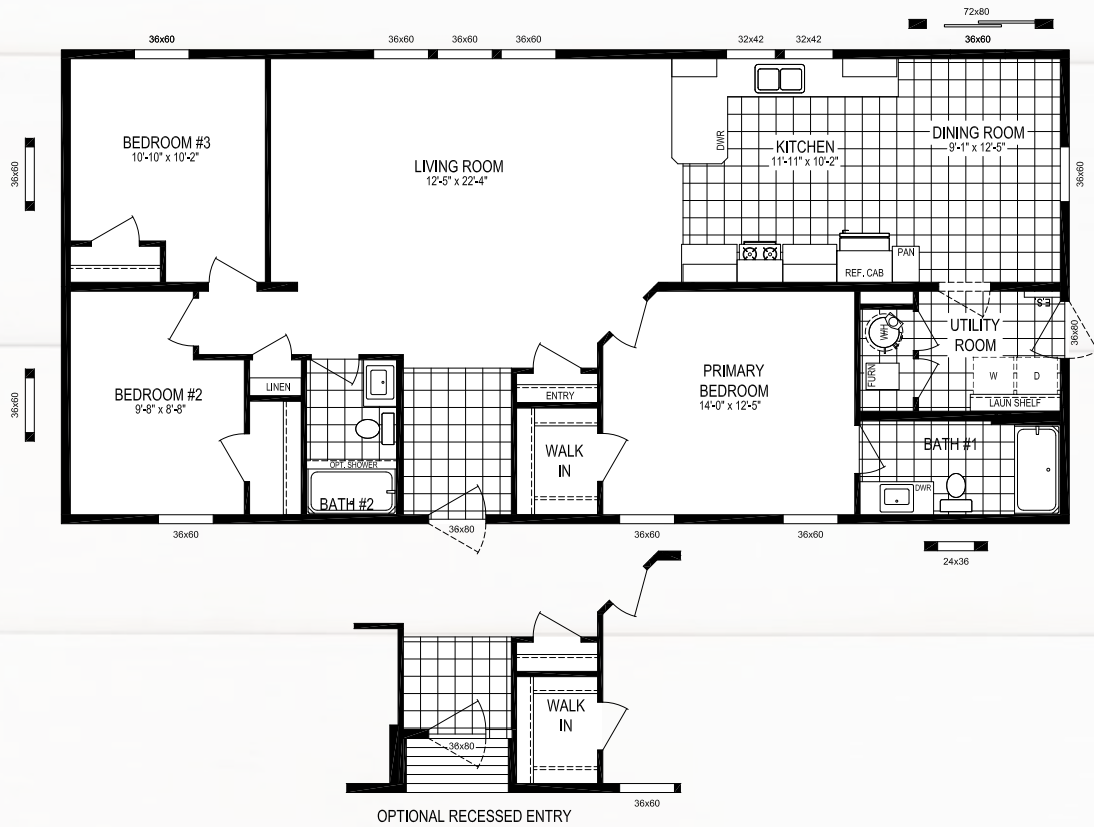
MODEL NUMBER:

5628-MS020-1

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

HILL ST

CLICK HERE FOR A 3D
TOUR OF THIS FLOORPLAN!



