

THE  
*Residence*  
MODULAR HOMES



# THE Residence

## STANDARD FEATURES

### INTERIOR

25 OZ. SHAW CARPET WITH REBOND PAD & TACK STRIP  
8' FLAT CEILINGS THROUGHOUT, 9' OPTIONAL  
STIPPLE CEILING FINISH  
FINISHED CEILING JOINTS  
DRYWALL THROUGHOUT  
BUILDER GRADE PRIMER THROUGHOUT  
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 - VBP  
SOFT CLOSE DRAWERS & DOORS  
LUMBER CORE CABINET STILES  
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-49 BLOWN CEILING INSULATION W/VAPOR  
BARRIER, OPTIONAL  
- R-21 FIBERGLASS INSULATION IN WALLS

### EXTERIOR

OPTIONAL 5/12 OT 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  
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

2" X 10" FLOOR JOISTS - 16" O.C. MODULAR  
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, OPTIONAL 70LB SNOW LOAD

NOTE: WISCONSIN AND MINNESOTA - NO  
PLUMBING OR FURNACE

# THE *Residence*

## INDEX

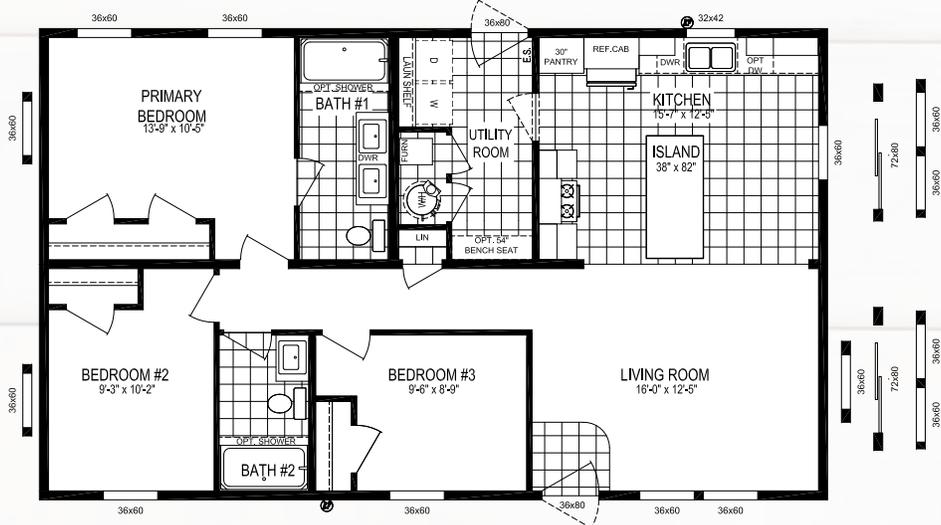
NAME	MODEL	SIZE	SQ. FT.	BEDROOMS	BATHS	PAGE
Horizon Place	4428-MS057	44x28	1159	3	2	4
Day Break Dr	4828-MS059	48x28	1264	3/4	2	5
Somerset Dr	5228-MS012-1	52x28	1369	3	2	6
Center St	5228-MS014-1	52x28	1369	3	2	7
Aurora Place	5228-MS049-1	52x28	1369	3	2	8
Elm St	5628-MS018-1	56x28	1475	3/4	2	9
Hill St	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

MODEL NUMBER:

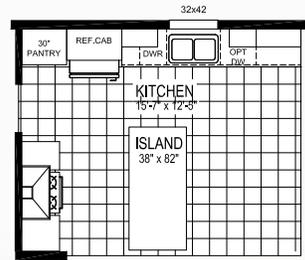
# 4428-MS057

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

## HORIZON PLACE



8 FOOT PORCH WITH  
END ENTRY OPT.



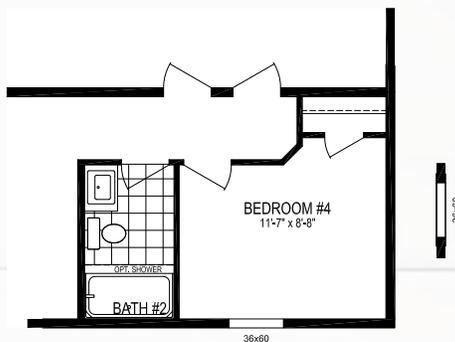
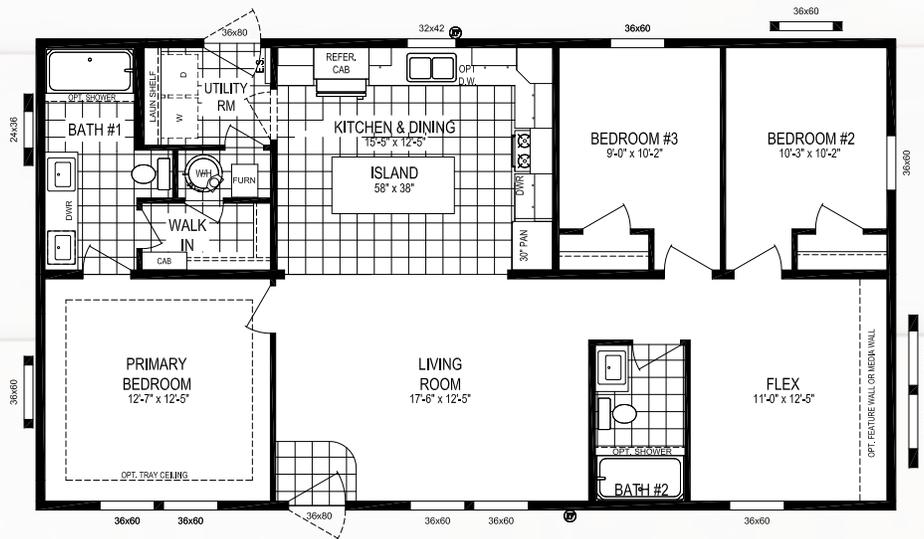
OPTIONAL EURO RANGE

