

Abbingdon

S E R I E S
GABLE ENTRY RANCH HOMES



Presented By

*Designed for you—
with living your life
in mind*


PLEASANT VALLEY HOMES
MODULAR

Abbingtton Gable Entry Ranch Homes

Presented By

Pleasant Valley Modular Homes, Inc.

Standard Features

Floors [16" On-Center]:

Floor Joists, 16" On-Center

Double 2x10 Perimeter Joists

- ¾" OSB Tongue & Groove Floor Decking
- No Standard Floor Insulation
- No Standard Stairwell (Some Locations Shown)

Exterior Walls [16" On-Center]:

2x6 Graded Wall Studs, 16" On-Center

- 8' Exterior Sidewall Height
- R-19 Fiberglass Insulation

Exterior:

- Double Four Vinyl Siding
- 7/16" OSB Sheathing Under Siding & On Marriage Walls
- House Wrap Air Barrier**
- Fiberglass 6-Panel Front Door
- Fiberglass 2-Lite Rear Door
- Exterior Light at Front and Rear Door (or Porch Ceiling)
- Vinyl Thermopane Windows with Low "E" Glass and Grills
- 15" Raised Panel Shutters on Front Elevation
- 5/4" Pressure-Treated Deck Boards on Porches
- 2 x 10 Pressure-Treated Joists in Porch Area

Roof [16" On Center]:

- 5/12 Pitch Roof with Shingle Over Ridge Vent
- 30-Year Architectural Fiberglass Roof Shingles
- Eaveguard Ice Shield**
- 6" Fascia and Vented 6" Soffit
- 120-Pound Ground Snow Load Roof Trusses--16" O. C.**
- Smooth Finish Drywall Ceilings
- R-33 Cellulose Ceiling Insulation in Standard 5/12 Roof
(Opt. R-38 As Required in Some Areas)

Heating:

- No Standard Heating System

Plumbing:

- No Standard Water Heater
- Outside Water Faucet
- Water and Drain Lines Stubbed Through the Floor
- Plumb and Wire for Washer
- Water Shut-offs at All Fixtures
- Single Lever Delta Faucets on All Bath Fixtures
- Anti-Scald Valves on Tub/Shower Units
- Wire and Vent for Dryer

Electrical:

- 200 Amp Service with 40 Spaces
- Copper Wiring Throughout
- Pewter Color Light Fixtures Throughout
- Wired Smoke Detectors with Battery Back-Up
- Two GFCI Protected Exterior Receptacles
- Switched Receptacle in Living Room

Bisque Color Electrical Switches and Receptacles

Interior:

- Primed, Finished Drywall Throughout, Including All Closets
- 8' Flat Ceilings Throughout with Finished Drywall
- 25 oz. Saxony Plush Carpet Installed
- 5.5# Rebond Carpet Pad
- Tack Strip Carpet Installation with Carpet Bars
- No-Wax Vinyl Flooring
- Pre-hung 32" White 6-Panel Interior Doors (Most Areas)**
- Lever Handles Throughout on Interior Doors**
- Floor Mount Door Stops (Most Areas)
- Designer Coordinated Window Treatments
- Hanging Dining Room Chandelier
- Ceiling Light Fixtures in All Bedrooms
- Vinyl Clad Wardrobe Shelving in Closets and Pantries
- Vinyl Foyer Entry
- White Wood Molding Profiles
- White Window Sills

Kitchen:

- 8" Deep 33" x 22" Double Bowl Stainless Steel Sink
- Single Lever Delta Kitchen Faucet with Sprayer
- Soffit Light Over Kitchen Sink (Most Models)
- Raised-Panel Oak Cabinets with ¾" Solid Oak Face Frames**
- Concealed Cabinet Door Hinges
- Pewter Color Door and Drawer Pulls
- 25" Deep Laminate Counter Tops
- Ceramic Backsplash on All Counter Tops
- Metal Drawer Guide System
- Drawer-Over-Door Base Cabinets
- Adjustable Shelving in Overhead Cabinets
- Shelving in All Base Cabinets

Bisque Kitchen Appliances:

- General Electric 18 Cubic Foot Two-Door Refrigerator**
- General Electric 30" Free Standing Gas Range**
- 30" Vented Range Hood with Light

Baths:

- Fixture Color is White
- Vitreous China 1.6 Gallon Water Saver Elongated Toilets
- 36" High Oak Vanity Cabinets with Generous Storage
- China Sinks with Overflow and Pop-Up Assemblies
- Delta 'SBS' Bath Faucets with Anti-Scald Shower Valve
- Armstrong No-Wax Vinyl Flooring
- Laminate Vanity Tops
- Medicine Cabinets and/or Light with Mirror
- 60" One-Piece Fiberglass Tub/Shower Units
- 36" or 54" One-Piece Fiberglass Shower Stalls in Glamour Baths
- Fiberglass Soaker Tubs in Glamour Baths as Shown
- Tub Drape at 60" Tub/Shower Units
- Lighted Exhaust Fan in Baths

All representations and descriptions of the Pleasant Valley product are believed to be accurate at the time of publication. Due to continual product improvement and changes in design and material suppliers, we cannot guarantee pricing and exact duplication of every product mentioned herein. Model availability and specifications are subject to change without notice. Your Retailer/Builder is not an agent of Pleasant Valley Modular Homes, Inc. They, as an independent party, are responsible for your purchase contract and for any and all deletions, additions, alterations, or attachments made to or in your home.

Updated 08/06

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GABLE ENTRY RANCH HOMES

Index of Floor Plans

Model Name	Floor Plan	Size	Sq. Ft.	Page Number
GRENADA	RG2-AN-501	27'-5" x 44'	1,204	1
BARBADOS	RG2-AN-502	27'-5" x 56'	1,450	1
COZUMEL	RG2-AN-503	27'-5" x 62'	1,612	2
ARUBA	RG2-AN-504	27'-5" x 56'	1,501	2
ST. CROIX	RG2-AN-505	27'-5" x 64'/62'	1,622	3
ST. JOHN	RG2-AN-506	27'-5" x 64'/62'	1,650	3
ST. KITTS	RG2-AN-507	27'-5" x 66'/64'	1,600	4
GRAND BAHAMA	RG2-AN-508	27'-5" x 64'/62'	1,650	4
BERMUDA	RG2-AN-509	27'-5" x 68'	1,735	5
ST. THOMAS	RG2-AN-510	27'-5" x 68'	1,607	5
ST. LUCIA	RG2-AN-511	27'-5" x 66'/68'	1,837	6
ST. MARTIN	RG2-AN-512	27'-5" x 68'/66'	1,837	6

