

Manorwood



2-Story Homes


Manorwood Homes

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3 Classic Craft Cabinetry

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10-11 MOD vs Site Built 11 inhouse experience

12	Excalibur	NS311A	2846/38	1968	3 BR 2.5 BA UR FR Nook
13	Everett	NS325A	2840	2186	4 BR 2.5 BA UR
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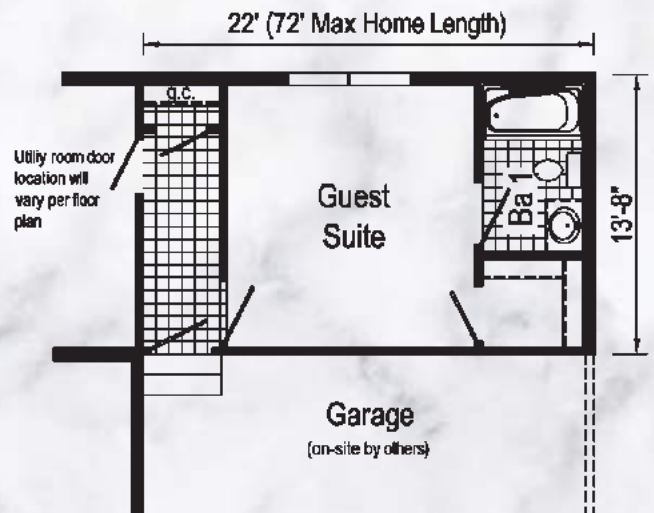
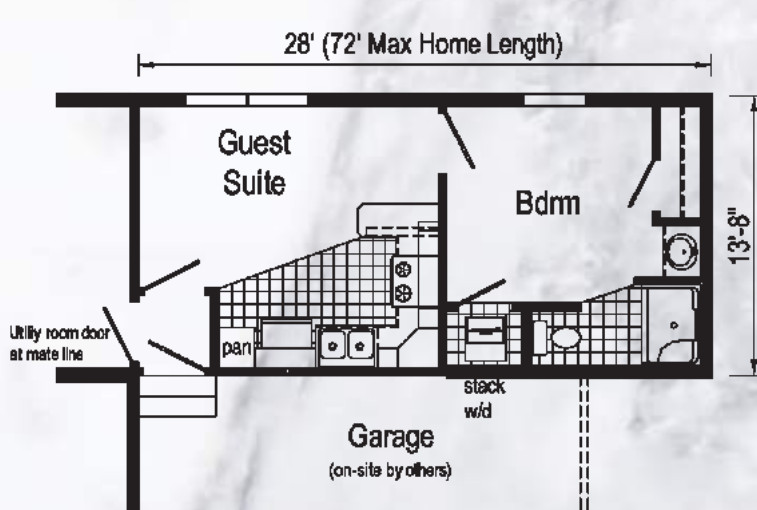
18-19 Standard Specifications



Some Exterior Features may be Optional
Shown here on the NS310A

Note: Extension may be located on the end of home and may require plan modifications. Garage is completed on-site by others.

Maximum home length for 22' extension is 50'
Maximum home length for 28' extension is 44'





Visit www.KCMA.org
for more information



**Oak
Mission Flat Panel**
(Standard)



**Barnwood Oak
Mission Flat Panel**
(Standard)



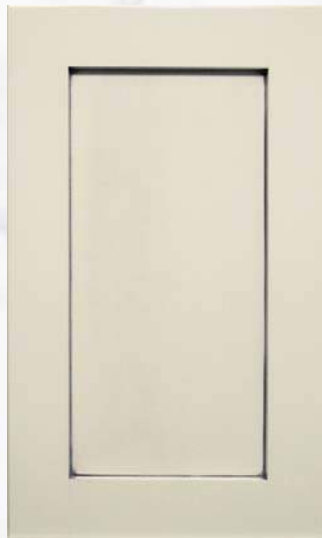
**White
Mission Flat Panel**
(Optional)



**Warm Sienna
Mission Flat Panel**
(Optional)



**Hickory
Raised Panel**
(Optional)



**Chiffon Glazed Maple
Mission Flat Panel**
(Optional)

Classic Craft Cabinetry endures a series of rigorous tests measuring structural integrity. Cabinet doors, drawers and even the finish is tested before earning the KCMA Cabinet Certification.