MODEL NUMBER:

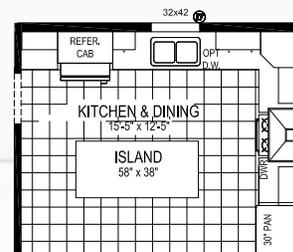
# 4828-MS059

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

## DAY BREAK DR



4 BEDROOM OPT.



OPTIONAL EURO RANGE

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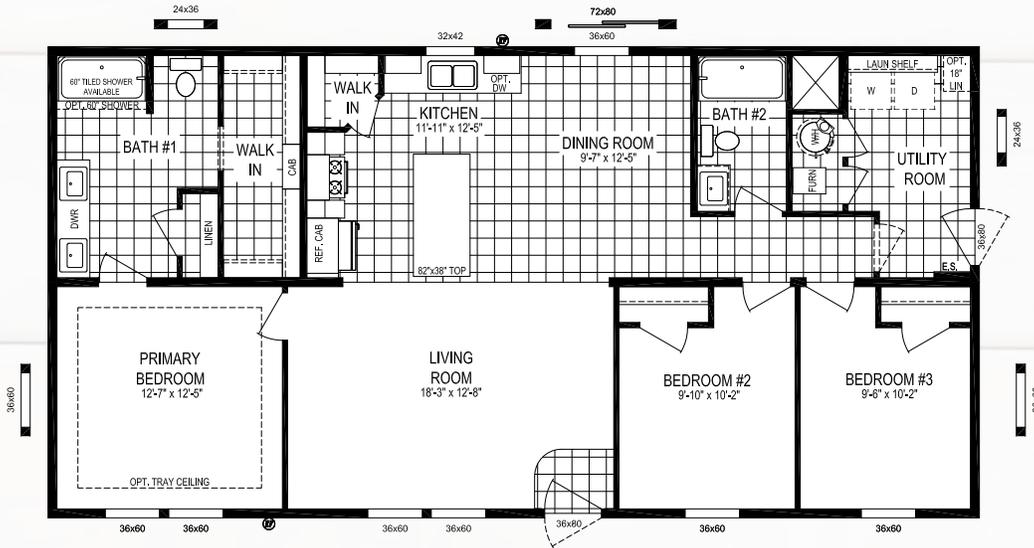
# 5228-MS012-1

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

CLICK HERE FOR A 3D TOUR OF THIS FLOORPLAN!



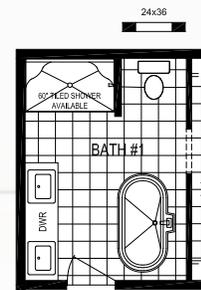
## SOMERSET DR



**QUARTZ**café



OPTIONAL BASEMENT STAIRWELL



DELUXE BATH OPTION "A"

CLICK HERE FOR A 3D  
TOUR OF THIS FLOORPLAN!

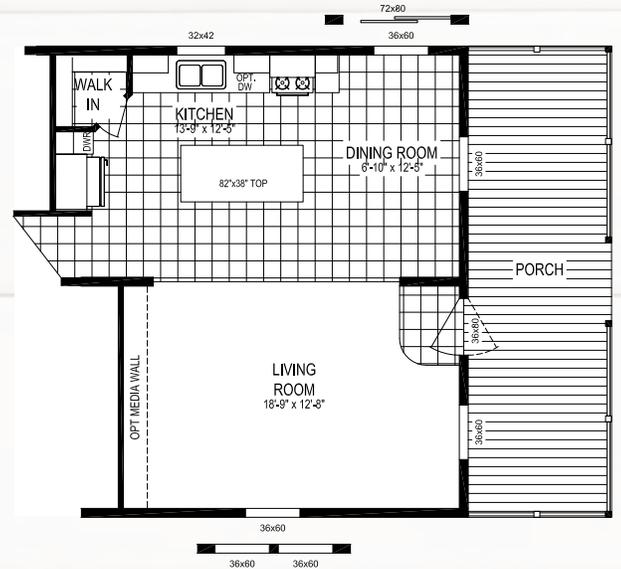
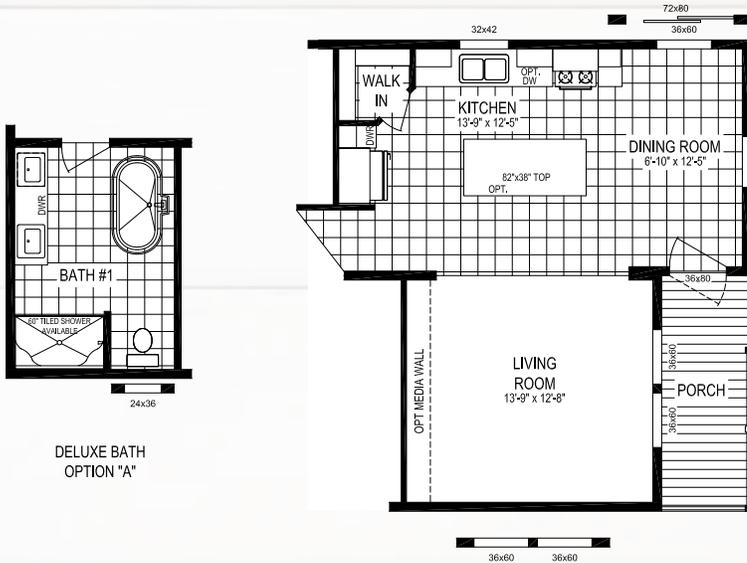
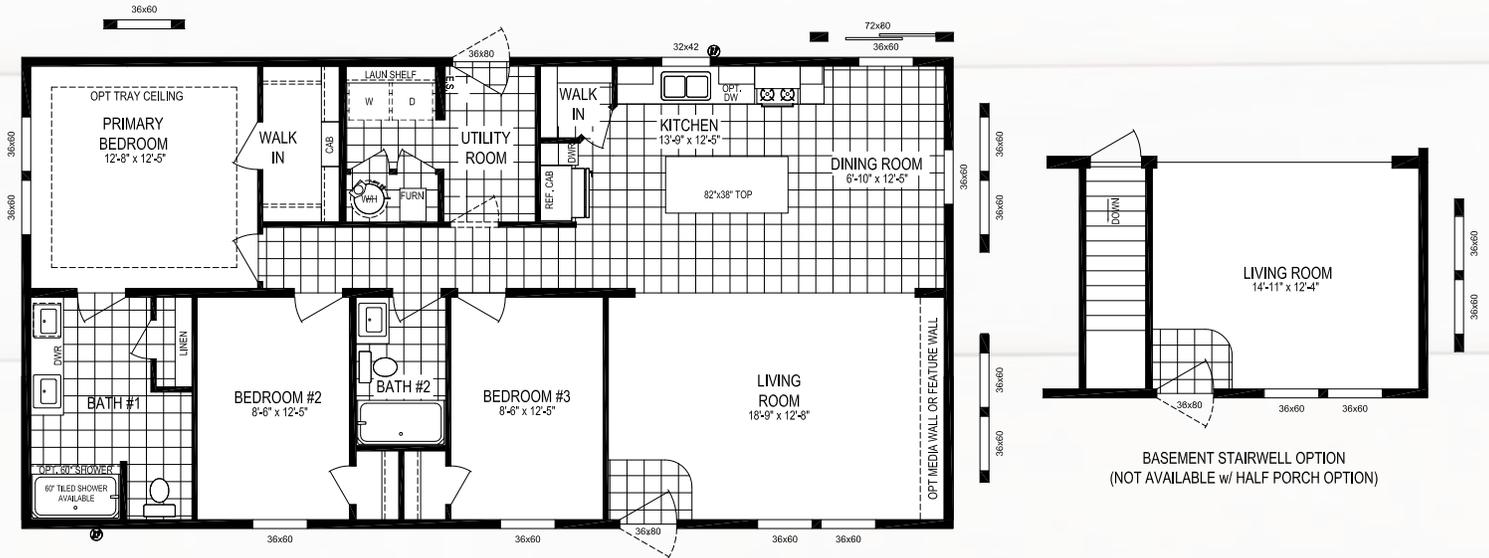