Sales Phone: (570) 345-6500

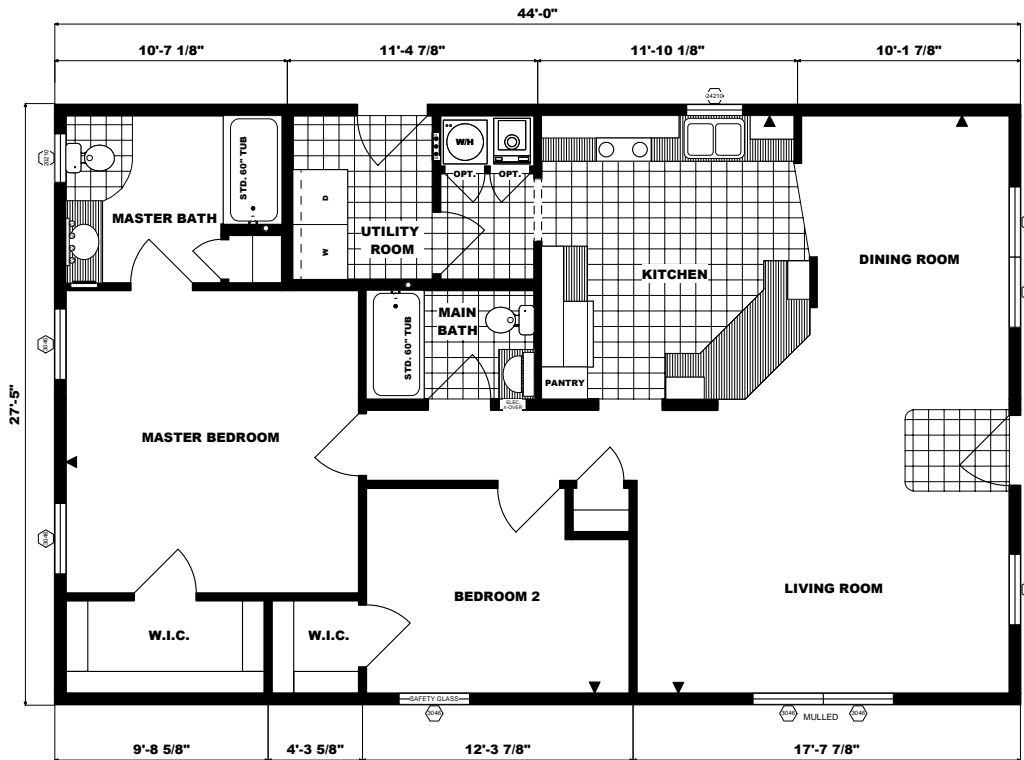
Fax: (570) 345-4440

E-Mail: sales@pvmhi.com

www.pvmhi.com

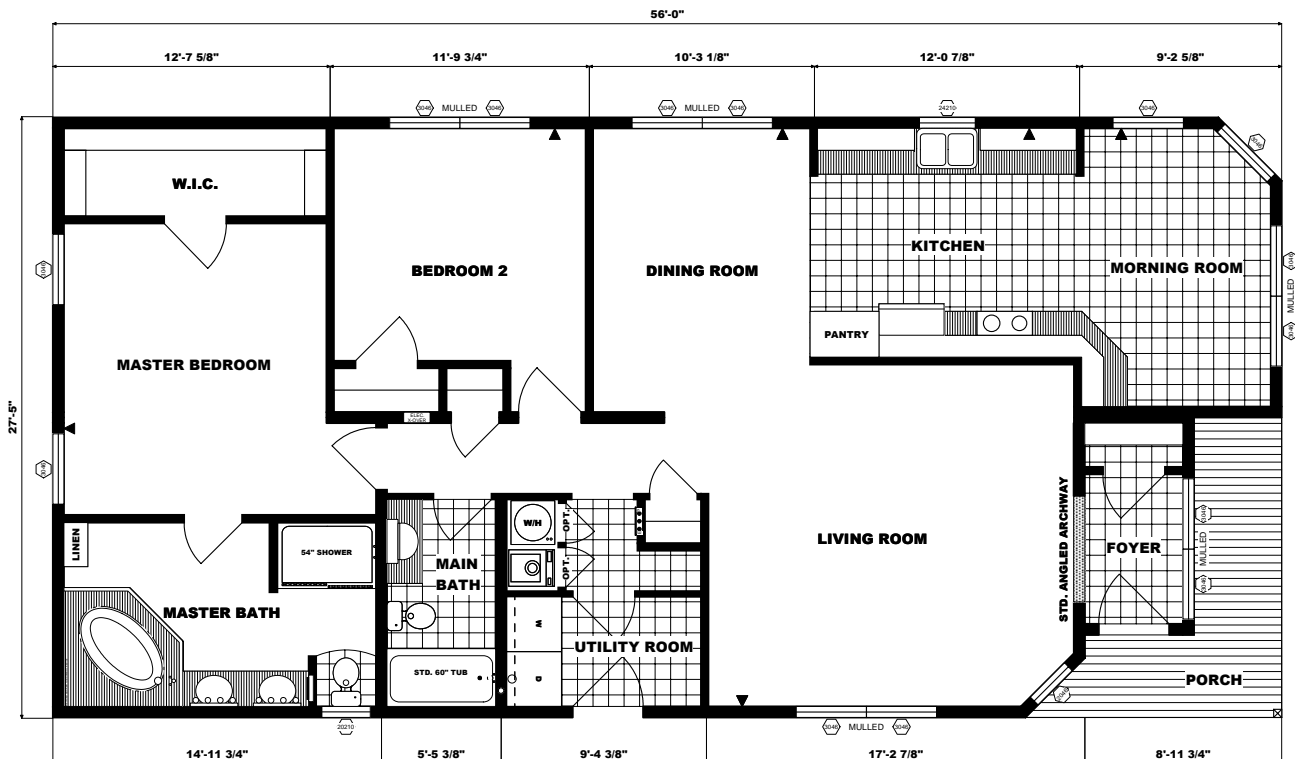
