



16', 18' & 20' WIDE HOMES



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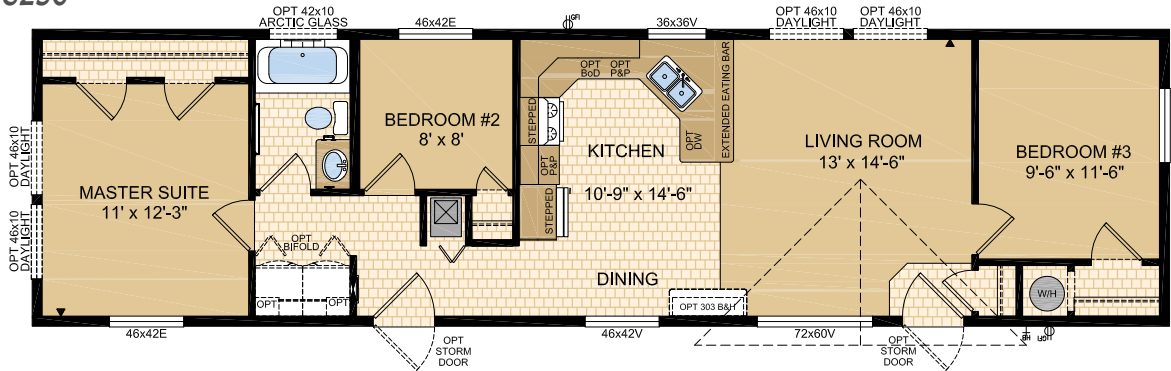