MODEL NUMBER:

# 5228-MS014-1

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

## CENTER ST

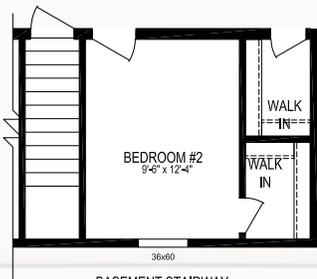


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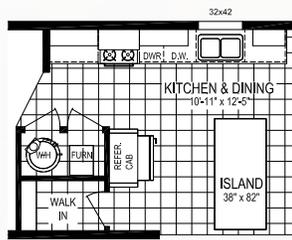
# 5228-MS049-1

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

## AURORA PLACE



BASEMENT STAIRWAY  
OPTION



MOD KITCHEN LAYOUT



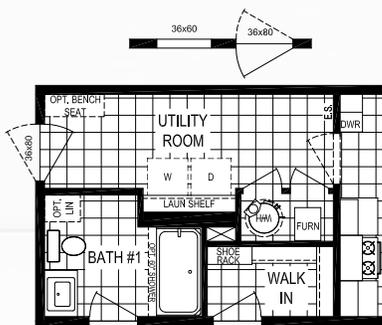
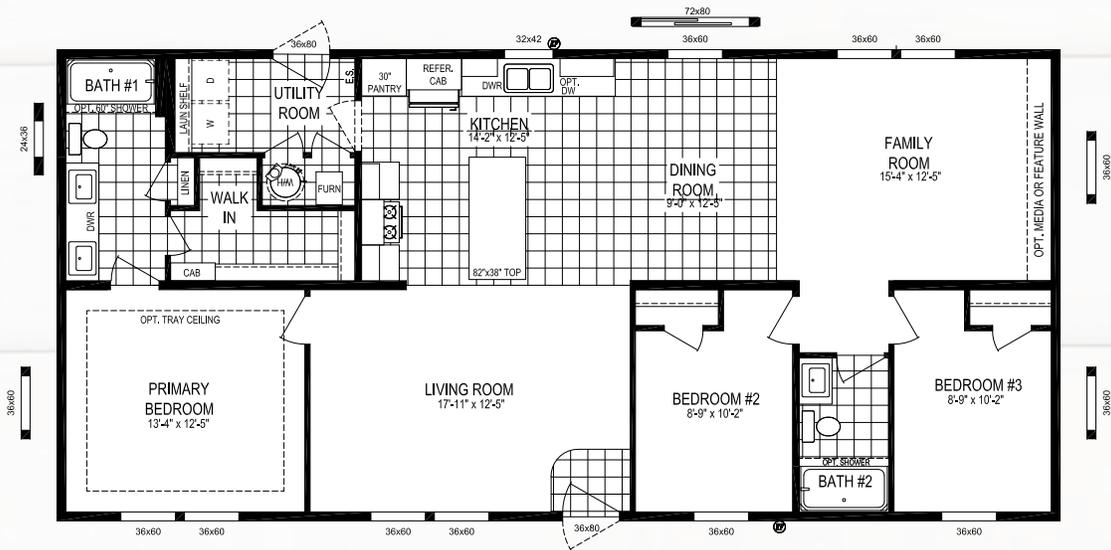
OPTIONAL EURO RANGE

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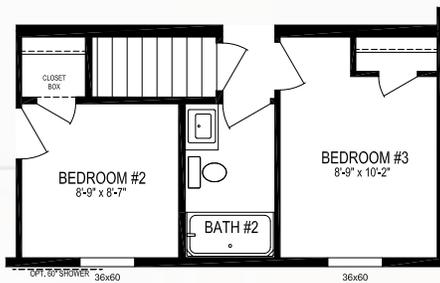
# 5628-MS018-1

