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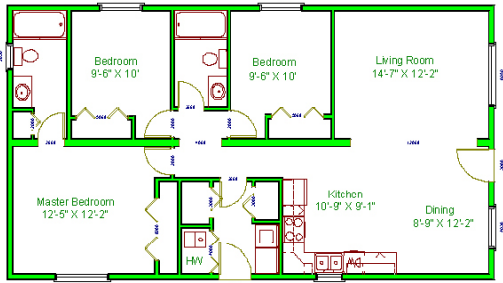


Plant Location: 5429 Industrial flats Road  
 (Hwy 97 and Hwy 24) 100 Mile House, B.C.  
 Mailing: Box 242, Lone Butte, B.C. V0K 1X0

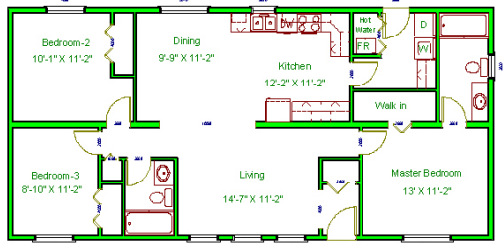
# Modular FLOOR PLANS

Choose a Floor Plan or  
 Custom Design your own Home

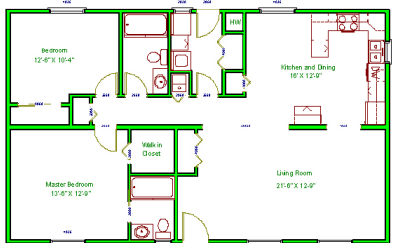
26'x46' Modular Home Floor Plan  
 Carolina Series Model 500, 1196 sq ft



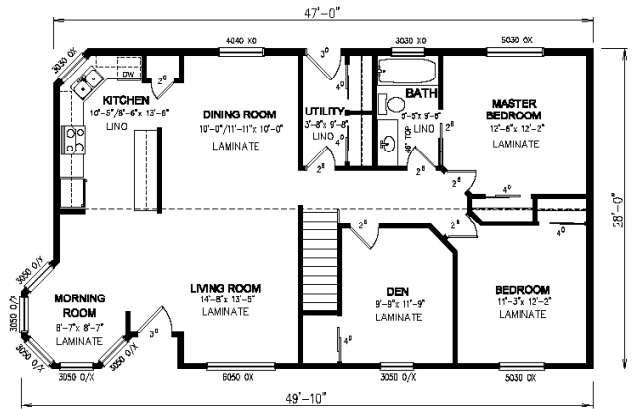
24'x50' Modular Home Floor Plan  
 Carolina Series Model 501, 1200 sq ft



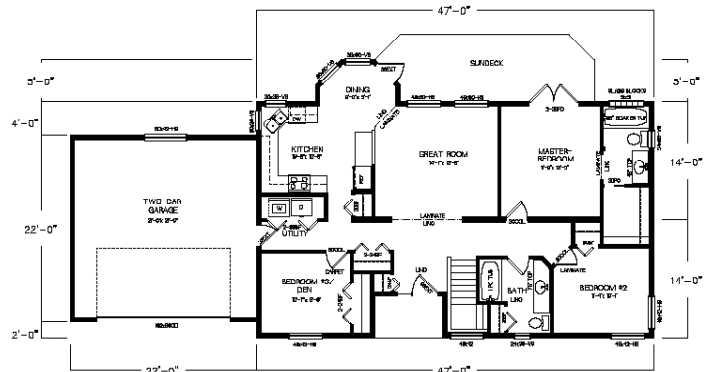
27'x44' Modular Home Floor Plan  
 Carolina Series Model 502, 1188 sq ft



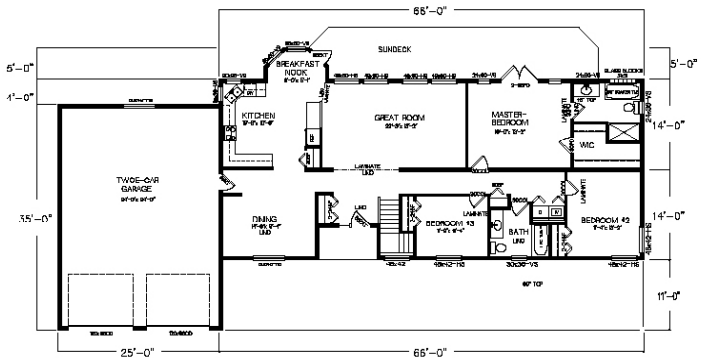
28'x49' Modular Home Floor Plan - Model 503, 1330 sq ft



28'x47' Modular Home Floor Plan - Model 505, 1315 sq ft



28'x66' Modular Home Floor Plan - Model 505A, 1848 sq ft



Our  
**Plan Swap**  
 feature allows  
 you to take our  
*Harmony Series*  
 (Double Wide)  
 designs and easily  
 convert them to a  
*Carolina Series*  
 (Modular) design.