CANADIAN BUILT
SINCE 1970

MODULINE.CA

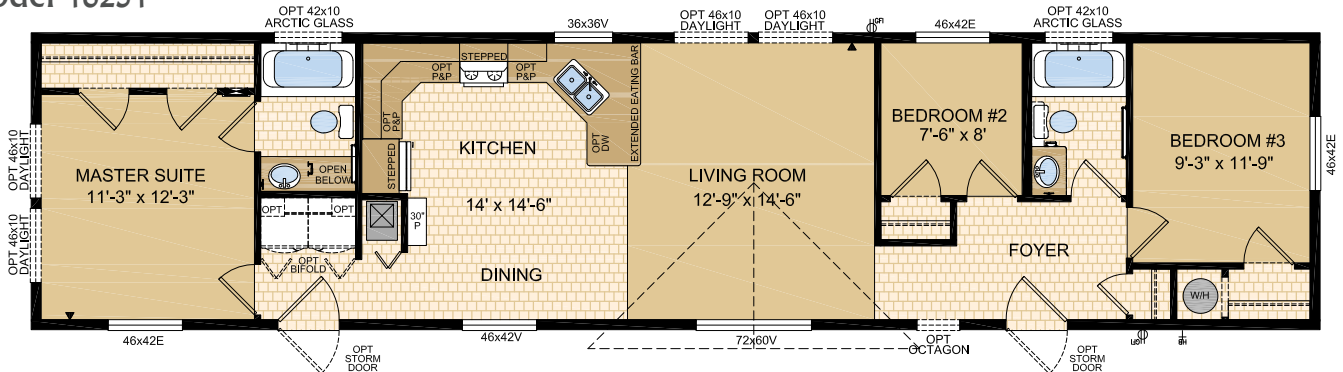
TUSCAN Model 16250

3 Beds | 1 Bath
16' x 60' ~ 960 sq. ft.



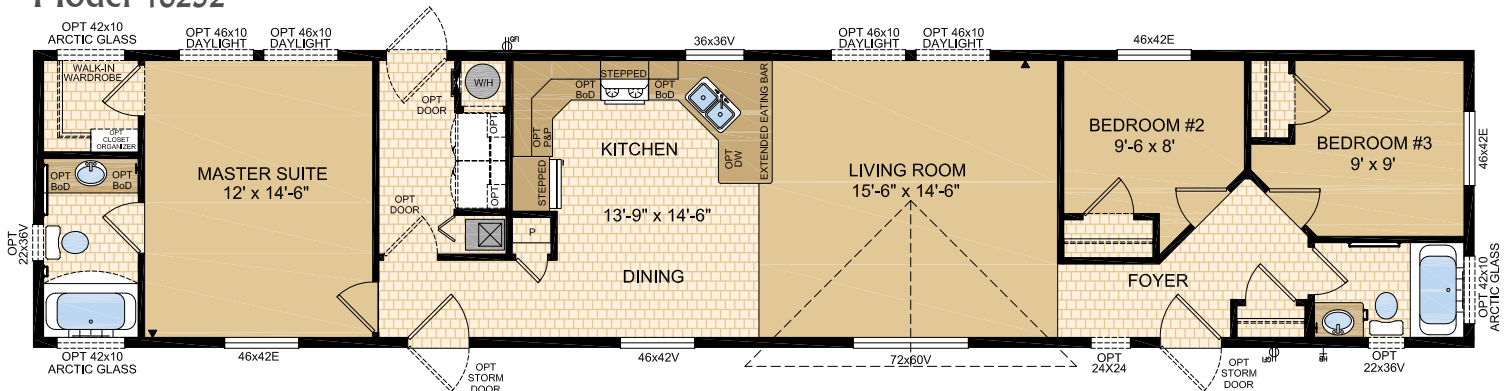
MANHATTAN Model 16251

3 Beds | 2 Baths
16' x 68' ~ 1,088 sq. ft.



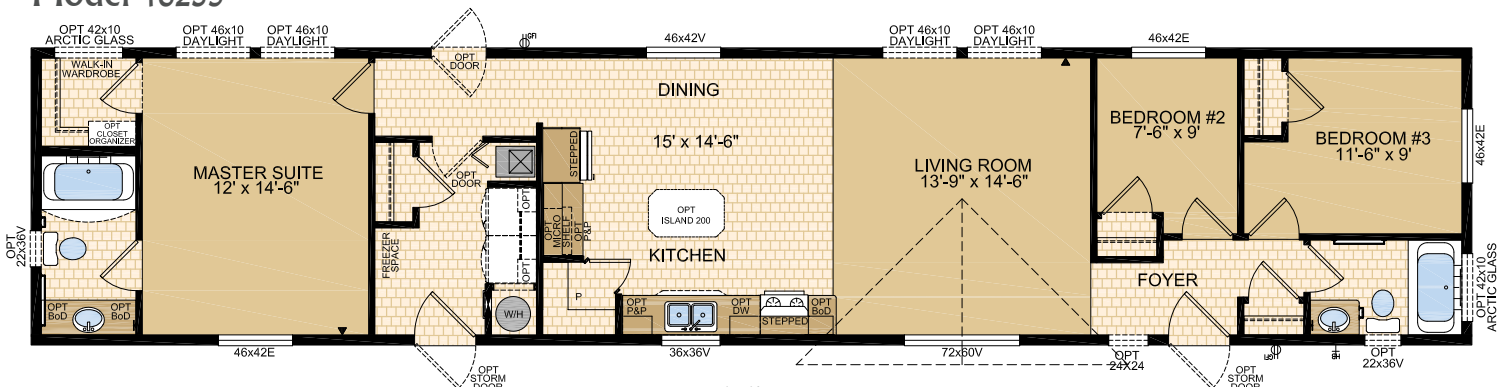
VILLA Model 16252

3 Beds | 2 Baths
16' x 76' ~ 1,216 sq. ft.



OASIS Model 16253

3 Beds | 2 Baths
16' x 76' ~ 1,216 sq. ft.



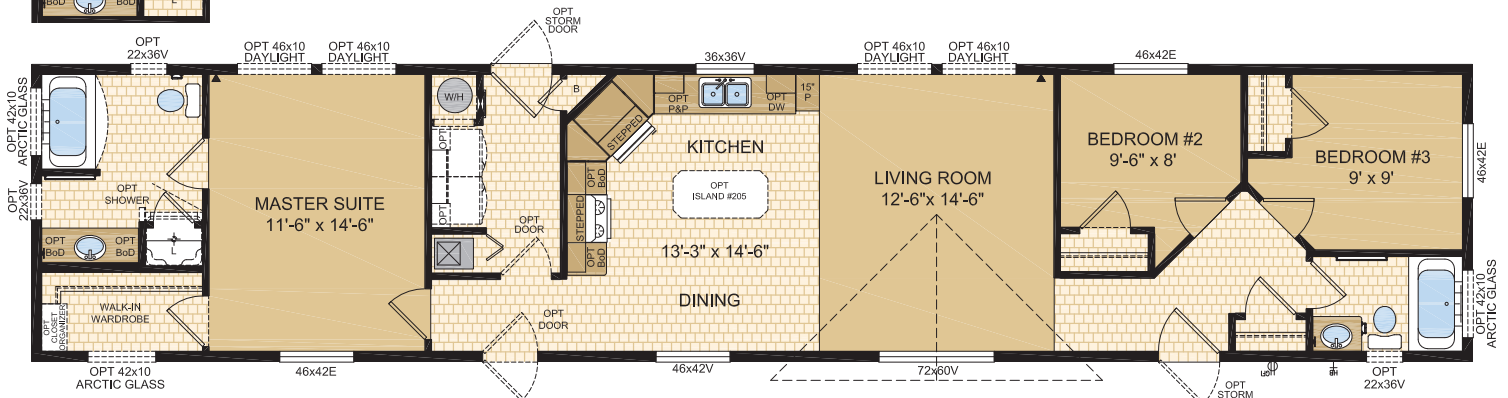
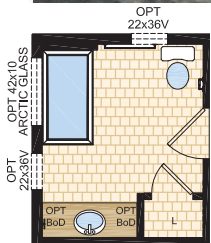
BROOKINGS Model 16254

3 Beds | 2 Baths
16' x 76' ~ 1,216 sq. ft.



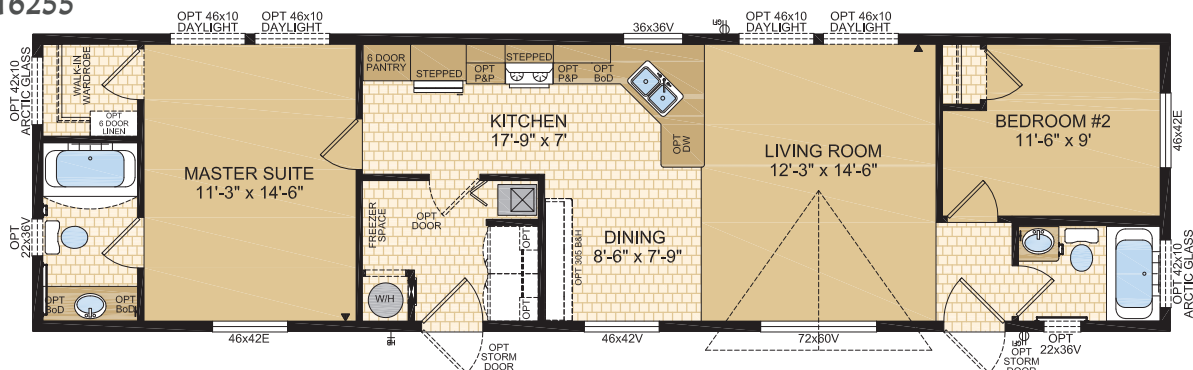
Options shown in image: 9 Lite Front Door, Painted Smartboard Window Trim & Corners, Board & Batten, Bath Window, Arctic Glass Windows, 46x60v Windows ILO 46x42 Windows in Bedroom #3, Master Suite & Dining Room Windows, 2-46x60v Windows ILO of 72x60v Living Room Window.