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

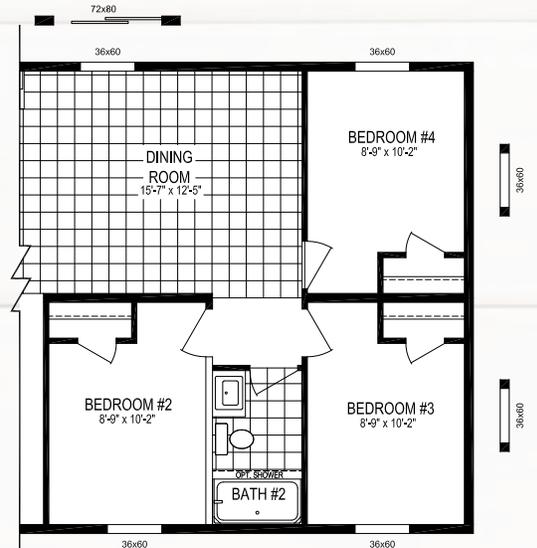
## ELM ST



OPTIONAL END ENTRY



OPTIONAL BASEMENT STAIRWELL



OPTIONAL 4TH BEDROOM

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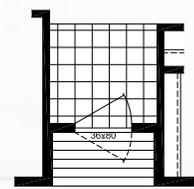
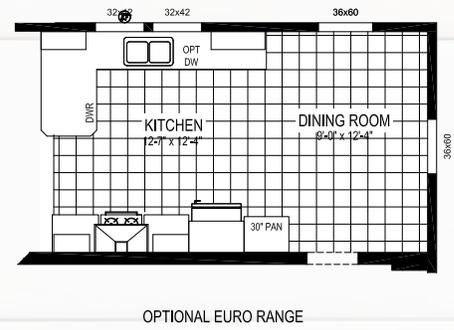
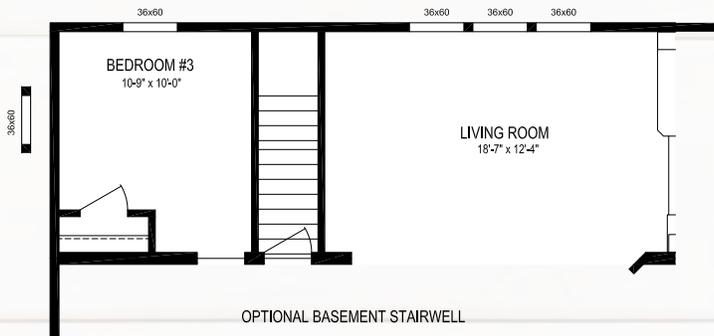
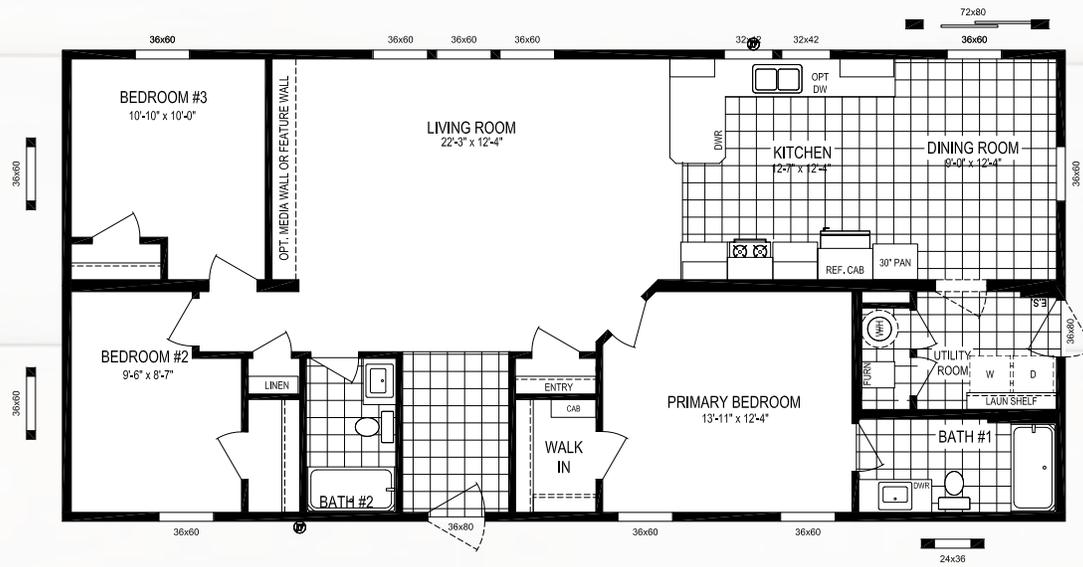
# 5628-MS020-1

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

CLICK HERE FOR A 3D  
TOUR OF THIS FLOORPLAN!