Precision Cut and Dadoed Construction Fastened and Hot Glued
- Ensures a Long Lasting and Square Cabinet Box

3/4" Thick Shelving with Finished Edges - Prevents Warping of Shelves

Base and Wall Cabinet Adjustable Shelving - Fit Your Lifestyle

3/4" Face Frames - Durable and Securely Holds Fasteners for Long Lasting Use

Pocket Screws - Ensure a Strong and Square Frame

Dove-Tail Constructed Drawers - Superior Drawer Strength

Concealed and Recessed Adjustable Hinges - Superior Door Strength

Recessed Toe Kick - Work at Counters with Ease

No Exposed Hanging Cleats - More Storage and Cleaner Look

100# Undermount Drawer Guides - Greater Capacity and Smooth Operation

Full Overlay Cabinetry - Contemporary and Clean Appearance

Note: Printed color shades are not necessarily an accurate representation of actual color. See Sales Representative for actual color.



Optional Features:

- Twin Peak Dormer with Bumpout
- Dutch Eaves
- Full Eave Return
- Shake Siding Accent
- Octagon Window
- Window Grids
- Painted Archtop
- Leaded Glass Front Door
- Sidelite

Features On-Site

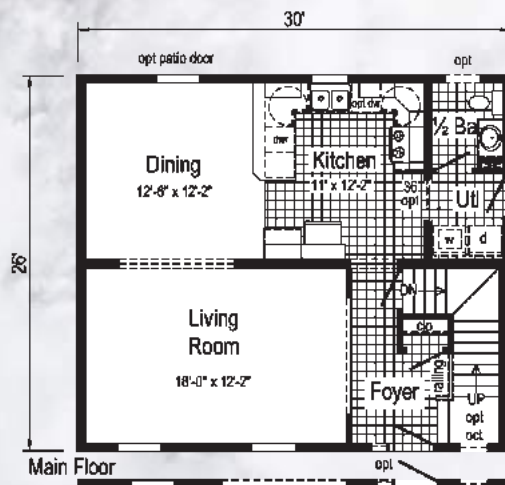
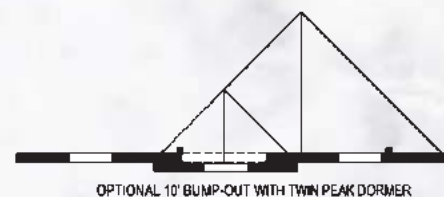
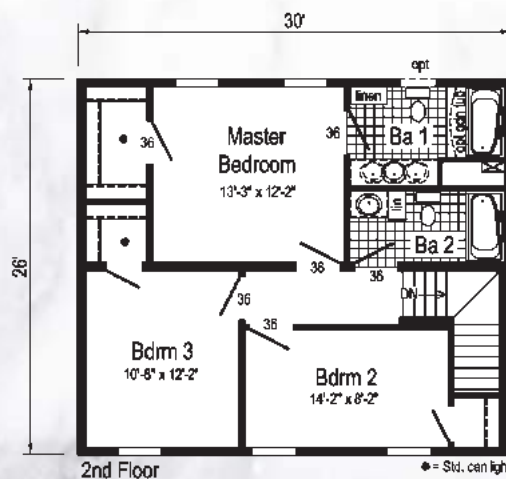
by Others:

- Brick Facade
- Garage
- Covered Front Porch

Marquette

MH401A 2630

Style: 2-Story
Square Feet: 1560
Bedrooms: 3
Bathrooms: 2.5



Optional Garage

OPTIONAL 10' BUMP-OUT



Optional Features:

- Twin Peak Dormer
- Full Eave Return
- Market Square Siding
- Shake Siding Accent
- Gable Deco
- Window Lineals
- Window Grids
- Sunburst Front Door
- Kick Plate

Features On-Site

by Others:

- Brick Facade
- Garage
- Covered Front Porch
- Gutters and Downspouts

Buckingham

MH403A 2636

Style: 2-Story
Square Feet: 1872
Bedrooms: 4-5
Bathrooms: 2.5



2-Story



Optional Features:

- 7/12 Roof
- Full Continuous Eaves
- Vertical Siding
- Window Lineals
- Painted Square Leaded Glass Front Door
- Sidelite

