

24' WIDE HOMES



Scan on your Mobile Device
to see all of our homes online.



CANADIAN BUILT
SINCE 1970

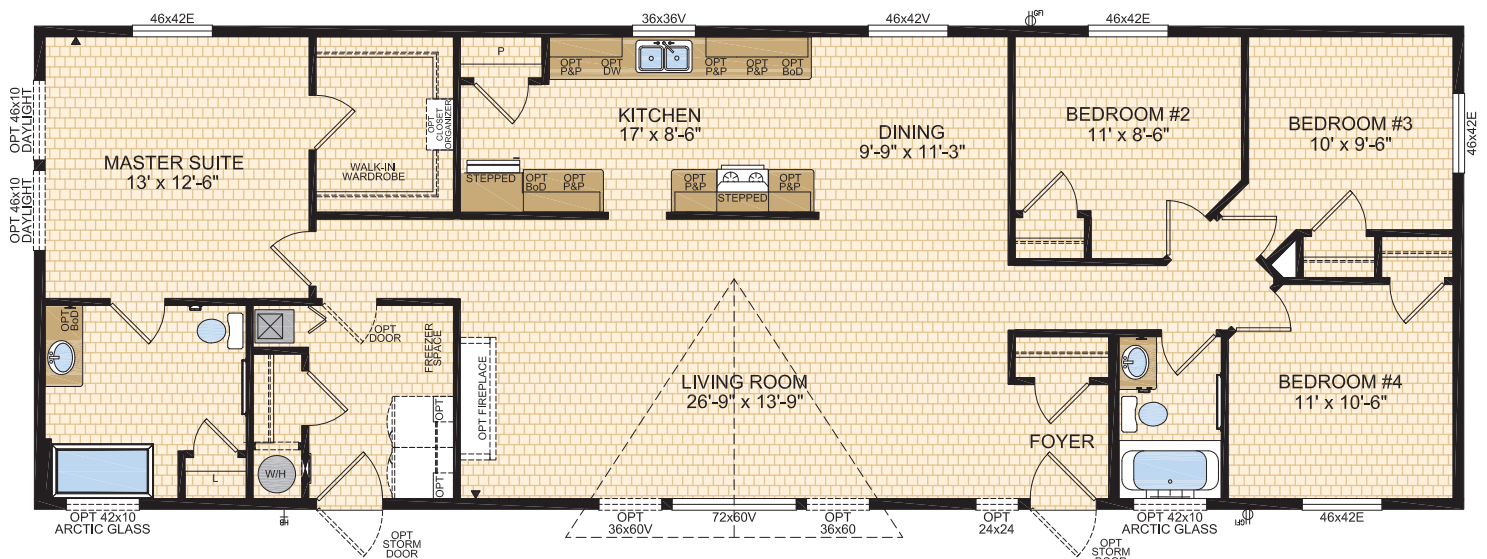
MODULINE.CA

ASHCROFT Model 24100

4 Beds | 2 Baths
24' x 70' ~ 1,680 sq. ft.



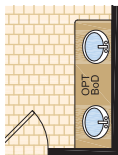
Options shown in image: 9 Lite Front Doors, Painted Smartboard Window Trim & Corners, Board & Batten, Stacked Stone, Arctic Glass Windows, 2-36x60 Windows in Living Room, Tudor Columns, Eyebrow Dormer.