## HILL ST



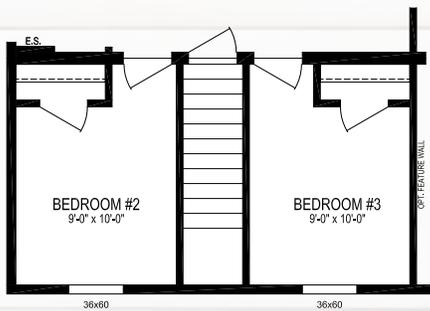
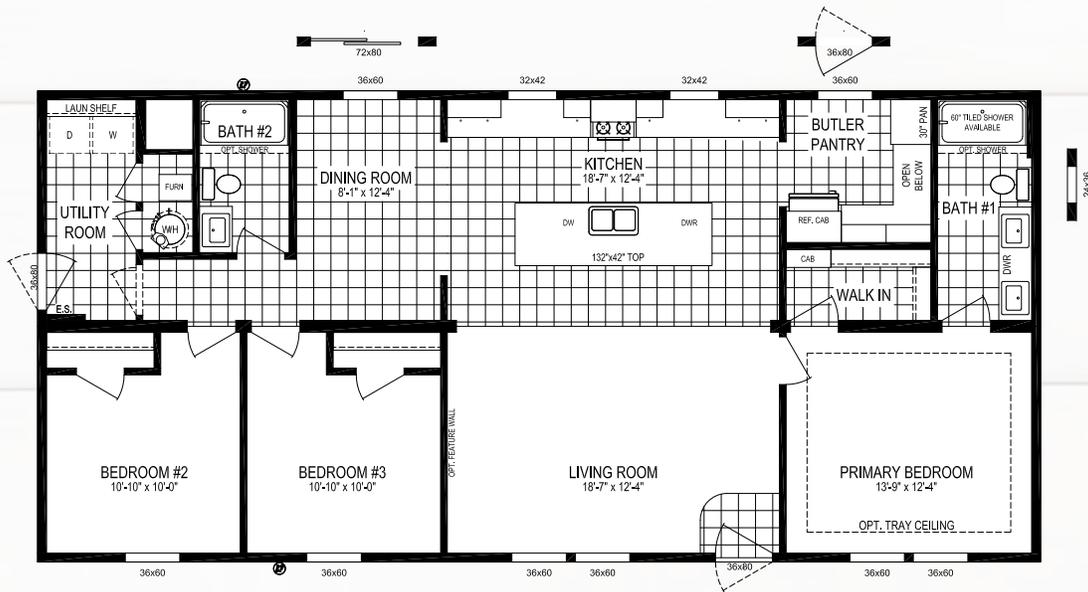
OPTIONAL RECESSED ENTRY  
AVAILABLE ON HUD ONLY

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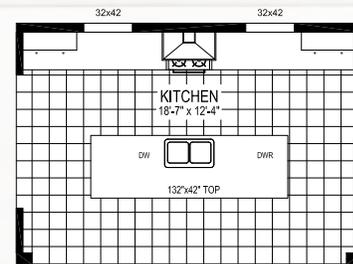
# 5628-MS065

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

## BELVEDERE BLVD



BASEMENT STAIRWELL OPTION



OPTIONAL EURO RANGE

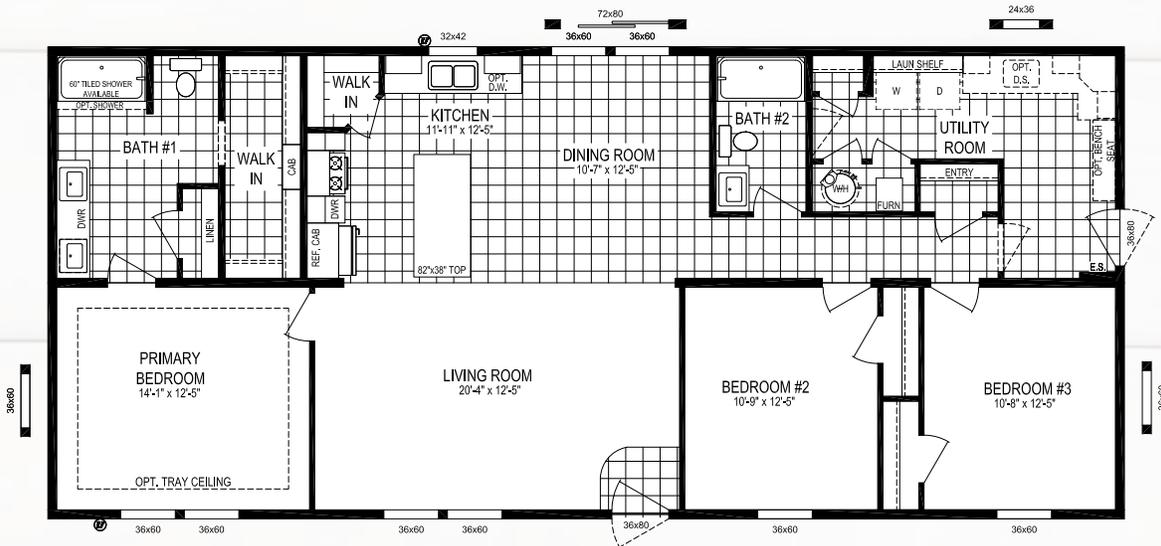


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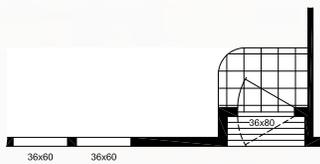
# 6028-MS026-1

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

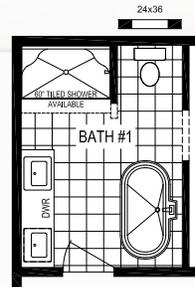
## MICHIGAN AVE



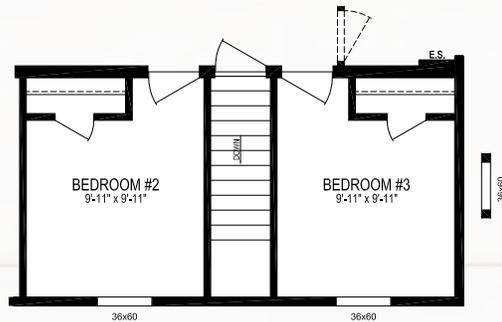
**QUARTZ**café



OPTIONAL RECESSED ENTRY  
AVAILABLE ON HUD ONLY



DELUXE BATH OPTION "A"