Optional Ensuite



MEDFORD Model 16255

2 Beds | 2 Baths
16' x 60' ~ 960 sq. ft.



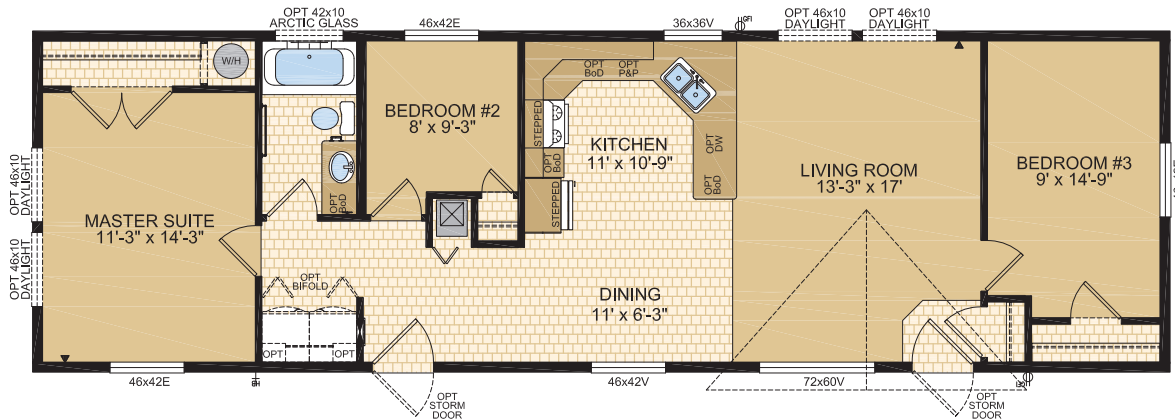
CODERRE

Model 18770

3 Beds | 1 Bath
18' x 60' ~ 1,080 sq. ft.



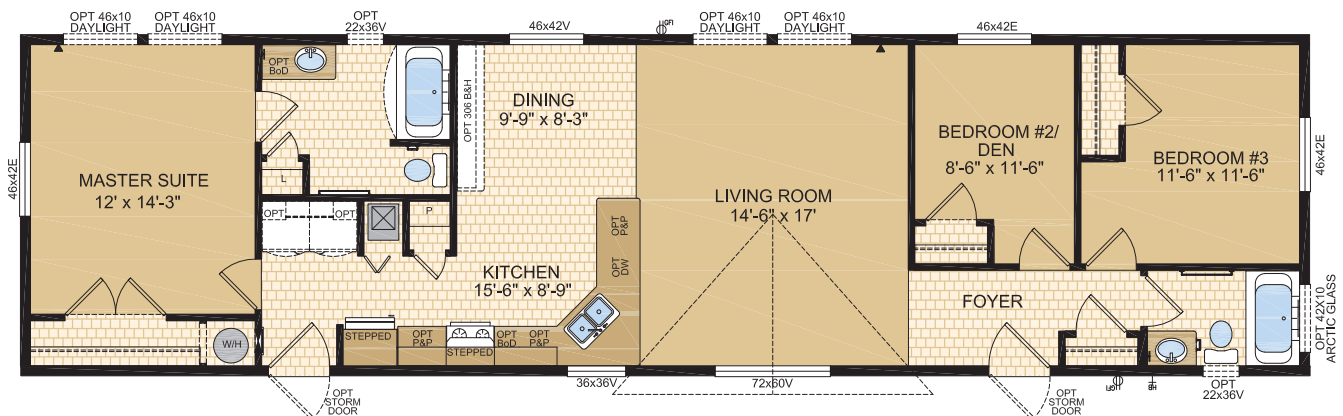
Options shown in image: Tudor Columns, Painted Smartboard Window Trim, Alys Front Door, 15 Lite Rear Door, Stacked Stone, Board & Batten, Eyebrow Dormer, 46x60v Window ILO 46x46E Bedroom #3.



BENTLEY

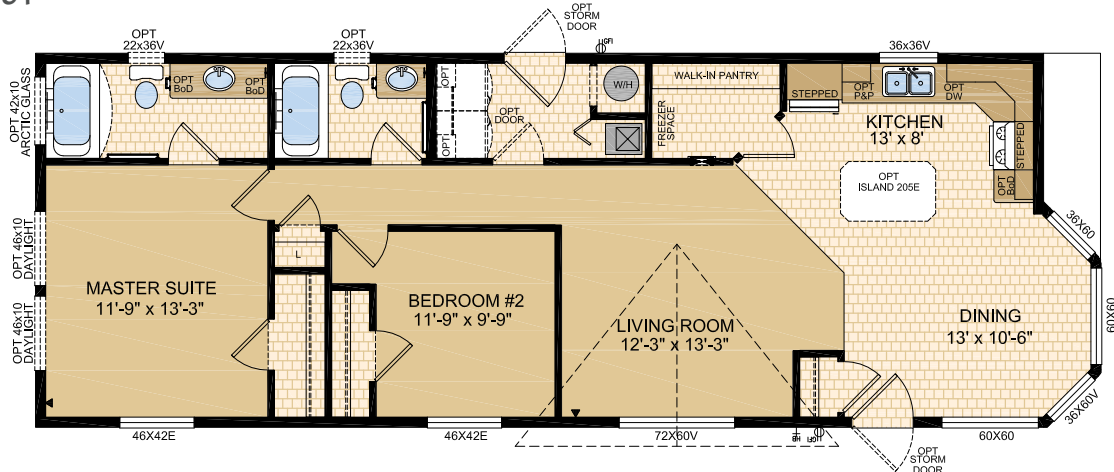
Model 18771

3 Beds | 2 Baths
18' x 68' ~ 1,224 sq. ft.



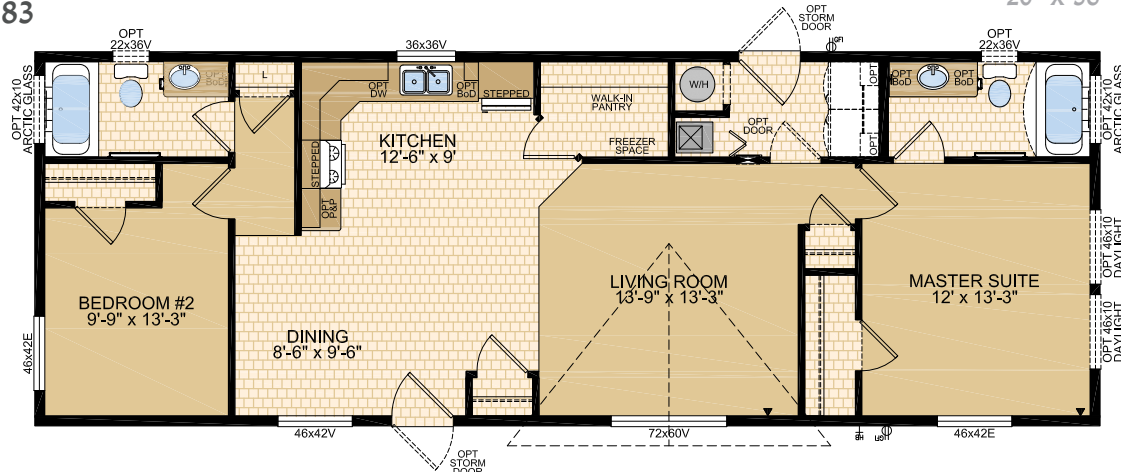
EASTWOOD Model 20181

2 Beds | 2 Baths
20' x 56' ~ 1,120 sq. ft.



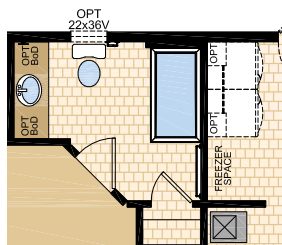
GREENSTONE Model 20183

2 Beds | 2 Baths
20' x 56' ~ 1,120 sq. ft.

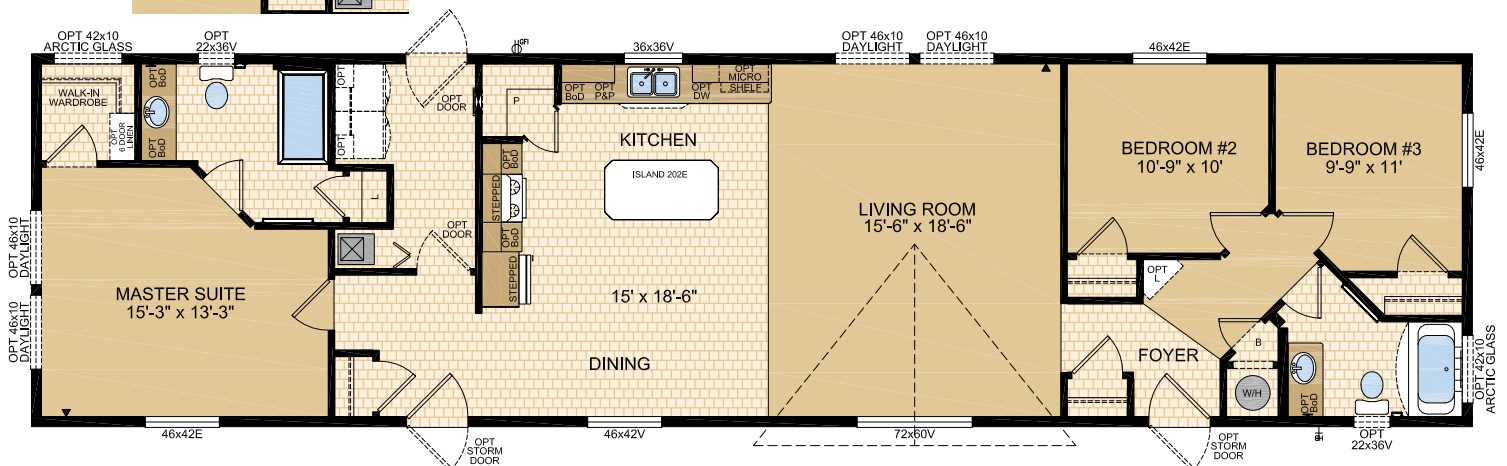


TEMORA Model 20252

3 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.