The Grenada

Floor Plan: RG2-AN-501
 Size: 27'-5" x 44'
 Sq. Ft. : Appx. 1204



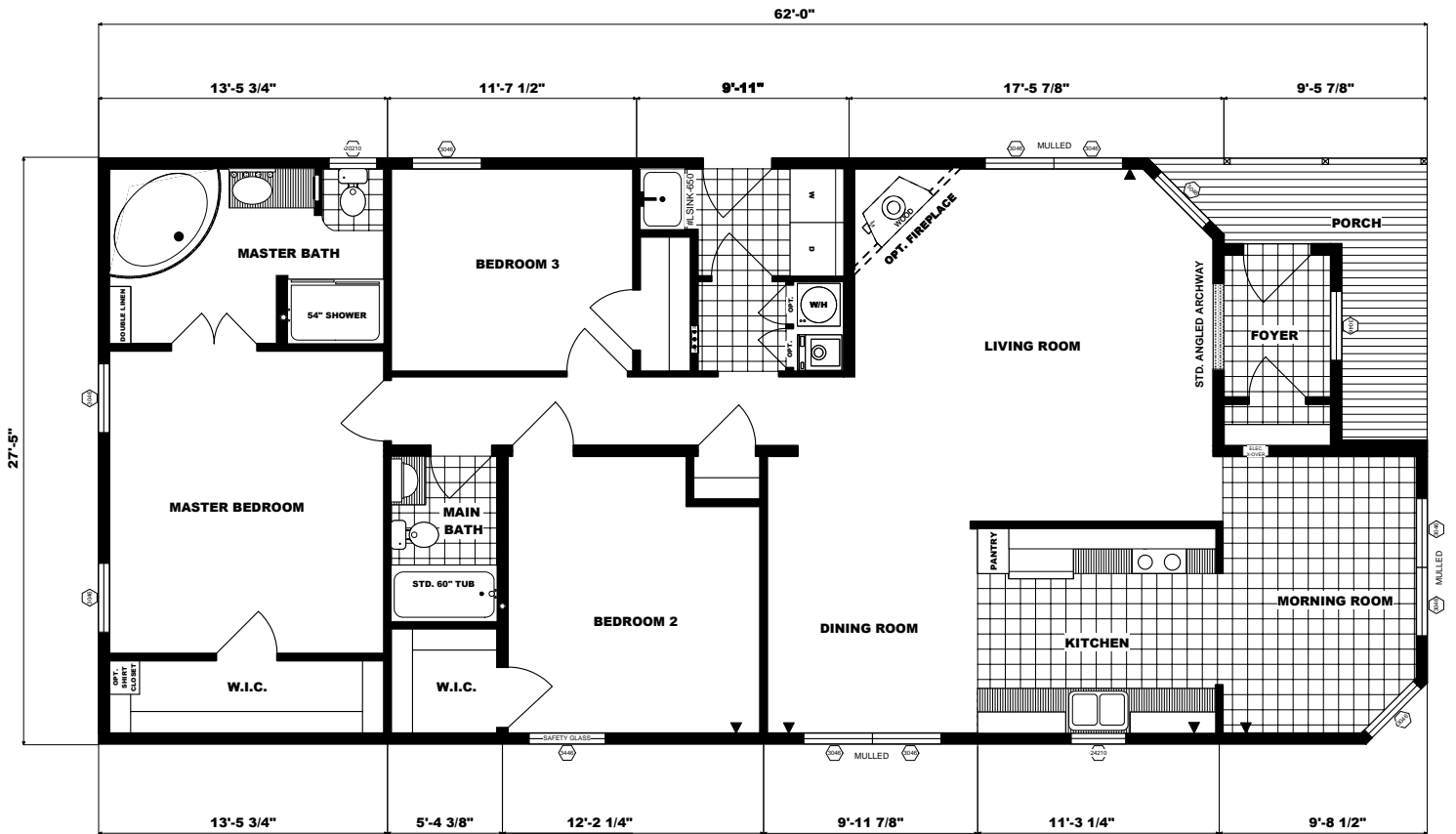
The Barbados