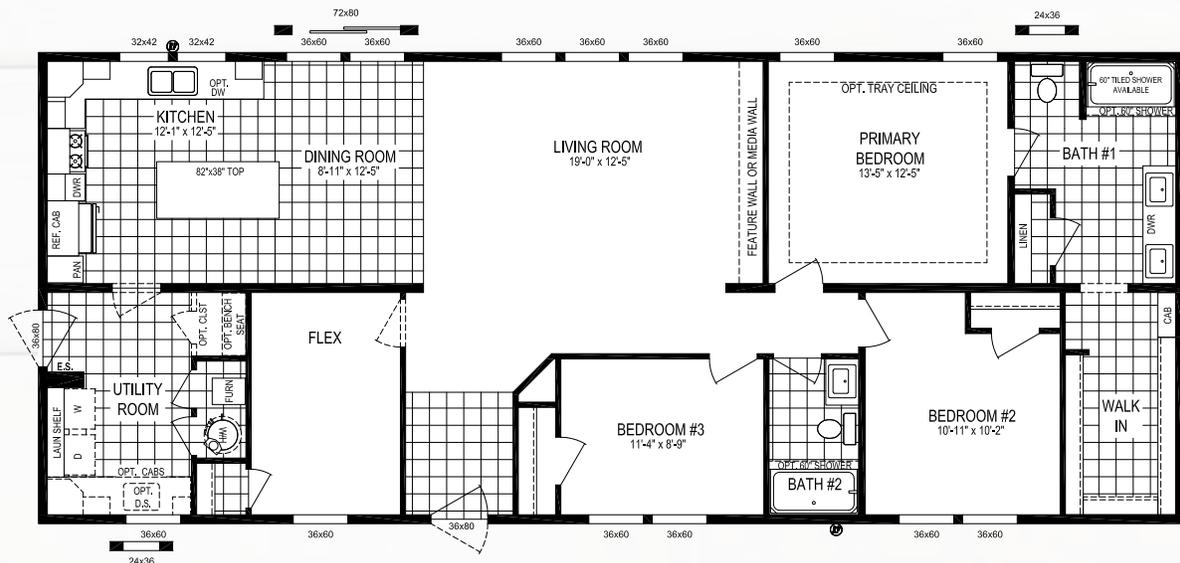


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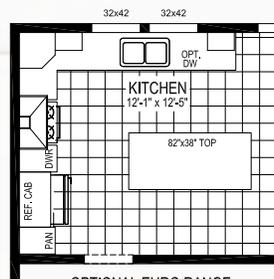
# 6428-MS029-1

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

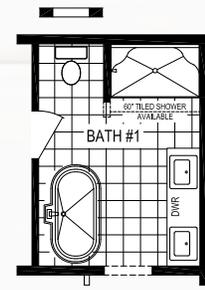
## TOMPKINS BLVD



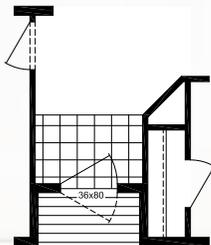
OPTIONAL 4TH BEDROOM



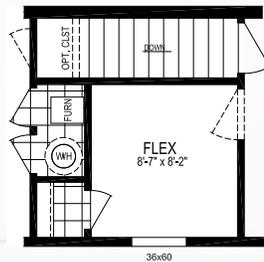
OPTIONAL EURO RANGE



DELUXE BATH OPTION "A"



OPTIONAL RECESSED ENTRY  
AVAILABLE ON HUD ONLY



OPTIONAL BASEMENT STAIRWELL



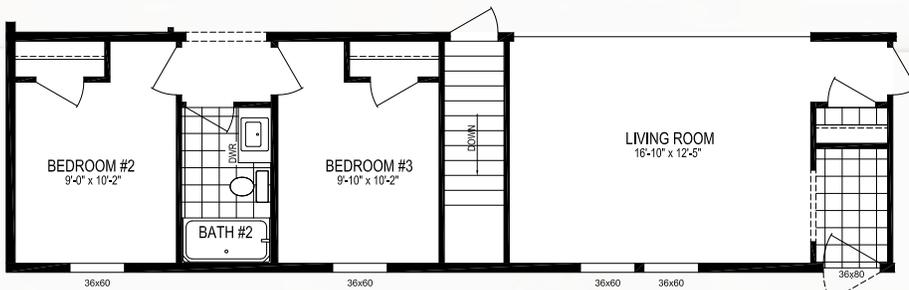
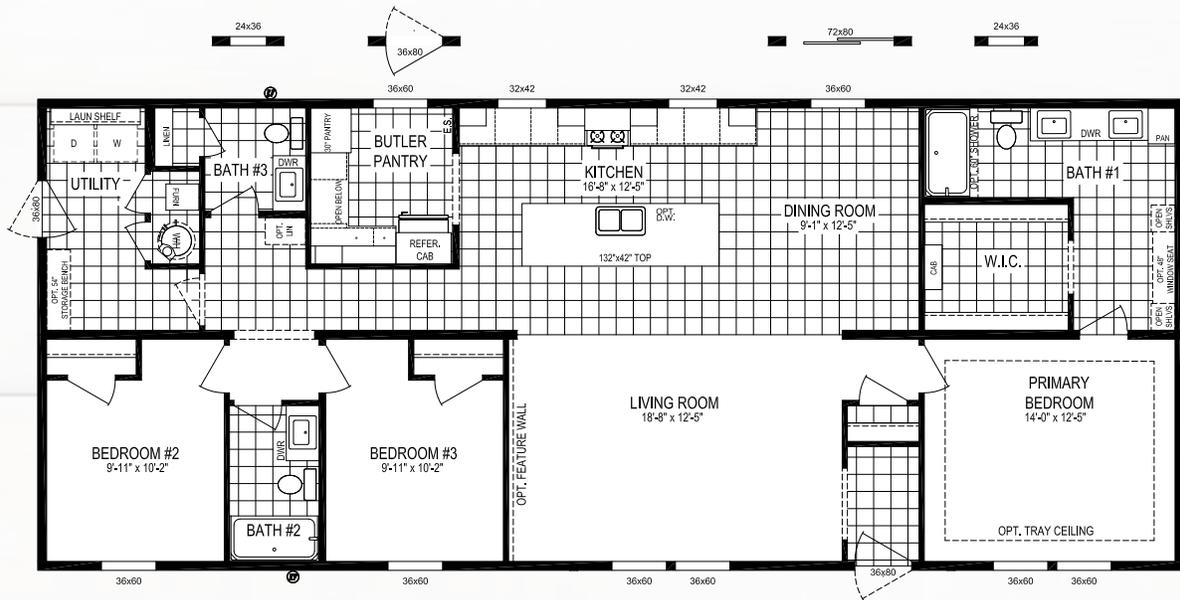
MODEL NUMBER:

# 6428-MS056

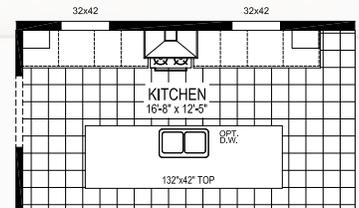
64 x 28 | 1685 Sq. Ft. 3 Bed | 2.5 Bath

## BUTLER PLACE

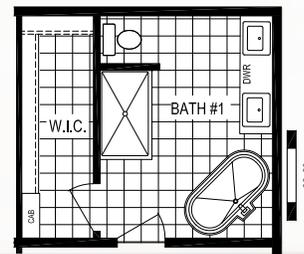
CLICK HERE FOR A 3D TOUR OF THIS FLOORPLAN!



BASEMENT STAIR OPT.



OPT. EURO RANGE



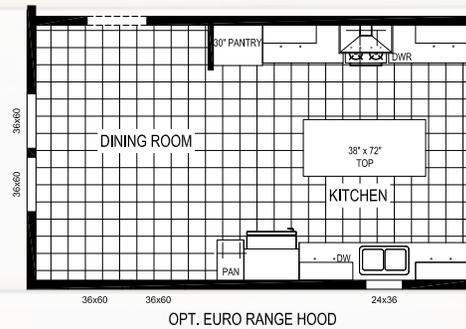
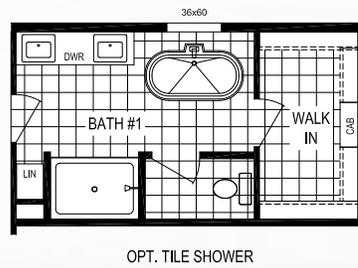
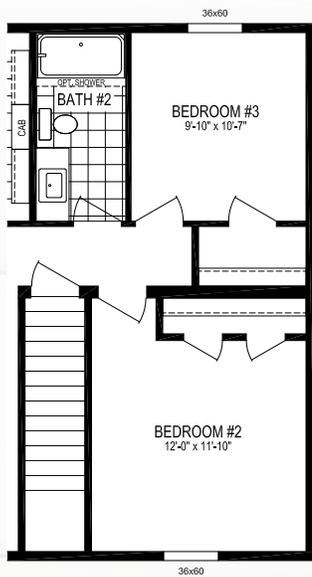
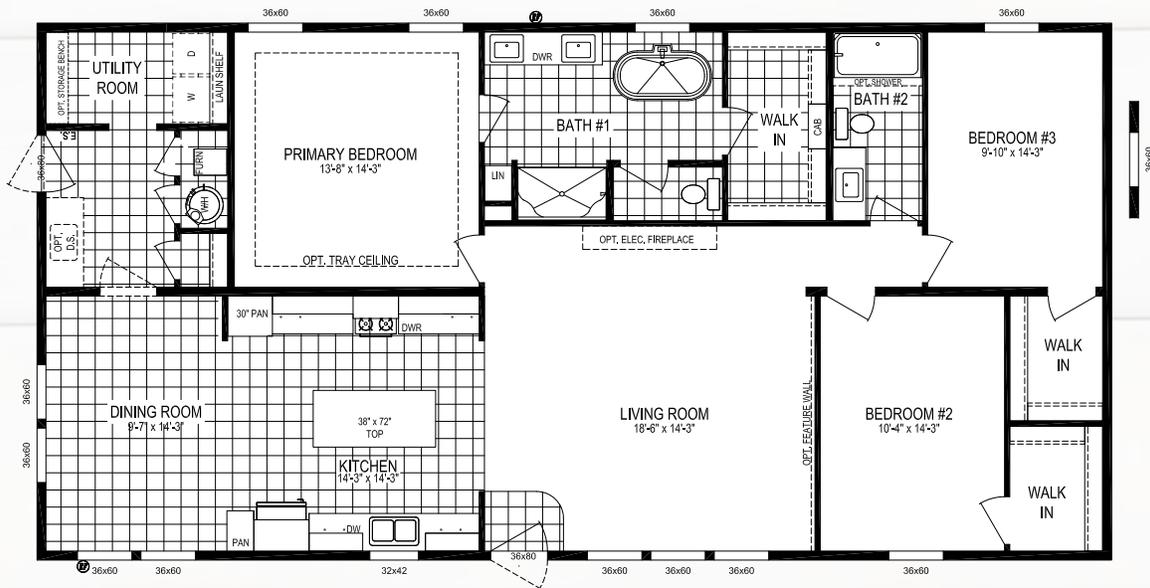
DELUXE BATH  
W/ 2 SIDED CERAMIC

MODEL NUMBER:

# 6030-MS064

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

## PIONEER ST



OPT. BASEMENT STAIRWELL



MODEL NUMBER:

# 6630-MS062

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

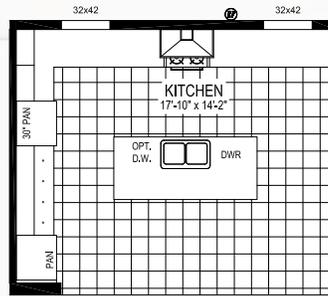
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TOUR OF THIS FLOORPLAN!