BEAUPORT

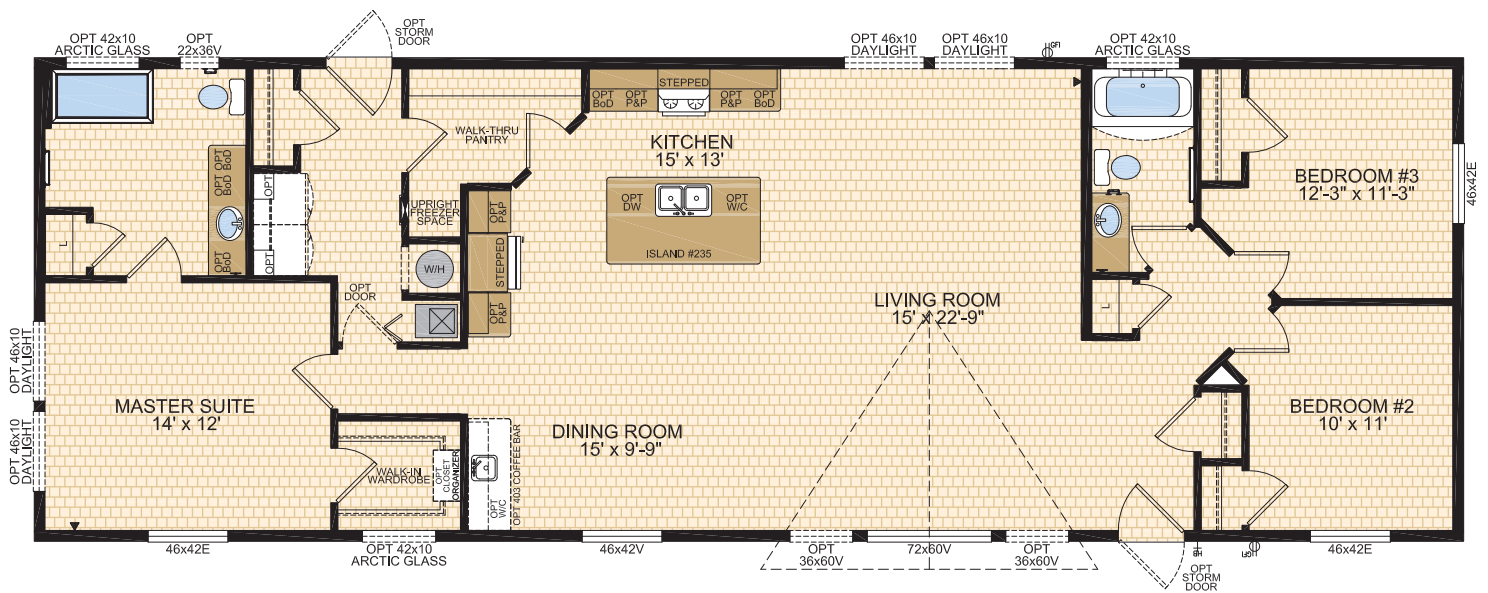
Model 24101

3 Beds | 2 Baths
24' x 70' ~ 1,680 sq. ft.



ENSUITE SHOWN w/
SECOND OPTIONAL SINK

Options shown in image: Alys Front Door, Painted Smartboard Window Trim & Corners, Board & Batten, Stacked Stone, 2-36x60 Windows in Living Room.



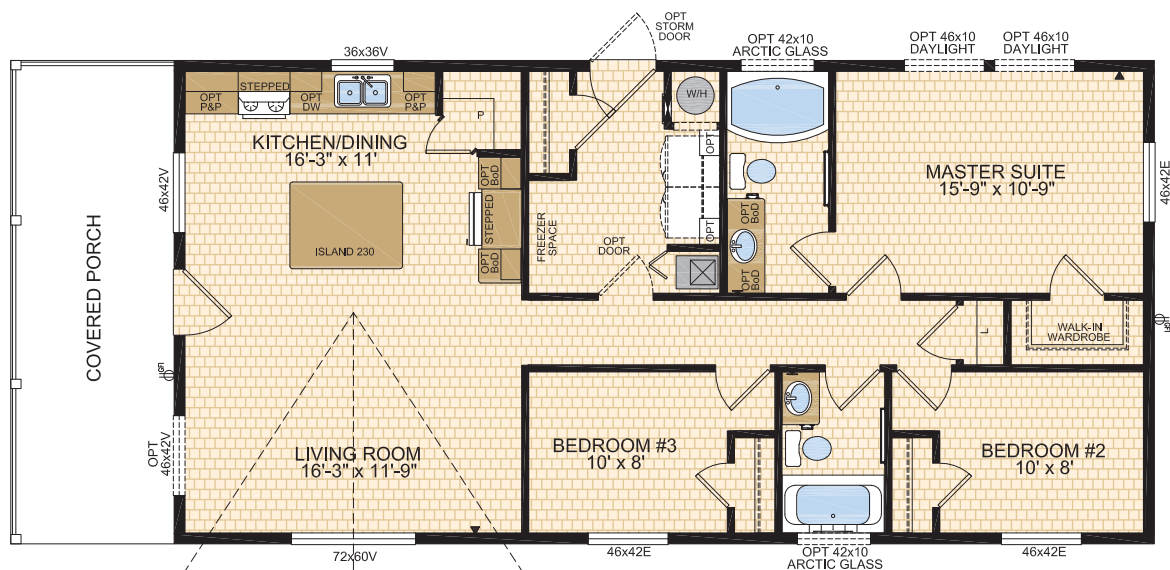
BELLE CREEK

Model 24103

3 Beds | 2 Baths | Porch
24' x 56' ~ 1,344 sq. ft.



Options shown in image: 15 Lite Front Door, Painted Smartboard Window Trim & Corners, Shakes, Stacked Stone, Bathroom Window, 46x42 Window in Living Room, Arctic Glass Window.