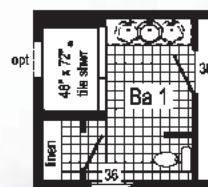
Features On-Site by Others:

- Brick Facade
- Garage
- Covered Front Porch
- Gutters and Downspouts

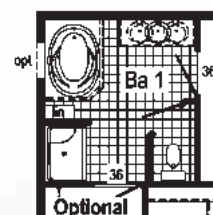
Burlington

MH405A 2640/32

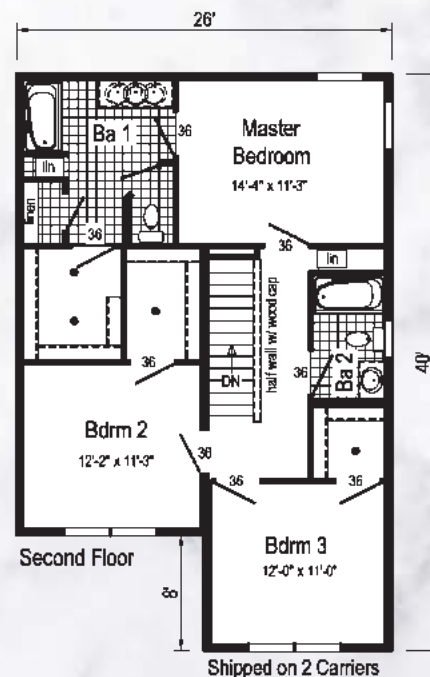
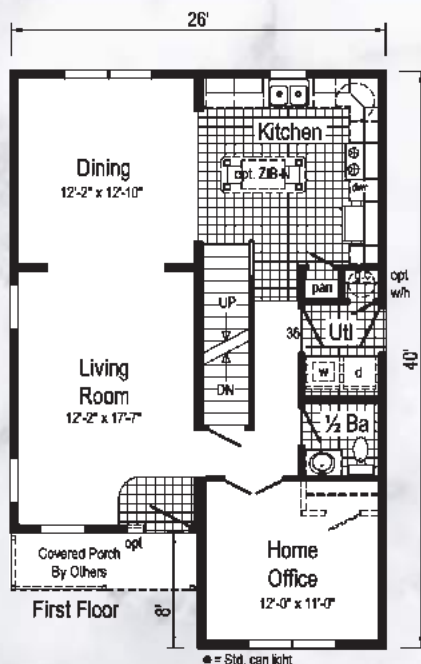
Style: 2-Story
Square Feet: 1872
Bedrooms: 3
Bathrooms: 2.5



**Optional
4' x 6' Tile
Shower**



**Optional
Glamour
Bath**
(omits linen closet)



Shipped on 2 Carriers



Optional Features:

- 7/12 Roof
- Shake Siding Accent
- Window Headers
- Window Grids
- Madison Front Door

Features On-Site

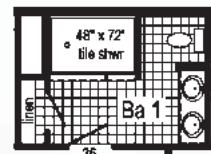
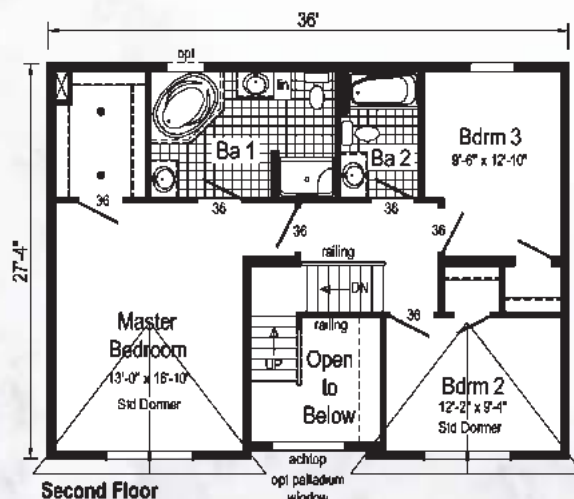
by Others:

- Garage
- Covered Front Porch
- Gutters and Downspouts

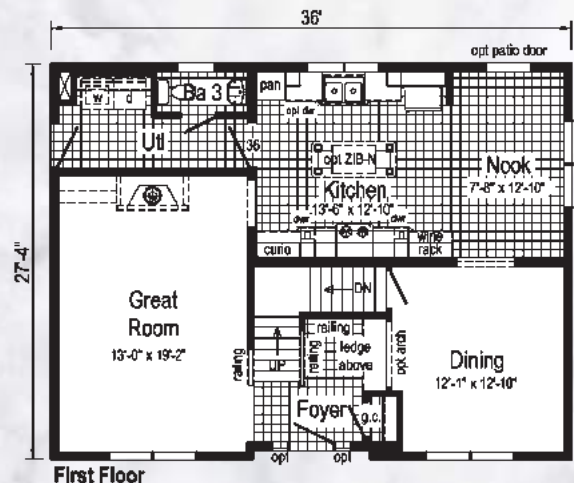
Lone Star

NS309A 2836

Style: 2-Story
Square Feet: 1961
Bedrooms: 3
Bathrooms: 2.5



**Optional
4'x6' Walk-In
Tile Shower**





Optional Features:

- 12/12 Roof
- Bumpout with Palladium Window
- Cape 6' Dormers
- Shake Siding Accent
- Window Grids
- Madison Front Door
- Sidelites
- 2nd Exterior Light at Front Door

Features On-Site by Others:

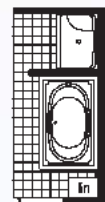
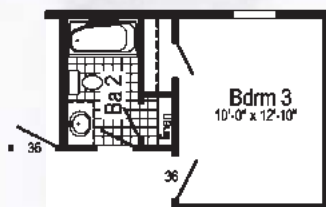
- Brick Facade
- Garage
- Columns

Stonewall

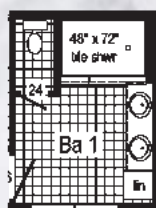
NS310AA 2836

Style: 2-Story
Square Feet: 1968
Bedrooms: 3
Bathrooms: 2.5

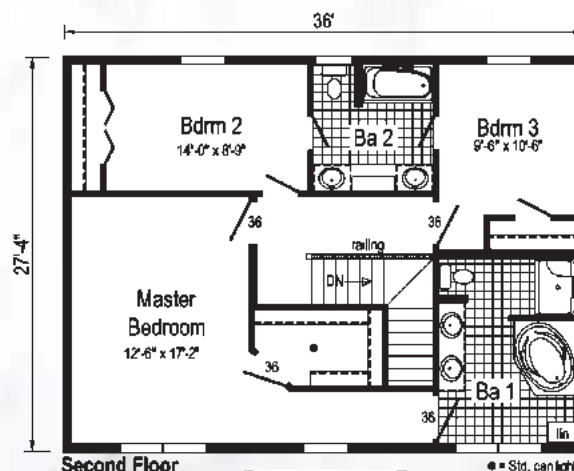
Option Enlarged Bedroom 3



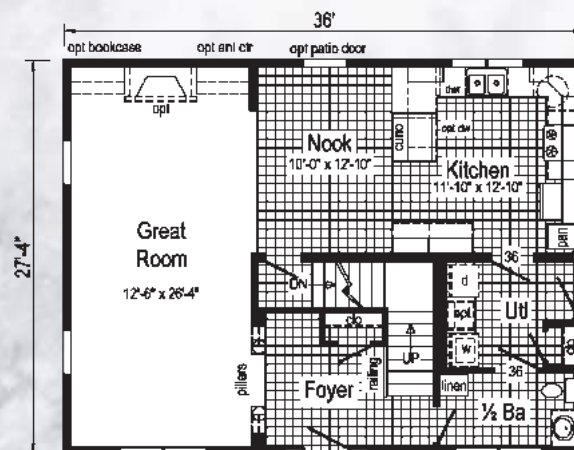
Option Lincoln Tub w/ Deluxe Shower



Optional 4'x6' Walk-In Tile Shower



Opt. Bumpout w/ Palladium Window and Dormer



Opt. Bumpout w/ Columns
Not available with complete house package



Optional Features:

- 7/12 Roof
- Dormers
- Shake Siding Accent
- Gable Deco
- Window Lineals
- Round Top Leaded Glass Front Door