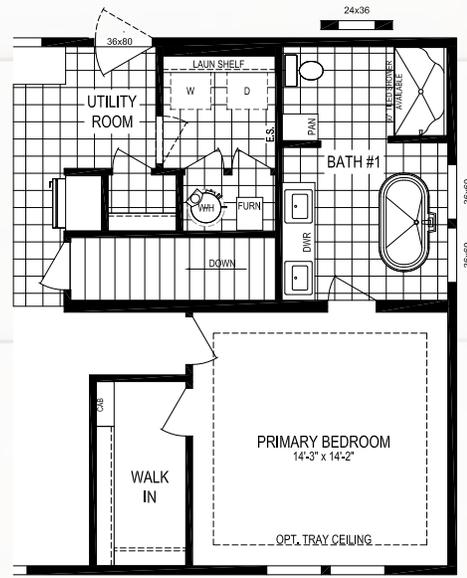
## STRATFORD PLACE



OPT. BATH 1  
W/ 2 SIDED CERAMIC  
SHOWER



OPTIONAL EURO RANGE



BASEMENT STAIRWELL  
OPT.

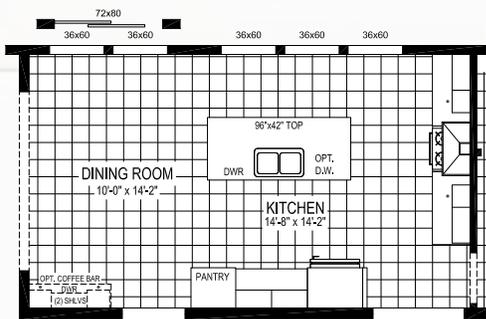
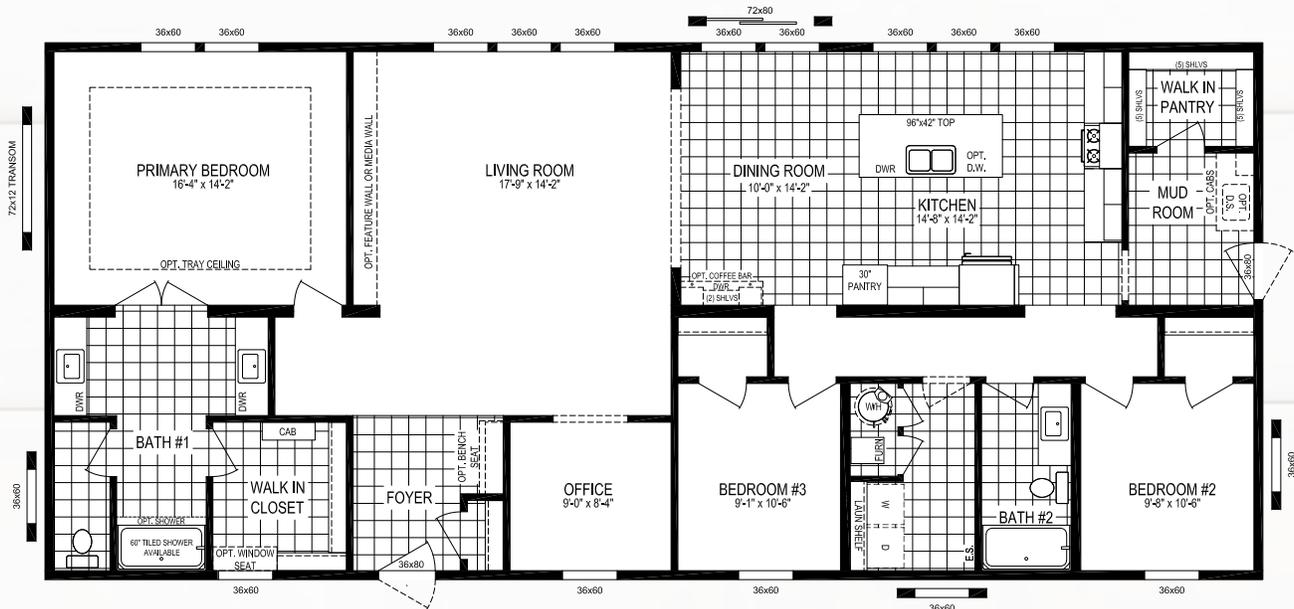


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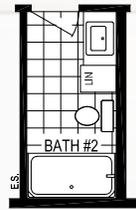
# 6830-MS070

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

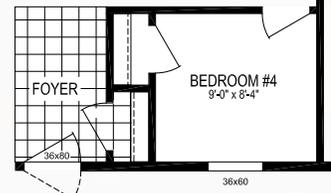
## MCCANN BLVD



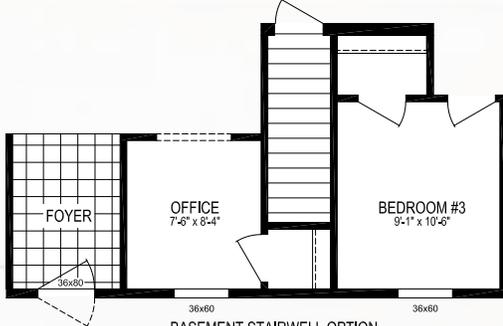
OPT. EURO STYLE RANGE HOOD



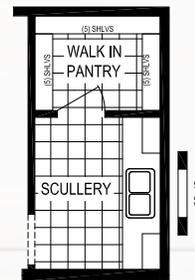
OPT. LINEN IN BATH #2 (REDUCES VANITY)



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**



**RESIDENCE EXTERIOR PACKAGE**

Flint Siding

w/White Board & Batton

\* Shown with 5/12 Roof Pitch & Hinged Dormer



**RESIDENCE EXTERIOR PACKAGE**

Sagebrook Siding

w/Thistle Board & Batton



**RESIDENCE EXTERIOR PACKAGE**

White Siding

w/White Board & Batton



**20' Closed Dormer w/Columns, Vertical Board & Batten**

Siding & Window Surrounds

3/12 Pitch Only

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*

MODULAR HOMES

2026



Boyne Country Homes  
Petoskey, MI 49770  
231-838-1764  
[www.boynecountryhomes.com](http://www.boynecountryhomes.com)



437 N. Main Street  
Middlebury, IN 46540  
574.825.7500  
574.825.7569 fax

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