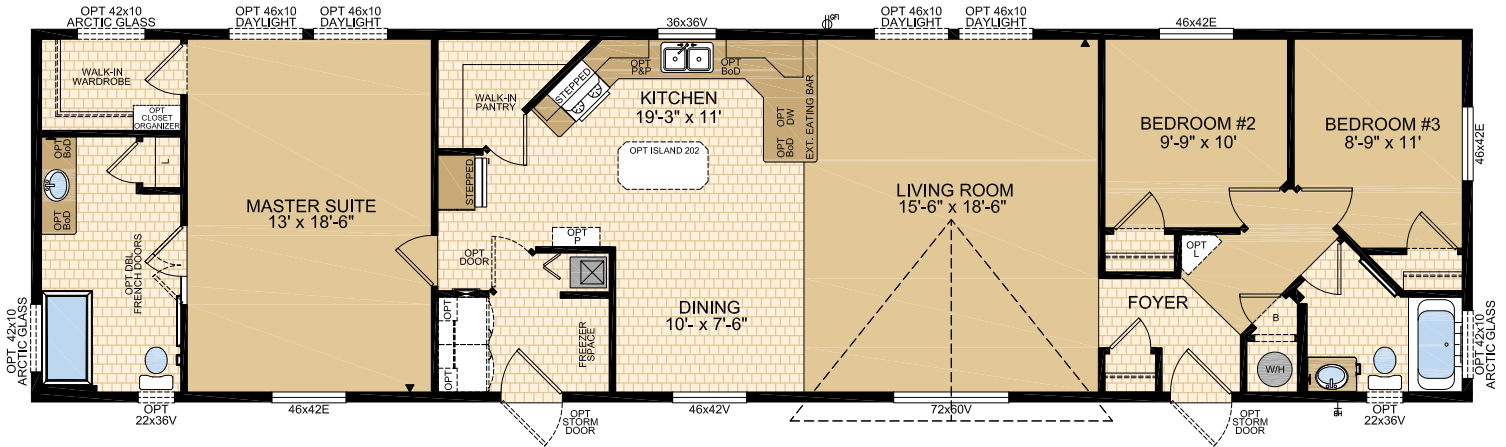


**Optional
Layout**



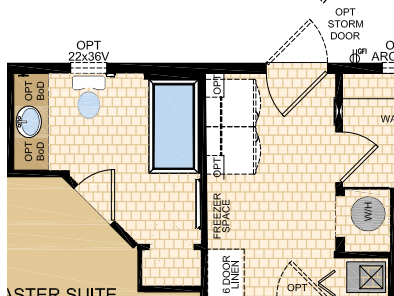
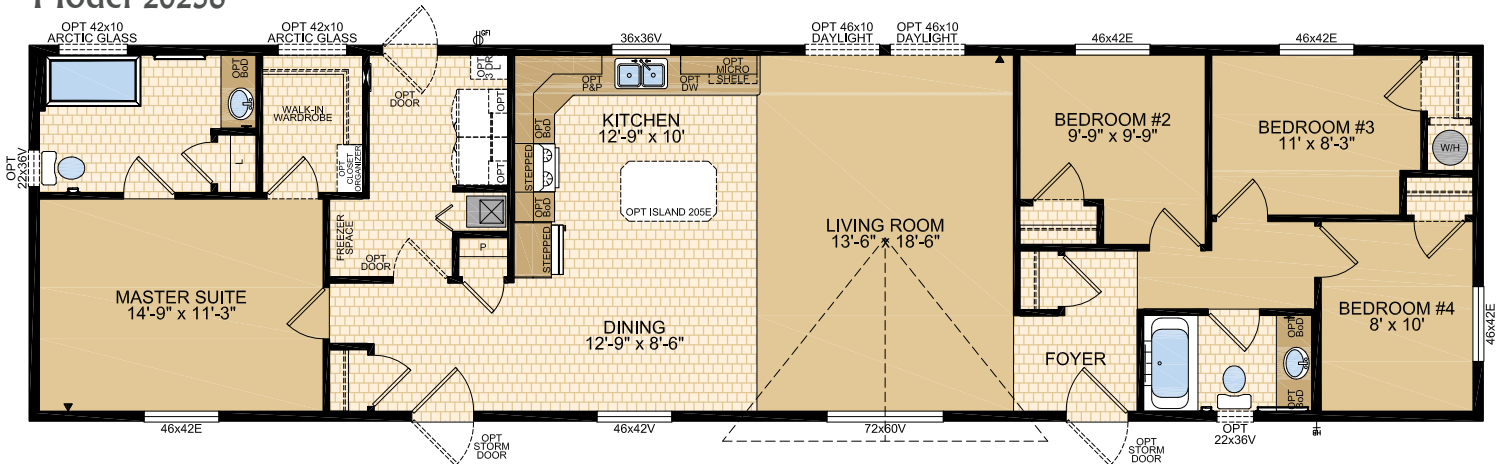
CANBERRA Model 20254

3 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.



CAPELLA Model 20256

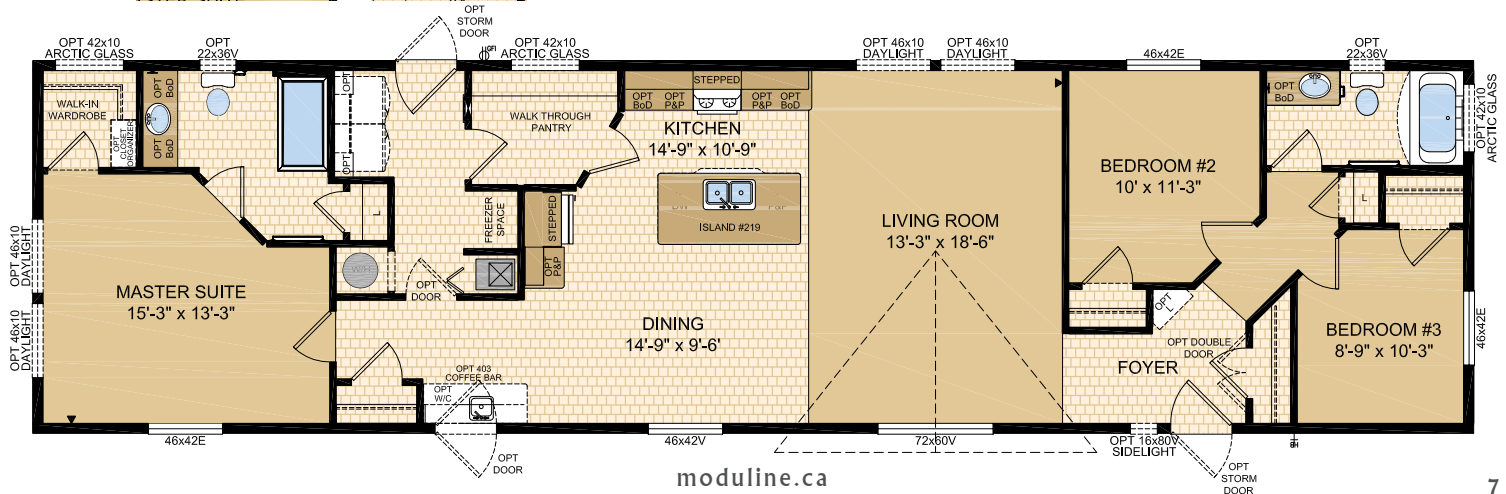
4 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.