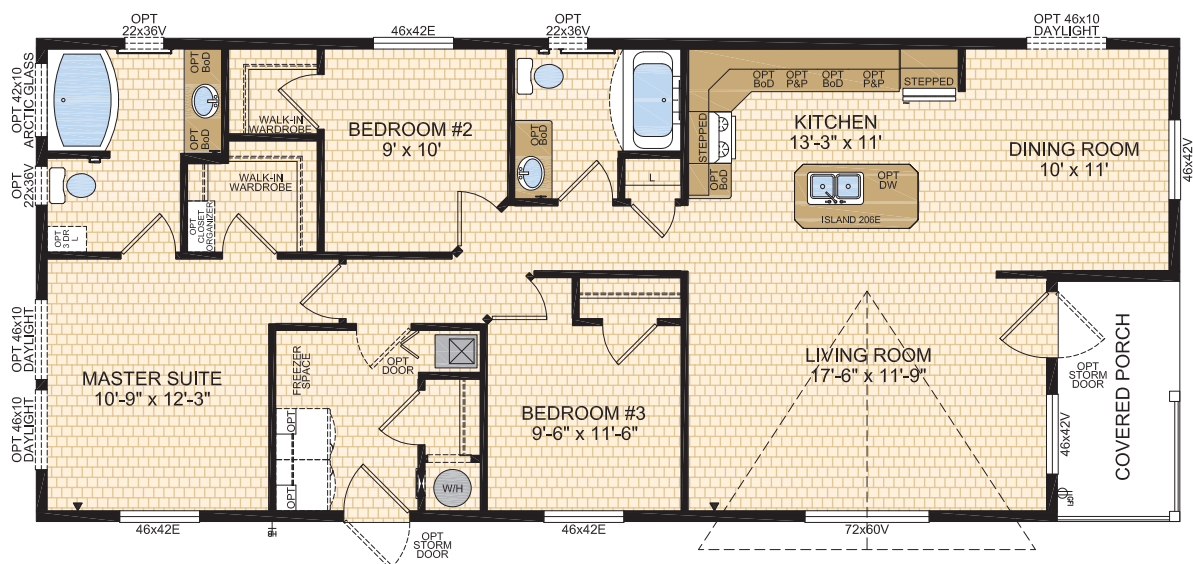


WHITMAN
Model 24113

3 Beds | 2 Baths | Porch
24' x 56' ~ 1,344 sq. ft.



Options shown in image: 15 Lite Front & Rear Doors, Painted Smartboard Window Trim & Corners, Shakes, Painted Cement Board Siding, Eyebrow Dormer.



BRIDGEPORT Model 24114



3 Beds | 2 Baths
24' x 52' ~ 1,248 sq. ft.

Options shown in image:
9 Lite Front Door, Painted Smartboard Window Trim & Corners, Board & Batton Stacked Stone, Eyebrow Dormer, Tudor Columns, Painted Cement Board Siding, 46x60 Windows ILO 46x42 Bedroom #2 Bedroom #3 & Master Suite Windows.