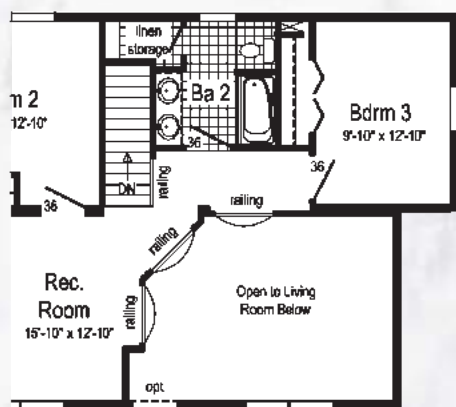
Features On-Site by Others:

- Brick Facades
- Garage
- Covered Front Porchs

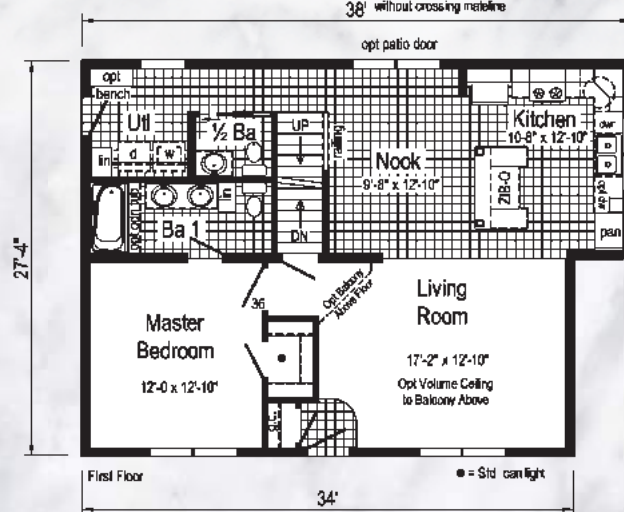
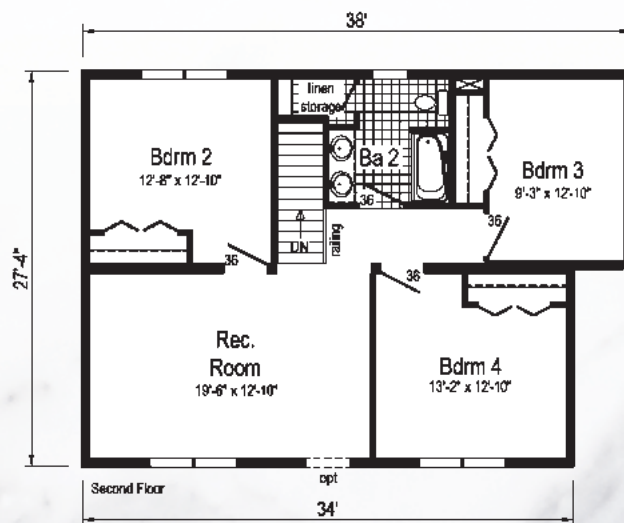
Hunter

NS314A 2838/34

Style: 2-Story
Square Feet: 1968
Bedrooms: 4
Bathrooms: 2.5



Opt. Balcony Second Floor.
Optional Balcony Open to Living Room Below
Replaces Bedroom 4



Note: Stairwell only works with 8'-0" sidewalls without crossing midline
Not available with 8'-6" & 9'-0" walls

2-Story

Considering On-Site Building a Home?

Have you considered Modular Construction?

Here's Why You Should...

Modular homes (Systems-built homes): homes constructed to the same state, local or regional building codes as site-built homes. Other types of systems-built homes include panelized wall system, log home, structural insulated panel, and insulated concrete form.

	<u>On-Site Built Home</u>	<u>Manorwood Modular Home</u>
<i>Foundation</i>	Masonry Foundation Crawlspce, Basement or Slab	Same (<i>slab not available</i>)
<i>Strength</i>	Structure Secured to Anchor Bolted Sill Plate	Same
<i>Floors</i>	2x10 Floor Joist	Same
<i>Walls</i>	2x6 Exterior Walls	Same
<i>Cabinets</i>	KCMA Box Cabinet Construction	Same
<i>Interior Wall Finish</i>	1/2" Drywall with Taped and Mudded Joints	Same
<i>Interior Trim</i>	Residential Mouldings	Same
<i>Personalization</i>	Custom Floorplans and Features	Same
<i>Financing</i>	Traditional Mortgage Financing Products	Same
<i>Insuring</i>	Traditional Homeowners Insurance Products	Same

** Not all on-site builders or modular builders use the same materials as above. These are the general building industry standards.*

If the building requirements, materials and financial products are the same, then why does traditional on-site building cost you more than building a modular home?