Optional
Layout

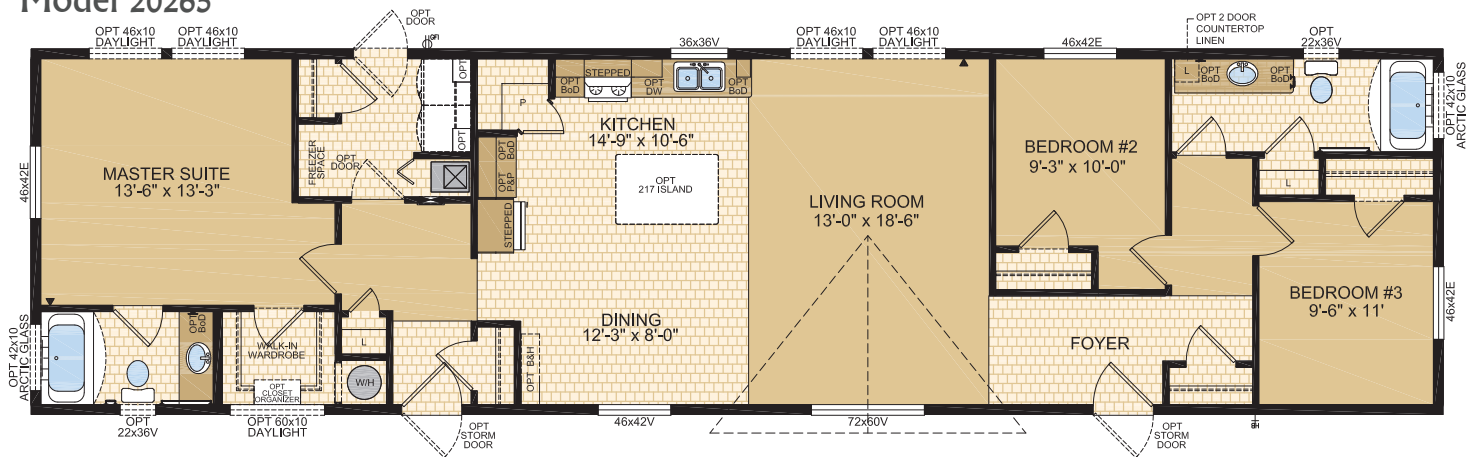
ABERDEEN Model 20258

3 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.



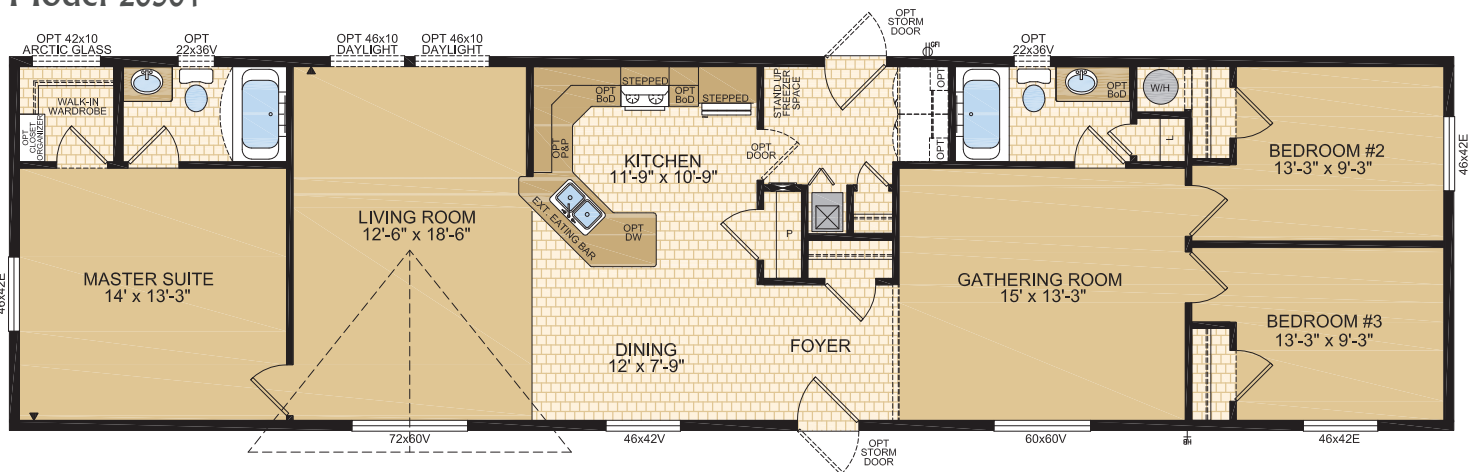
OAKWOOD Model 20265

3 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.