5628-MS065

BELVEDERE BLVD

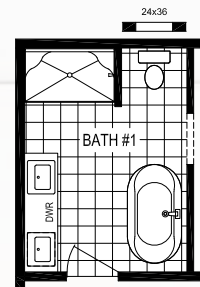
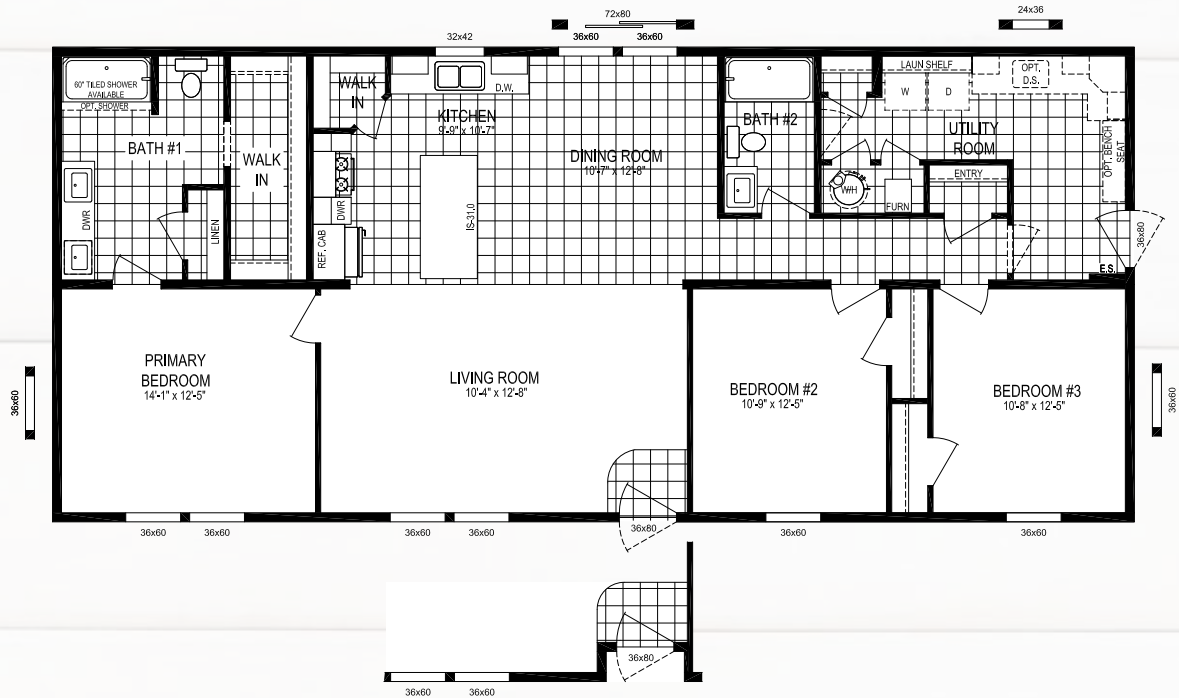


MODEL NUMBER:

6028-MS026-1

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

MICHIGAN AVE



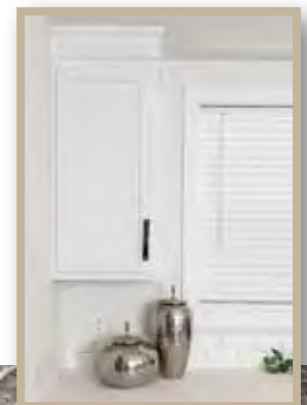
DELUXE BATH OPTION "A"

MODEL NUMBER:

6428-MS029-1

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

TOMPKINS BLVD



MODEL NUMBER:

6428-MS056

64 x 28 | 1685 Sq. Ft. 3 Bed | 2.5 Bath

BUTLER PLACE

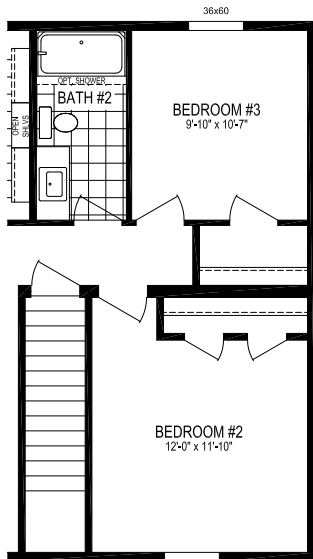
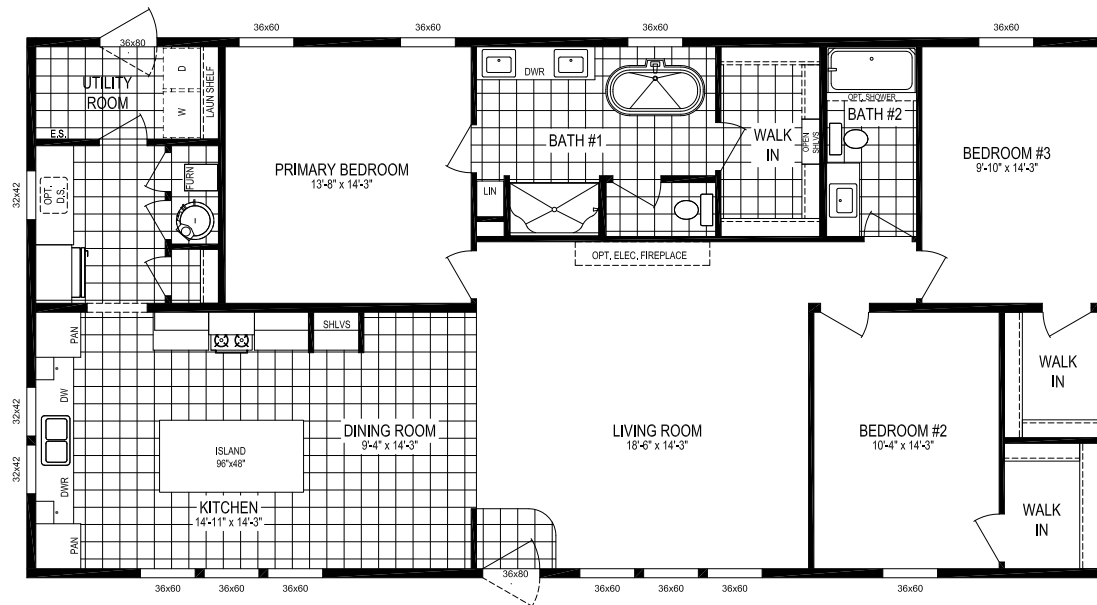