- Regardless of your building site location, building a Manorwood modular home cost is fixed based on the plan and features you select. By on-site building, your builder will have to factor in costs associated with each tradesman's daily travel to your site and elements of weather delays.
- On-site builders purchase materials from local building supply stores, purchasing materials as needed. Manorwood modular homes take advantage of purchasing materials in bulk and purchasing some materials directly from the manufacturer paying less for the same product.
- When on-site building a home, labor costs are typically half of the total home cost. Building homes more efficiently by using an assembly line and long term employees, the labor rate is greatly reduced.
- When pricing your project, on site builders factor in additional costs based on history; such as theft, weather damage and unforeseen cost overruns. Since modular materials are stored indoors, built in a controlled environment and delivered to you nearly complete, the costs protecting the builder's profit margin are not necessary.

Modular compared to On-Site Built

Modular Lumber - Neatly Stored Indoors



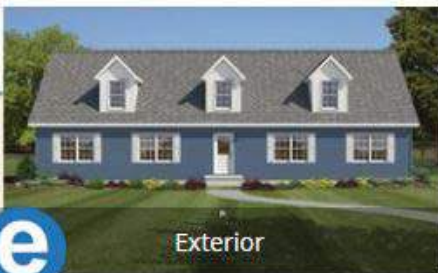
On-Site Built Lumber - Outdoor Storage



Modular Building Weather



On-Site Built Building Weather



Exterior



Kitchen



Two Story

Building a Dream Home on Manorwood Homes Website

Customize the Exterior and Interior Color Sections to Create your Dream Home. Share your Dream Home Selections on your Social Media Pages.



Optional Features:

- 7/12 Roof
- Dormers
- Dutch Eaves
- Market Square Siding
- Shake Siding Accent
- Window Grids
- Prairie Front Door
- Sidelites

Features On-Site

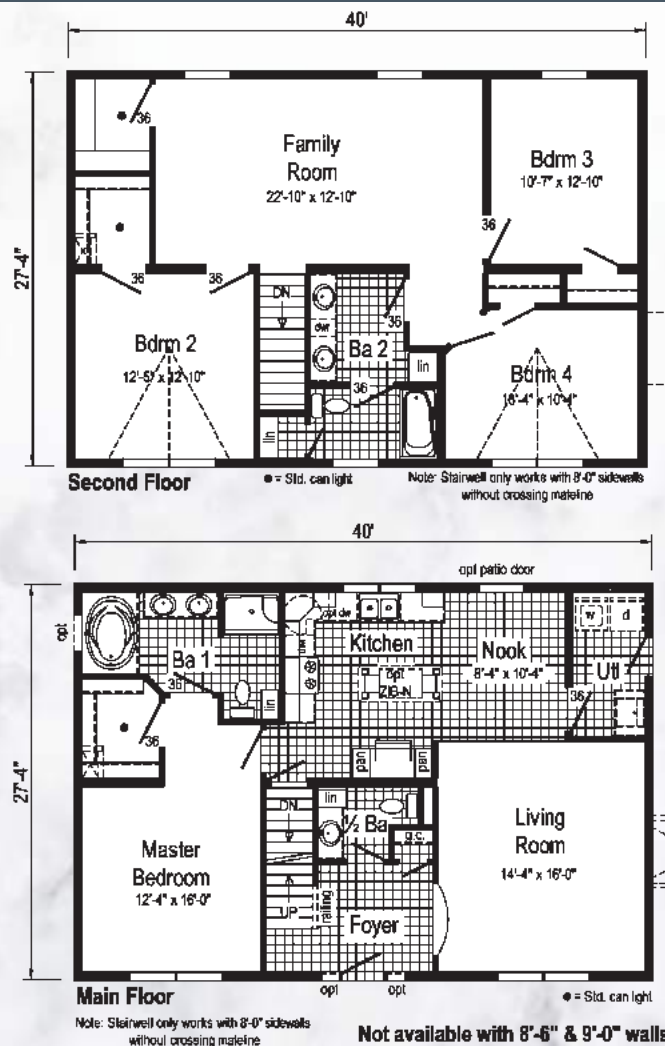
by Others:

- Garage
- Covered Front Porch
- Gutters and Downspouts

Everett

NS325A 2840

Style: 2-Story
Square Feet: 2186
Bedrooms: 4
Bathrooms: 2.5



2-Story

- Brick Facade
- Garage
- Covered Front Porch
- Gutters and Downspouts



Optional Features:

- Window Lineals
- Window Grids
- Madison Front Door
- Sidelites

Features On-Site

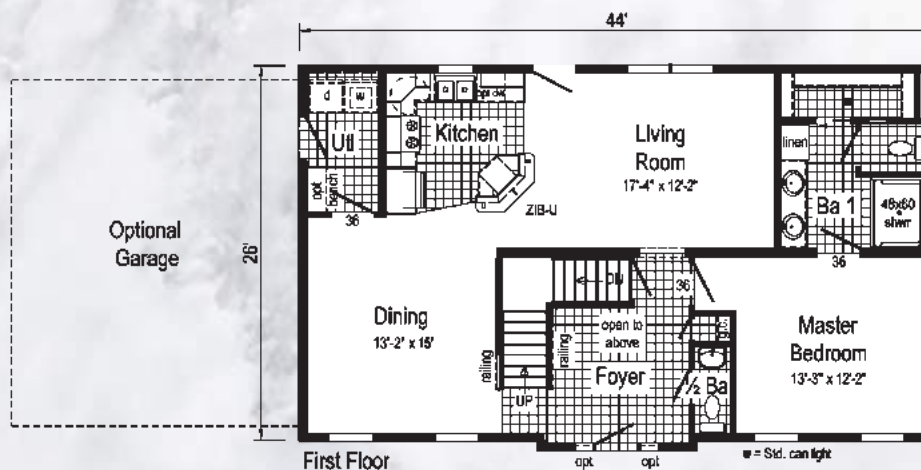
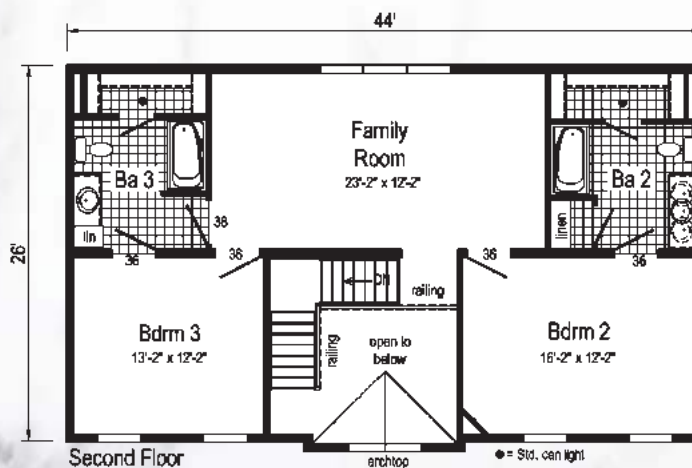
by Others:

- Brick Facade
- Garage
- Covered Front Porch
- Gutters and Downspouts

Aberdeen

MH404A 2644

Style: 2-Story
Square Feet: 2302
Bedrooms: 3
Bathrooms: 3.5



Optional 60" Tub or Garden Tub

Standard Specifications

FLOOR CONSTRUCTION

- 2X10 Floor Joists 16" O.C.
- ¾" T&G OSB Floor Decking
- ¾" OSB Floor Decking on 2nd Floor
- Open Web Floor Trusses in Wet Areas of 2nd Floor
- Insulated Basement Stairwell

EXTERIOR WALLS

- 2X6 Studs 16" O.C.
- Double 2X6 Top Plates
- 8' Wall Height
- 7/16" Structural OSB Sheathing
- Whole House Wind Wrap
- Vinyl Siding

INTERIOR WALLS

- 2X4 Interior Wall Studs 24" O.C.
- 2X4 Marriage Wall Studs 16" O.C.
- 7/16" OSB Sheathing
- Primed ½" Smooth Drywall Finish Throughout (including ceilings)

ROOF

- 5/12 Roof Pitch with 12" Eaves
- Pre-Engineered 40# Roof Trusses 24" O.C.
- 90 MPH Wind Exposure C Wind Load Design
- Ice Shield
- 7/16" Structural OSB Roof Decking
- Shingle Over Ridge Vent Ventilation
- Vented Vinyl Soffit
- Aluminum Fascia
- Aluminum Drip Edge on all Roof Edges
- Architectural Shingles (Limited Lifetime Warranty)