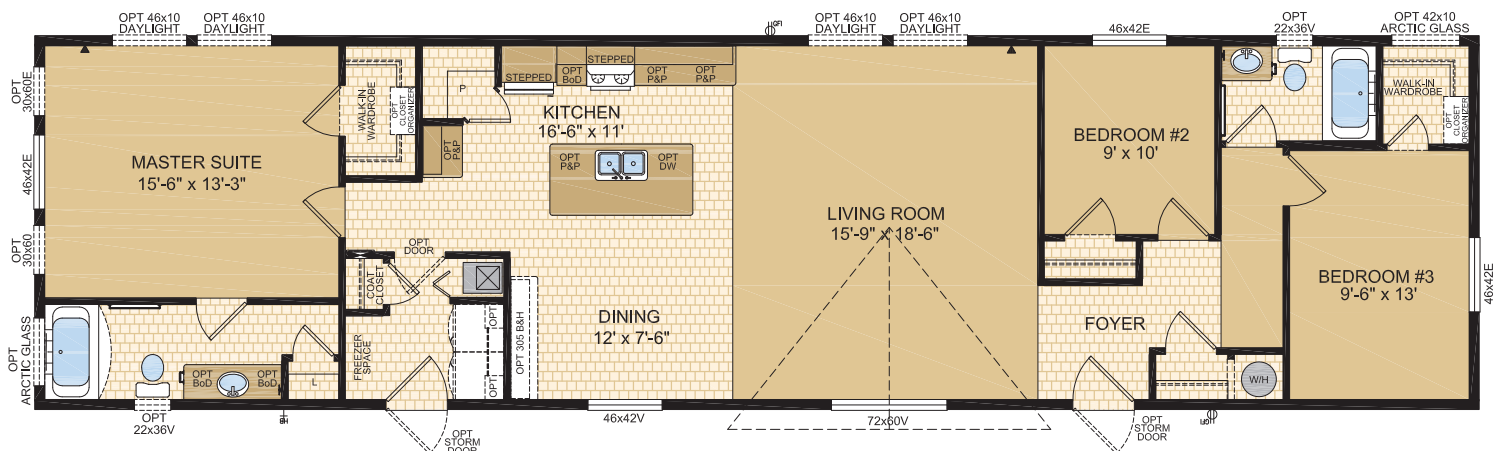
LOCKPORT Model 20301

3 Beds | 2 Baths | Gathering Room
20' x 76' ~ 1,520 sq. ft.



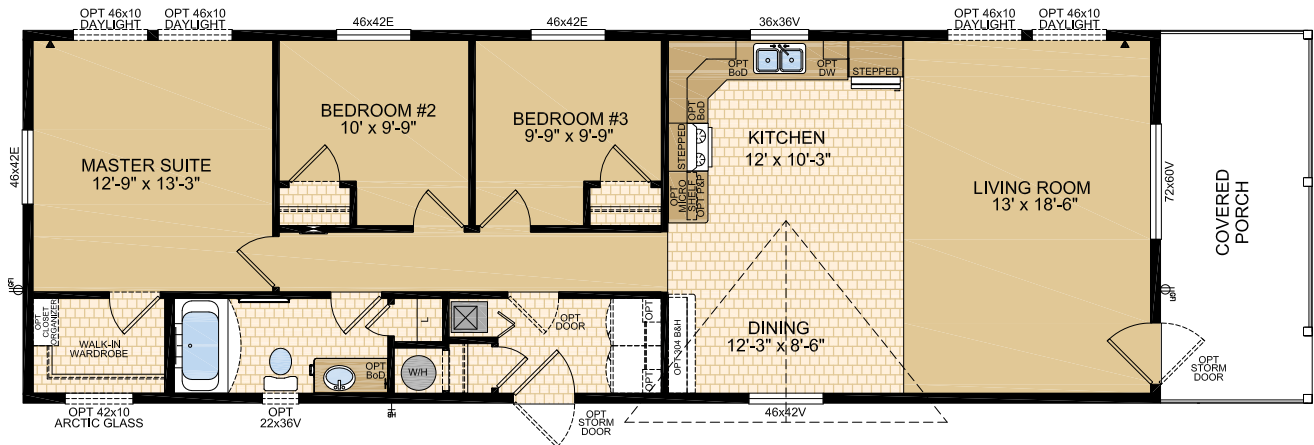
KENDALL Model 20311

3 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.



AMESBURY Model 20321

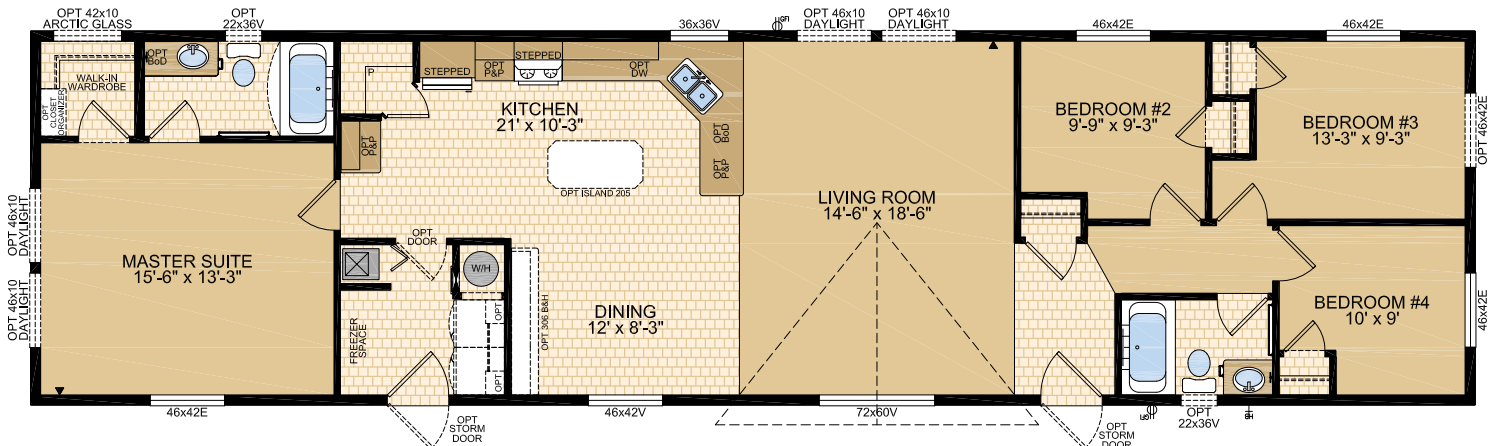
3 Beds | 1 Bath | Porch
20' x 68' ~ 1,360 sq. ft.



WHITE ROCK Model 20325

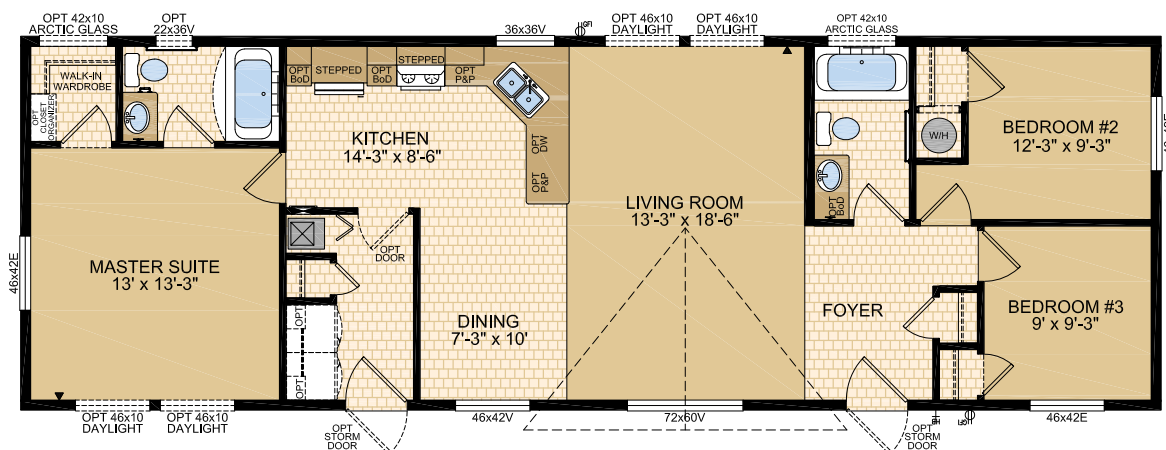
(Note: Artist Rendering on front cover)

4 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.