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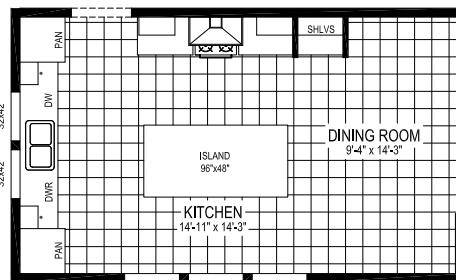
6030-MS064

60 x 30 | 1800 Sq. Ft. 3 Bed | 2 Bath

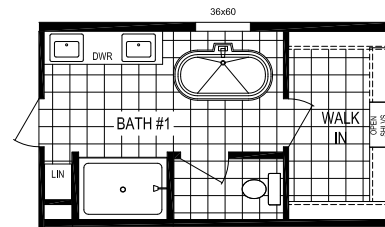
HAWTHORNE DR



OPT. BASEMENT STAIRWELL



OPT. EURO RANGE HOOD



OPT. TILE SHOWER

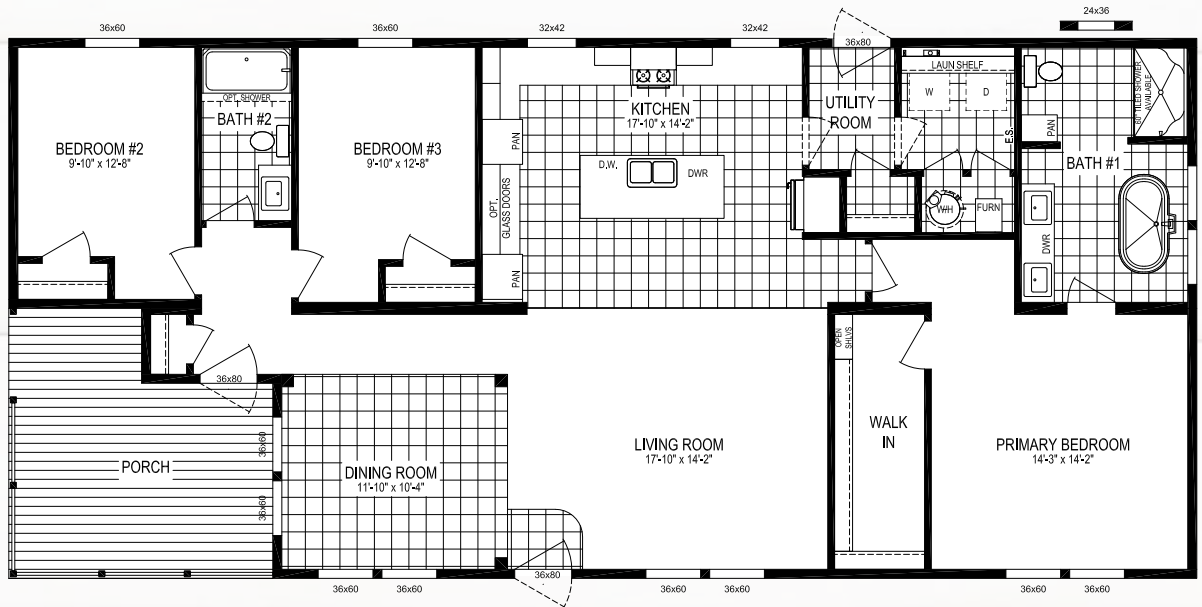


MODEL NUMBER:

6630-MS062

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

STRATFORD PLACE



THE
Residence

BRANDS

Clayton Homes are Built Using Quality Brands

ecobee



Turn to the Experts.™

Kwikset

SAMSUNG