FLOOR COVERING

- Congoleum Vinyl Flooring
- Mantra or It's Cozy 100% Continuous Filament Nylon Carpet with Stain Protection
- 5# Rebond Carpet Pad
- Carpeted Stairs with Railing and Handrail

INSULATION

- Exterior Walls R-21 Fiberglass Insulation
- Ceiling R-38 Fiberglass Batt Insulation

EXTERIOR DOORS AND WINDOWS

- 3/0 x 6/8 6-Panel Fiberglass Front Door with Nickel Hardware & Composite Jambs Primed White
- 3/0 x 6/8 6-Panel Fiberglass Rear Door with Nickel Hardware & Composite Jambs Primed White
- Door Pans on Exterior Doors
- Low-E Insulated Single Hung Argon Filled White Vinyl Windows – Mulled where Applicable
- Front & Rear Door Kwikset Lockset with Smart Key
- 15" Raised Panel Shutters Door Side

INTERIOR DOORS AND TRIM

- 2-Panel White Interior Doors w/ Lever Passage Sets and 3 Mortise Hinges
- 36" Interior Doors - Where Available
- Privacy Locks on Bedroom & Bath Doors
- Door Stops
- White Wood Colonial Molding Package
- Wire Shelving all Closets and Washer / Dryer Area
- Brushed Nickel Hardware



KITCHEN

- ¾ Overlay Classic Craft Cabinetry - KCMA Certified
- Hardwood 5-Piece Manchester Oak or Barnwood Oak Mission Flat Panel Doors
- Craftsman Cabinet Crown Moulding
- 42" Height Kitchen Overhead Cabinets
- Dovetailed Drawers
- 100# Undermount Drawer Guides
- Laminate Countertops
- 8" Deep Stainless Steel Kitchen Sink
- Huntington Brass Single Lever Brushed Nickel Faucet with Sprayer
- Power Range Hood
- Brushed Nickel Hardware
- Pressure Switch Interior Cabinet Light in Sink Base Cabinet
- Corner Base Lazy Susan (Where Applicable)
- USB Receptacle

BATHS

- Huntington Brass Brushed Nickel Faucets
- Anti-Scald Valves for Showers
- Bath Vanities to Match Kitchen Cabinets
- Laminate Countertops
- China Lavatories
- 1.6 Gallon Flush Elongated Toilets
- Lighted Exhaust Fans with Insulated Ducts– All Baths
- 2-Arm Light and Mirror at Vanity
- 60" One Piece Fiberglass Tub/Shower
- Fiberglass Soaker Tub (per plan)
- 48" One Piece Fiberglass Shower with Glass Shower Enclosure (per plan)
- Hardwood Framed Mirrors
- Open Shelf Linen with Drawers (where available)



Designed to Simplify™



PLUMBING

- PEX Water Lines Stubbed Through Floor
- Drain, Water and Vents Stubbed Through Floor
- Shut Off Valves for all Sinks, Lavatories and Water Closets
- 2nd Floor PEX Supply Loop and PVC Drain Lines
- Plumb, Wire and Vent for Washer/Dryer (Per Plan)
- Oetiker Clamps

ELECTRICAL

- 200 AMP Electrical Service with 40/40 Panel Box
- 2 GFI Exterior Receptacles with In-Use Covers
- Prairie Lantern Light at Front Exterior Door
- Patina Lantern Light at Rear Exterior Door
- Premium Brushed Nickel Interior Light Package (Includes Bedroom Ceiling Lights)
- Switched 4" Surface Mount LED Light in All Walk-In-Closets
- Smoke Detectors with Battery Back-up
- Wire for Electric Range
- Carbon Monoxide Detector(s)
- Electric Doorbell at Front Door



INNOVATIONS FOR LIVING™



HUNTINGTON
BRASS



Where Great Floors Begin



See your Local Builder for current and all standard specifications available to you and your new home!

Visit www.manorwoodhomes.com to locate one near you!

These specifications are accurate as of September 2017.



**10-Year Limited Structural
Warranty**

Manorwood

2-Story Homes

Creating Homes for Living



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724-867-0189



www.manorwoodhomes.com/inhouse-experience

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