**PLANS ARE  
 REVERSIBLE**

# Modular STANDARD FEATURES

*Willow Ridge* homes come with an extensive list of Standard and Optional features to give you anesthetically appealing home at a price you can afford. A few of these features include\*:



## **STANDARD FEATURES:**

### **Building materials:**

- For floor "I" joist floor system
- Walls (2X6) exterior interior (2X4) 16 o.c.
- Roof Trusses (Engineered) 3/12 pitch
- Insulation – R22 walls, R28 vault ceiling or R40 flat.
- 6 ml poly vapour barrier
- All Sheathing is OSB. Or upgrade to Plywood
- Vault kitchen and living room (depending on floor plan)

### **Exterior:**

- Vinyl Siding – D5 Cove Gentek
- Vinyl ½" "J" Trims
- Fascia – Smartboard
- White Vinyl Soffits
- 2 solid 6 panel exterior doors with peephole and hardware
- 2 Coach Lights.
- One Hose bib
- 2 exterior GFI plugs
- All Roofing materials, Shingles 30 yr laminate (IKO Cambridge 30)
- Vented Ridge
- Standard Windows with Screens, safety glass in bathroom (Specify Clear or Obscure)

### **Interior:**

- Drywall and rounded (or square) outside corners
- Crown Molding – 2 1/4
- Baseboard
- Window trims
- Flooring – Lino, Carpet or laminate
- White 6 panel closet and Interior doors with hardware (chrome or brass)
- Closet shelf and rods
- Gas Furnace
- Electric hot water tank (33 gal)
- 1" White blinds and valances or 2" white faux blinds
- Plumbed for Washer - Wired for Dryer

### **Bathroom (s):**

- White vanity with white sink
- Single lever tap
- Countertop with tile backslash (6X6 white tiles) one row high
- Mirror
- Vanity Light Bar
- White Tub/Shower Combination with tap and tile around perimeter (6X6 white) one row high
- Towel rack(s), toilet paper holder, towel ring (s)
- White Toilet with seat

### **Electrical:**

- All plugs and cover plates – Standard or upgrade to Decora
- Standard Light Fixtures
- 100 amp panel
- Hood fan in kitchen

- Bathroom Fan – 90 fm
- Timer Switch for Fan
- Second Fan – 1 sone
- Door Bell (2)
- Two phone lines
- Two coax cable lines
- Smoke Detector (2)

### **Kitchen:**

- White Cabinets with Hardware
- Countertop – Laminate edging or upgrade to Maple or Oak edging
- Tile backsplash (6X6 white tiles) one row high
- Double Stainless Sink with single lever tap
- 18 cu ft Fridge
- EZ Clean stove - electric

### **Misc:**

All nails, screws, glue and paint (1 color)

Set-up includes one set of Exterior pressure treated Stairs – 4' X 4' platform and stairs down. Based at 36" set up height, anything higher will be an additional cost.

Materials are subject to change and may vary from unit to unit. As well as availability at time of building.

Homes are built to CSA A277  
One year Limited Warranty with an additional Ten Year on Structure.

## **OPTIONS: MODULAR**

### **Exterior:**

- Low e argon windows
- French Door
- 9 Lite Exterior Door
- Skylight
- Bay(s)
- White grid Windows
- Pot lights in exterior soffits (room permitting)
- Dormers - above doors and bays
- Smart board trim – around windows and doors
- Frost free tap
- Exterior GFI
- Glass sliding door
- Increase pitch of roof – hinged roof section
- Eave overhangs

### **Interior:**

- Mirrored Closet Doors
- Air Conditioner
- Speaker wire
- Additional plug outlets
- Pocket Doors
- Rough in for built in vacuum
- French interior door
- Extra phone jack
- Cabinets above Washer and Dryer
- Vault ceilings – in remainder of home
- Window Sills

### **Lighting:**

- Ceiling Fan
- Ceiling fan with light kit
- Additional Lighting
- Track lighting
- Coach light
- Pot lights for interior lighting

### **Heating and Hot Water:**

- Electric Furnace – \*\*Panel will need to be upgraded to 200 amp Service
- Gas Hot water tank
- Upgrade size of hot water tank

### **Bathroom:**

- Shower door
- Medicine Cabinet
- Additional Sink in Bathroom
- Upgrade Bathroom tub from our standard
- Walk in Shower

### **Kitchen:**

- Kitchen Tap upgrades
- Cabinet Upgrades – Maple or Oak
- End Wall by fridge
- Flip tray in front of Kitchen Sink
- Lazy susan in corner cabinet

### **Appliances:**

- Over the range Microwave
- Stacker Washer and Dryer
- Washer and Dryer
- Dishwasher

### **Misc:**

- Additional set of stairs

**All options may not be available in all homes.**

**Set-up and Delivery: Discuss with your Sales Representative**

**Sales Contract and Supplement to Sales Contract will provide additional information in regards to the Home.**

**\*Note: Modular set up includes all items above the foundation, in the house. Items below the floor, including stairs into the basement will be the responsibility of the Owner.**

**All Onsite and Final hook ups will be the responsibility of the Owner, gas lines, plumbing, electrical and Air Conditioner. Furnace and hot water tank if located in basement.**

**If there is an item that you would like to see in your home and it is not listed, please discuss with a Sales Representative and this will be reviewed.**