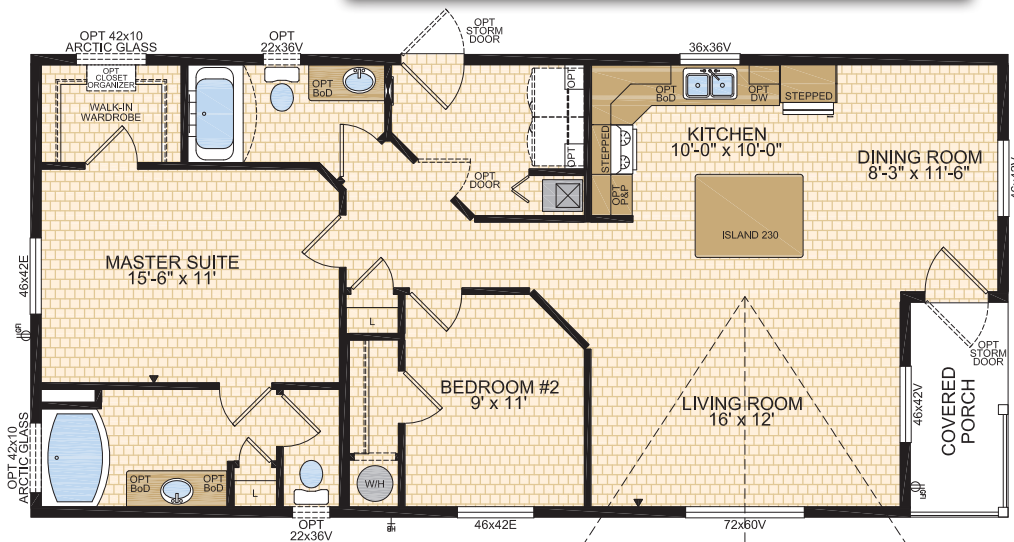


REED POINT Model 24115



2 Beds | 2 Baths | Porch
24' x 50' ~ 1,200 sq. ft.

Options shown in image: 15 Lite Front Door, Painted Smartboard Window Trim & Corners, Shakes, Stacked Stone, Eyebrow Dormer, Bathroom Window, 46x60v Window ILO 46x42 Bedroom #2, 2-46x60 Windows ILO 72x60 Living Room Window.



STANDARD FEATURES & SPECIFICATIONS

| General Construction | |
|------------------------------|--|
| Building Code | A-277 Zone 7A* |
| Snow Load | Live load 42 psf (2.01 kPa) Ground snow load 72.6 psf (3.48 kPa) |
| Insulation R Values | Floors R-48, Walls R-22 & Ceiling R-40 (min) Meets zone 8 of the 9.36 Energy Code** |
| Floor | Engineered open web truss @ 19.2" o.c. Double LVL rim board <i>(Home must be hauled on floats. Full length of floor must be fully supported during transport.)</i> |
| 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 | 16" vented eaves all 4 sides |
| 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 oval tub & shower unit - ensuite Two-sided dura wall shower - ensuite bathroom - <i>select models</i> One-piece quality fiberglass tub & shower unit - main bath 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 | Quality linoleum flooring throughout |
| 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 bdrms, halls & utility room Decorative chandelier in dining room - chrome Wired for ceiling fan in living room (2 switches) |

| Bright, Beautiful Kitchens | |
|----------------------------|---|
| Tile | Single row w/metal tile edging |
| Range | 30" electric - white Range hood w/light - white |
| Fridge | 19 cu.ft., 2-door, frost free - white 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 Large island standard (most models) |
| 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 bdrms 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 bdrm (1) |
| Plumbing - Other | Exterior frost free water tap Shut off valves all fixtures (excl tubs) |



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

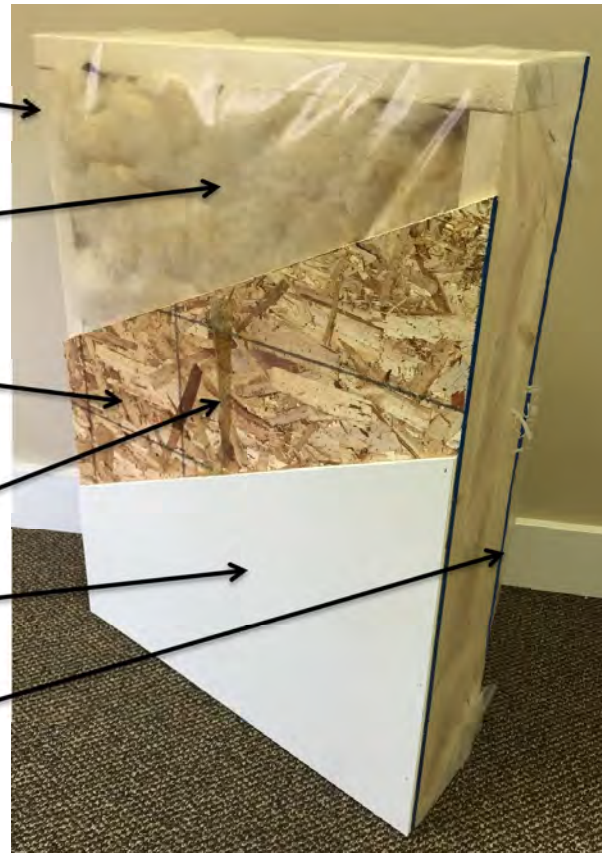
R22 INSULATION WITH 6 MIL POLY
(ZONES 6 TO 8 UNDER
9.36 ENERGY CODE)

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!"



MODULINE.CA

1421 Brier Park Crescent, Medicine Hat, Alberta T1C 1T8 Phone: (403) 527-1555

In a continued effort to meet the challenges of product improvement, we reserve the right to modify plans, specifications and features without prior notice. Some homes may show optional items which are not standard. Please consult your dealer representative for details. Square footage and room sizes are approximate. Printed in Canada 1000/2/26