Floor Plan: RG2-AN-502
 Size: 27'-5" x 56'
 Sq. Ft. : Appx. 1450



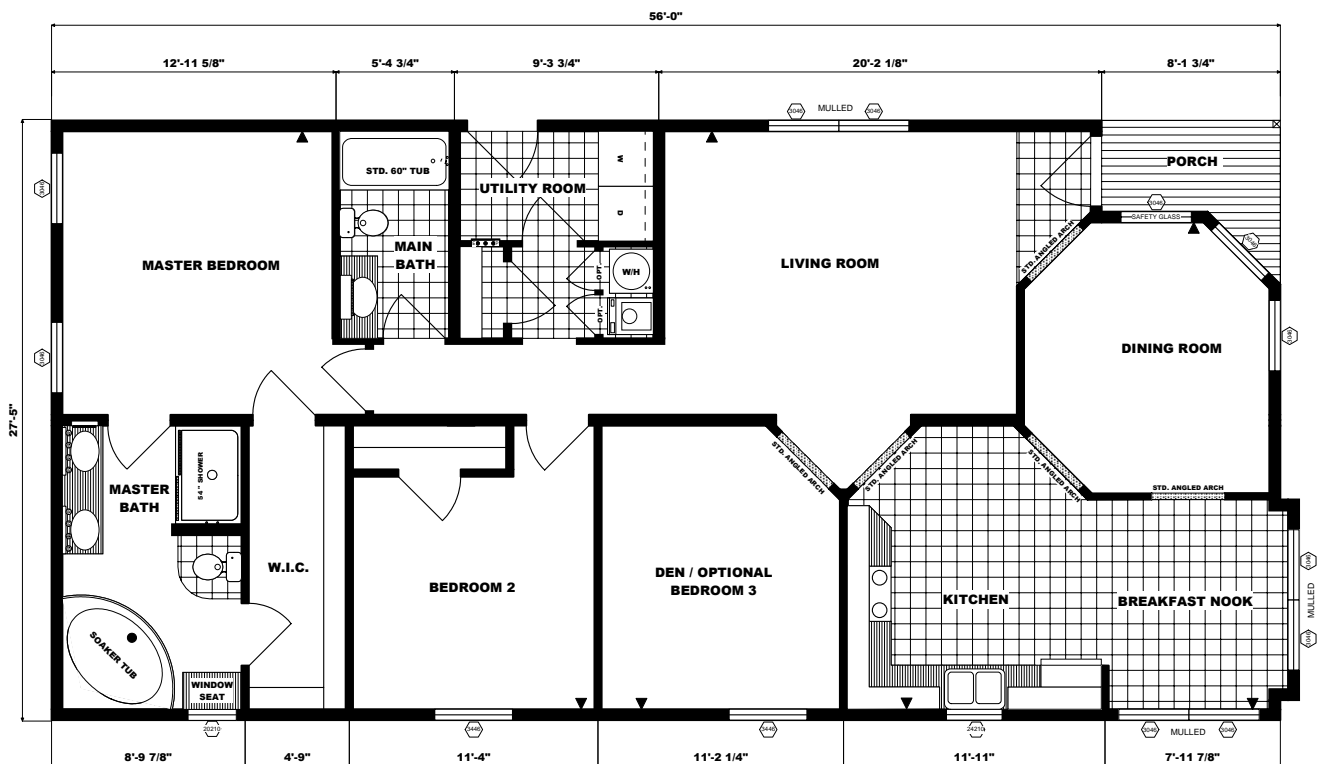
The Cozumel

Floor Plan: RG2-AN-503
 Size: 27'-5" x 62'