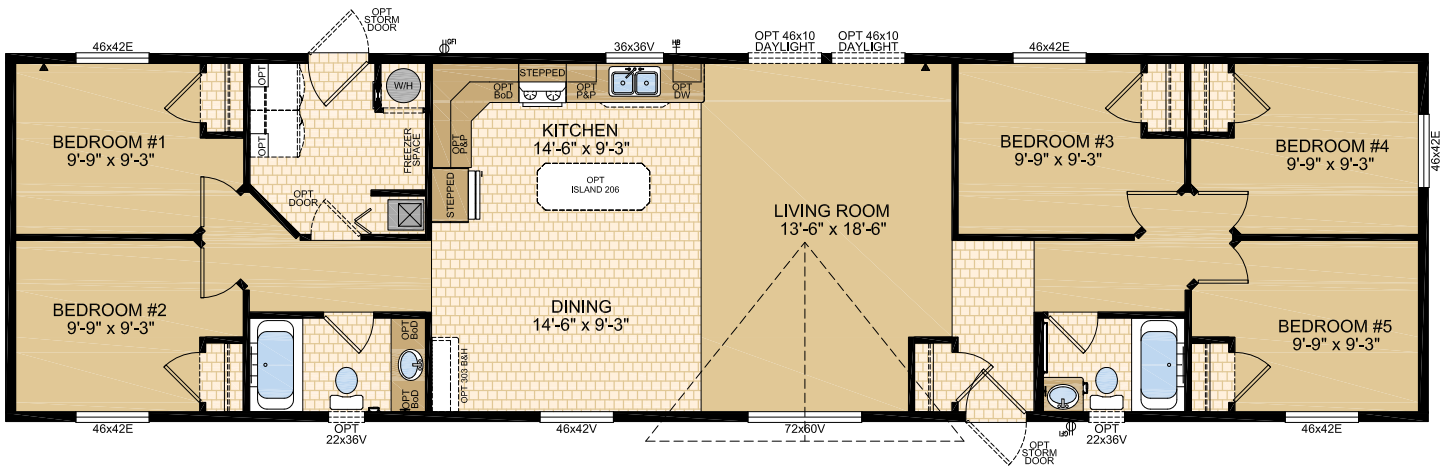
GLENROSA Model 20451

3 Beds | 2 Baths
20' x 60' ~ 1,200 sq. ft.



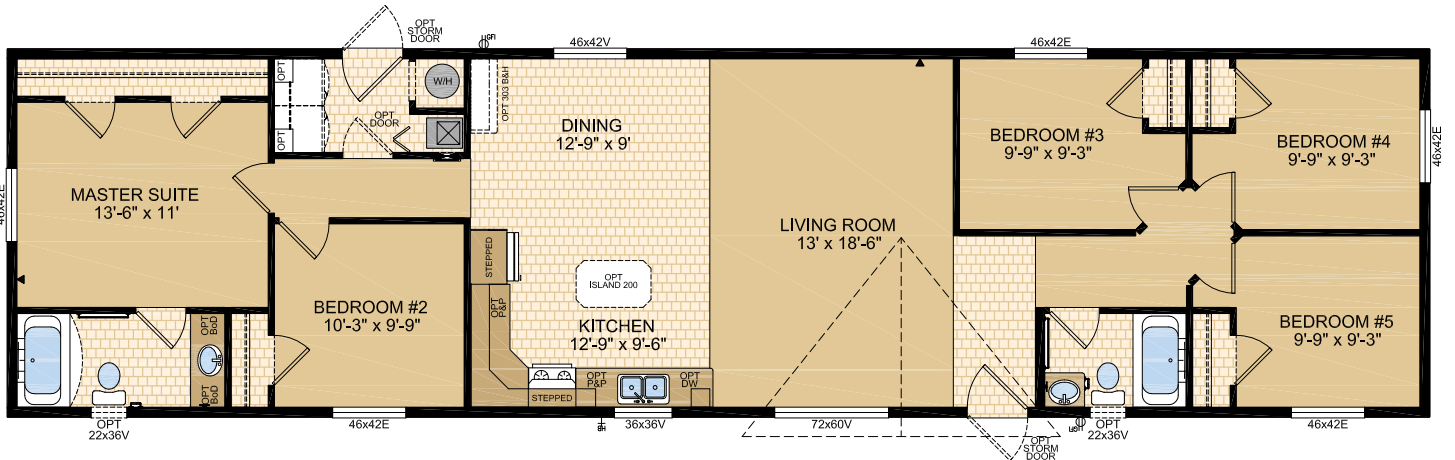
WESTLAND Model 20555

5 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.



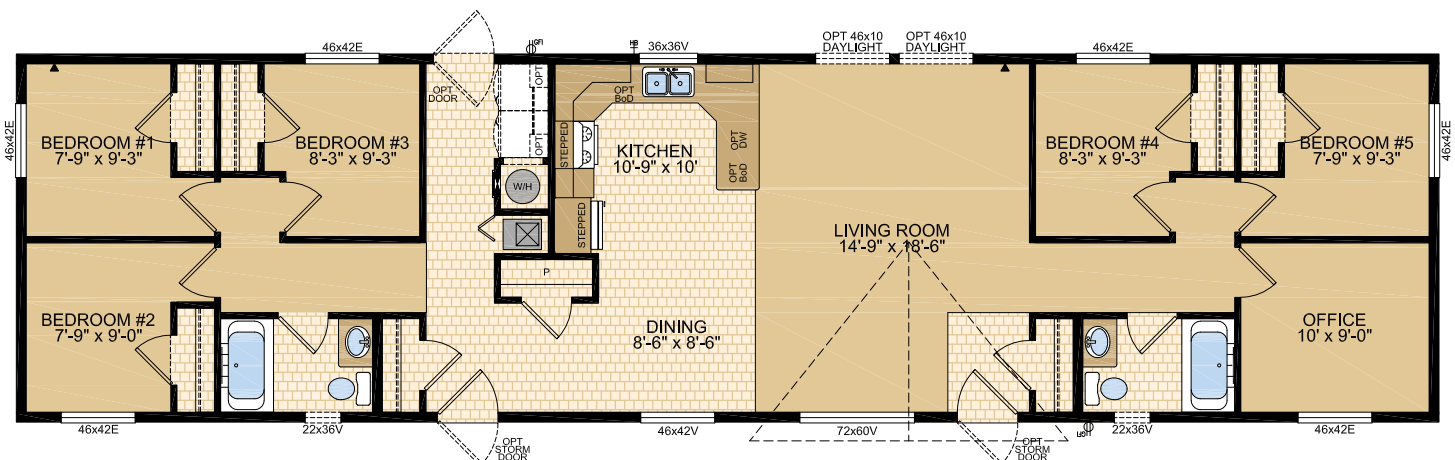
WOODBURY Model 20556

5 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.