 Sq. Ft. : Appx. 1612



The Aruba

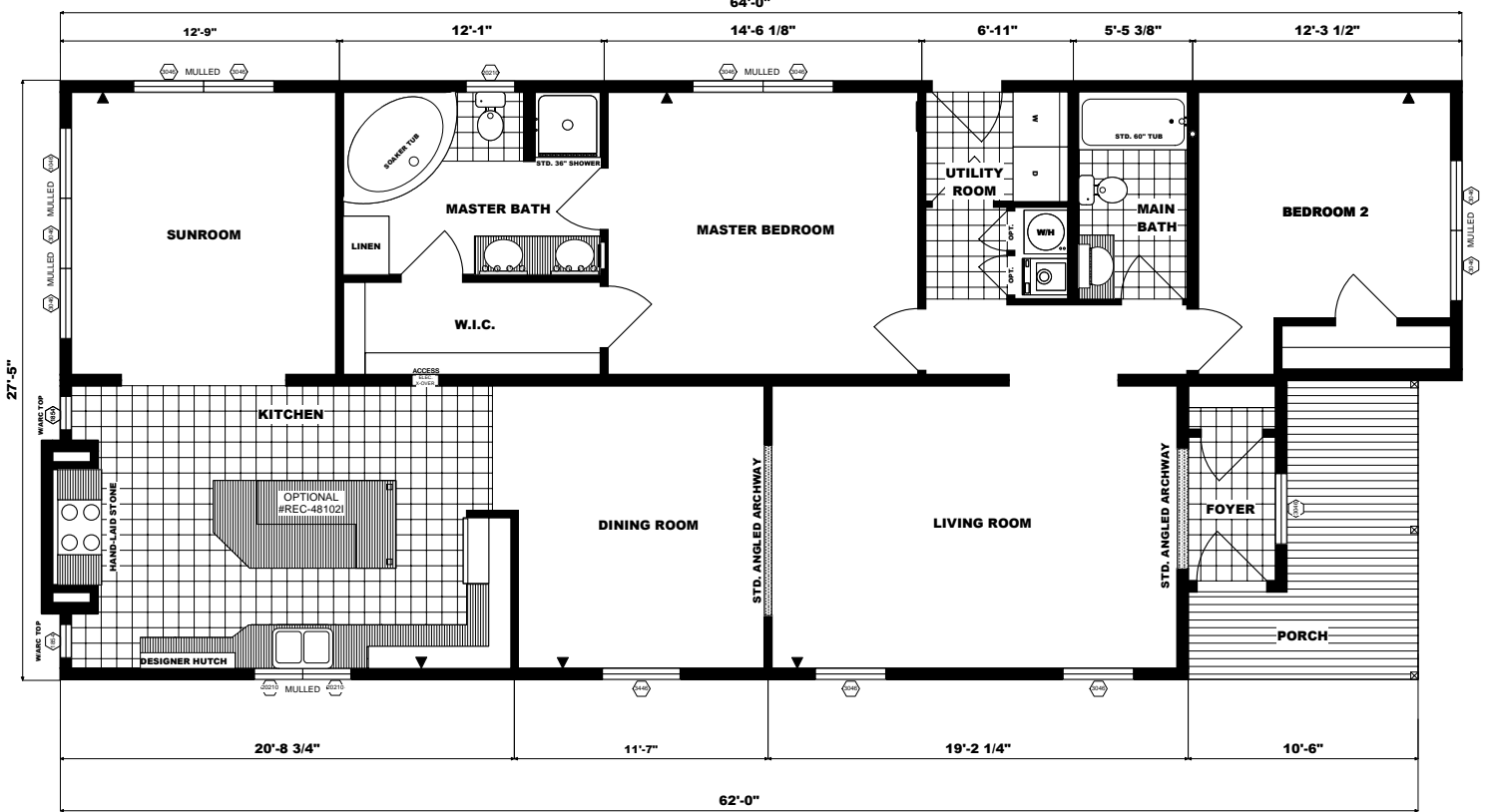
Floor Plan: RG2-AN-504
 Size: 27'-5" x 56'
 Sq. Ft. : Appx. 1501



The St. Croix

Floor Plan: RG2-AN-505
 Size: 27'-5" x 64'/62"
 Sq. Ft. : Appx. 1622

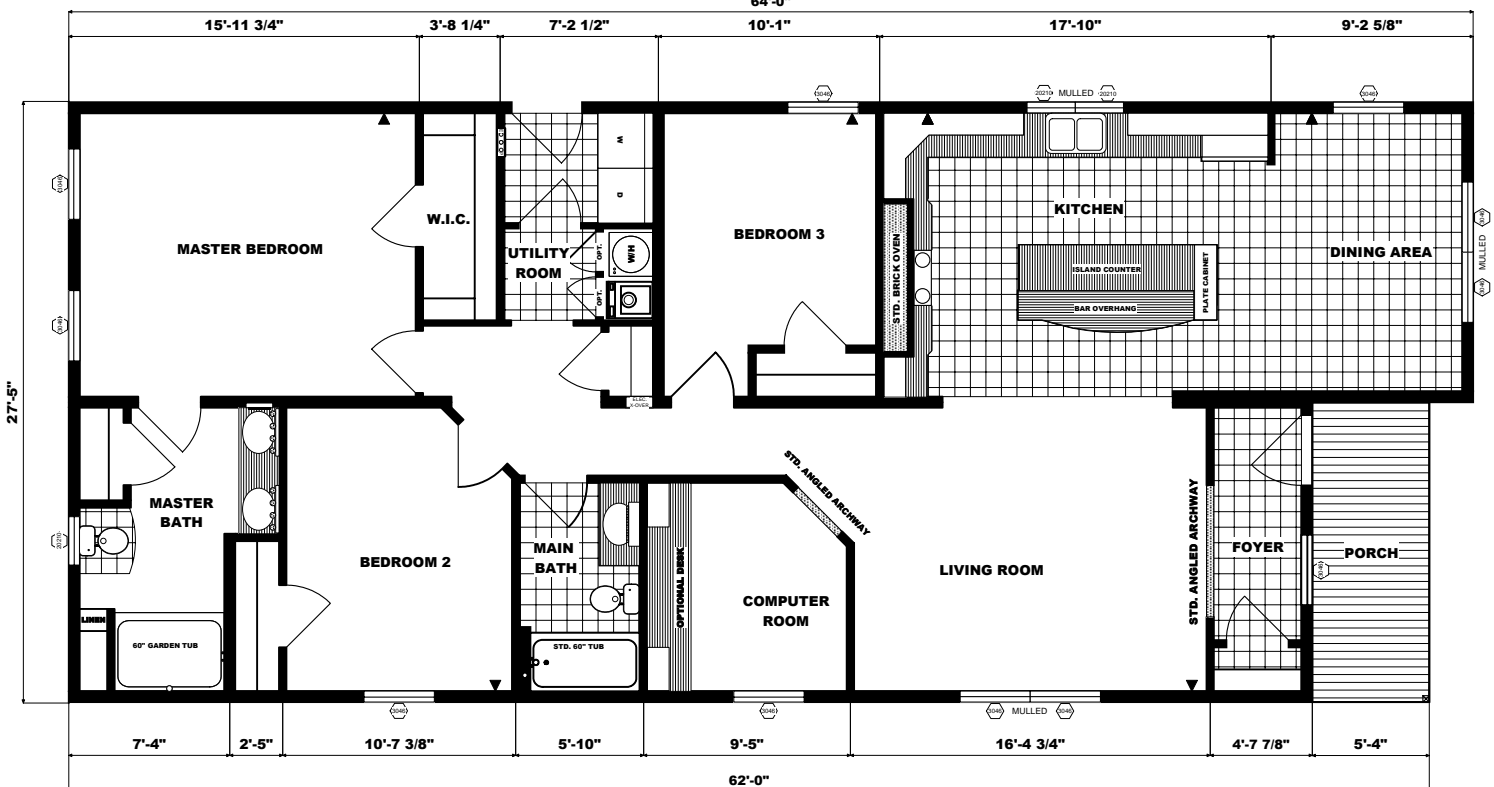
Featuring the "Stone Chimney" Kitchen