WESTON Model 20557

5 Beds | 2 Baths | Office
20' x 76' ~ 1,520 sq. ft.



STANDARD FEATURES & SPECIFICATIONS

General Construction	
Building Code	A-277 Zone 7A*
Snow Load	Live load 31.4 psf (1.5 kPa) Ground snow load 55 psf (2.63 kPa)
Insulation R Values	Floors R-40, Walls R-22 & Ceiling R-40 (min) Meets zone 8 of the 9.36 Energy Code**
Floor	2"x10" floor joists @ 16" o.c. (16' & 18') 2"x12" floor joists @ 16" o.c. (20') Heavy tubular steel frame w/detachable hitch
Decking	19/32" T & G OSB floor decking; glued and screwed
Roof	4/12 roof pitch; engineered roof trusses 7/16" roof sheathing Architectural asphalt shingles - limited lifetime warranty
Eaves	12" sides, 18" front & rear vented eaves
Siding	Maintenance free vinyl lap siding & corners
Fascia	Metal - white or black
Soffit	White vinyl
Building Envelope	Meets 0.20 L/M2S
Exterior Walls	2"x6", 24" o.c. 3/8" OSB sheathing inside & outside of wall
Interior Walls	2"x4" Interior walls 8' ceilings Cathedral ceiling in living, dining, and kitchen
Ceiling	Textured (primed) gyproc ceiling
Windows	1.36 U-value, dual low E argon filled PVC (meets zone 8 of the 9.36 Energy Code)* c/w vinyl sills, screens and security locks
Living Room	72x60v - Sliding
Dining Room	46x42v - Sliding
Bedrooms	46x42v - Sliding
Kitchen (most models)	36x36v - Sliding
Family Room (if app.)	60x60v - Sliding
Exterior Doors	36" Decorative insulated entry doors - front & rear Includes deadbolt & peephole Single lever door handle - satin nickel Pot light at all exterior entrances
Exterior Decorative Features	Dormer over living room window Caspian columns at living room dormer

Spacious Baths	
Tile	Single row w/metal tile edging
Fixtures	One-piece quality fiberglass tub & shower units Two-sided dura wall shower - ensuite bathroom - select models White oval drop in sink Single flush toilet
Faucets	Dual handle vanity faucets Single lever faucet on tub/shower unit
Hardware	Curved Shower rods in all tubs Towel bar, ring & paper holder - chrome
Vanity	Expansive vanity mirrors
Countertop Heights:	32" in main & secondary bathrooms 36" in ensuite
Electrical	GFI receptacle Power bath fan(s)
Lighting	Hampton light fixture

Tasteful Interiors	
Flooring	Carpet in living room, family room, den and all bedrooms Hallways: carpet in 18' & 20' wides (most models); lino in 16' wides Quality linoleum flooring all other areas
Blinds	Cellular cordless blinds (excl bathrooms)
Interior Doors	Conmore passage doors - white Louvered bifold at furnace location - white
Interior Door Handles	Single lever in satin nickel Privacy locks on bathroom doors excluding ensuites. If bathroom is an ensuite, bdrm door will have privacy set.
Closets	Solid white shelving
Wall Finish	Decorative 1/2" vinyl on gyproc (VOG) Battens on joints
Moulding ¹	Vinyl wrapped Colour - décor specific
Windows & Doors	#3007 (2-1/4")
Ceiling	Flat #3007 (2-1/4"); Vault #451 (2-5/8")
Baseboards	#3007 (2-1/4")
Electrical	Decora switches & recepts - white
Lighting	Ceiling mount in all bd rms, halls & utility room Two pot lights in dining room - 16' wide only Decorative chandelier in dining room - chrome - 18' & 20' wide Wired for ceiling fan in living room (2 switches)

Bright, Beautiful Kitchens	
Tile	Single row w/metal tile edging
Range	30" self clean cerantop electric- stainless steel Exterior vented rangehood w/light - stainless steel
Fridge	19 cu.ft., 2-door, frost free - stainless steel Opening: 34"x73"
Sink	Double stainless steel sink Single lever faucet w/veggie sprayer - chrome
Pantry	Most models
Cabinets	Doweled, full modular cabinetry Cabinet crown moulding Five distinctive colors of cabinet doors Stepped cabinet over fridge & range
Countertop	Arborite
Lighting	Pot lights (x5)

Utility Services	
Electrical Service	100 amp
Heating	High efficiency (95+AFUE) single stage furnace Natural gas / propane Programmable thermostat
Water Heater	33 Imp. (40 US) gallon natural gas 3m Insulated water lines on hot & cold
Washer / Dryer	Plumbed, wired & vented for side by side Recessed dryer outlet Solid shelf above washer/dryer location
Electrical - Other	Primary exhaust fan w/dehumidistat & switch Smoke detectors w/battery backup in bd rms CO/Smoke Detector(s) w/battery backup locations as per code Arc fault protection as required by code GFI protected receptacle for heat tape Dedicated receptacle in "Freezer Area" Exterior GFI electrical outlet (2) Blank communication outlet: living room (1), master bd rm (1)
Plumbing - Other	Exterior frost free water tap Shut off valves all fixtures (excl tubs)



Moduline
Homes

CANADIAN BUILT
SINCE 1970

Exterior Wall Construction

Best Standard in the Housing Industry!

2"X6" EXTERIOR WALLS CONSTRUCTED
@ 24" O/C TO MAXIMIZE ENERGY
EFFICIENCY

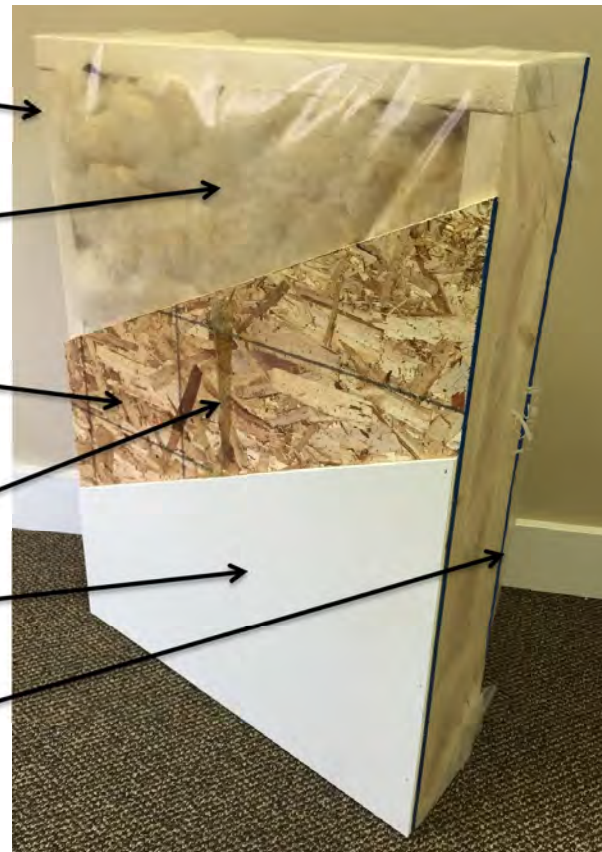
R22 INSULATION WITH 6 MIL POLY
(ZONES 6 TO 8 UNDER
9.36 ENERGY CODE)

3/8" STRUCTURAL INTERIOR OSB
FOR THE STRONGEST WALL IN THE
INDUSTRY

ALPHA GLUE TO MAXIMIZE STRENGTH AND
MAINTAIN HOMES INTEGRITY

1/2" VINYL COVERED GYPROC FASTENED
OSB USING ALPHA GLUE SYSTEM

3/8" STRUCTURAL EXTERIOR OSB FASTENED
TO STUDS WITH SHEATHING STAPLES



"We surpass the competition!"



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