The St. John

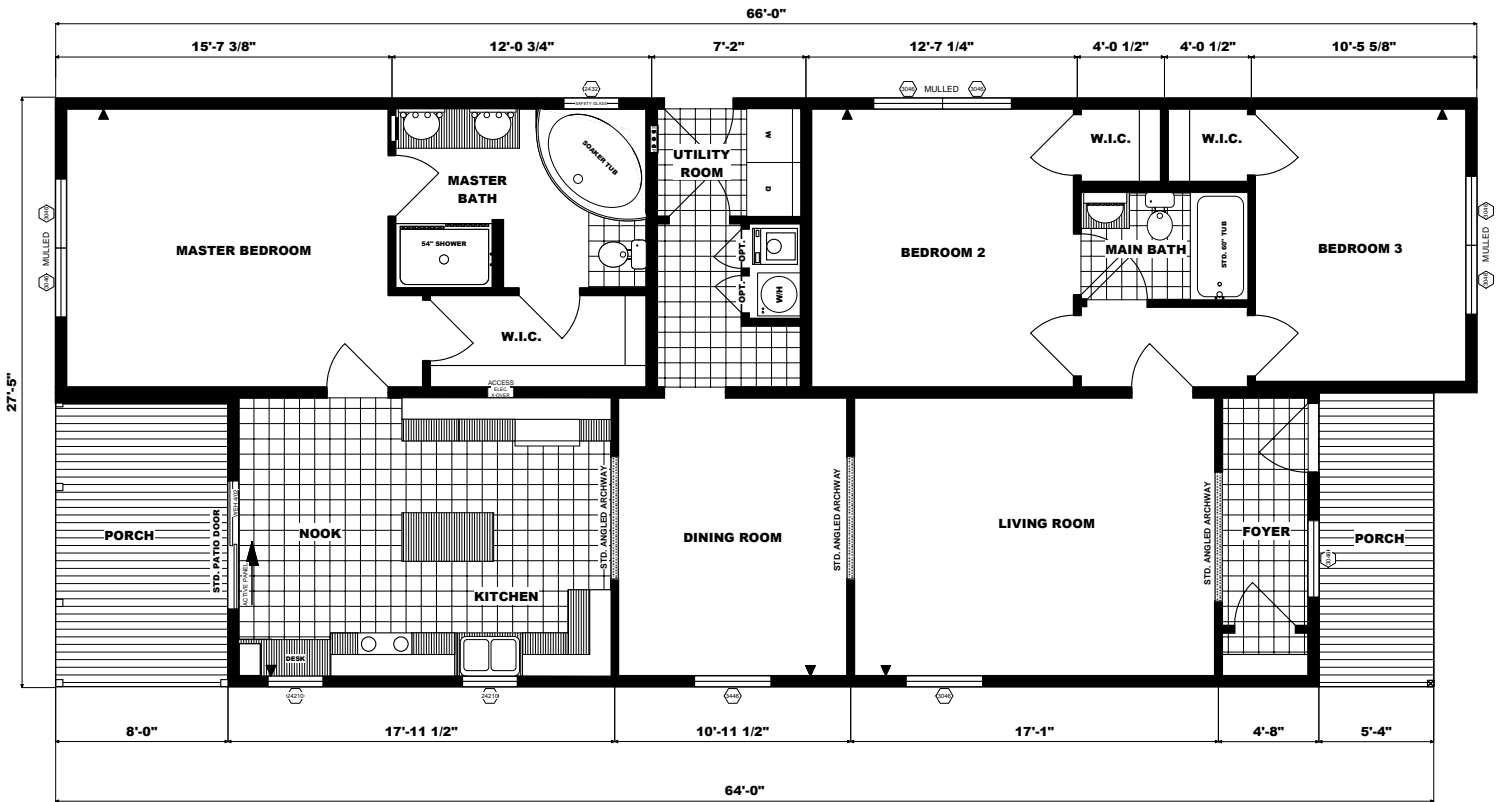
Floor Plan: RG2-AN-506
 Size: 27'-5" x 64'/62"
 Sq. Ft. : Appx. 1650

Featuring the "Brick Oven" Kitchen



The St. Kitts

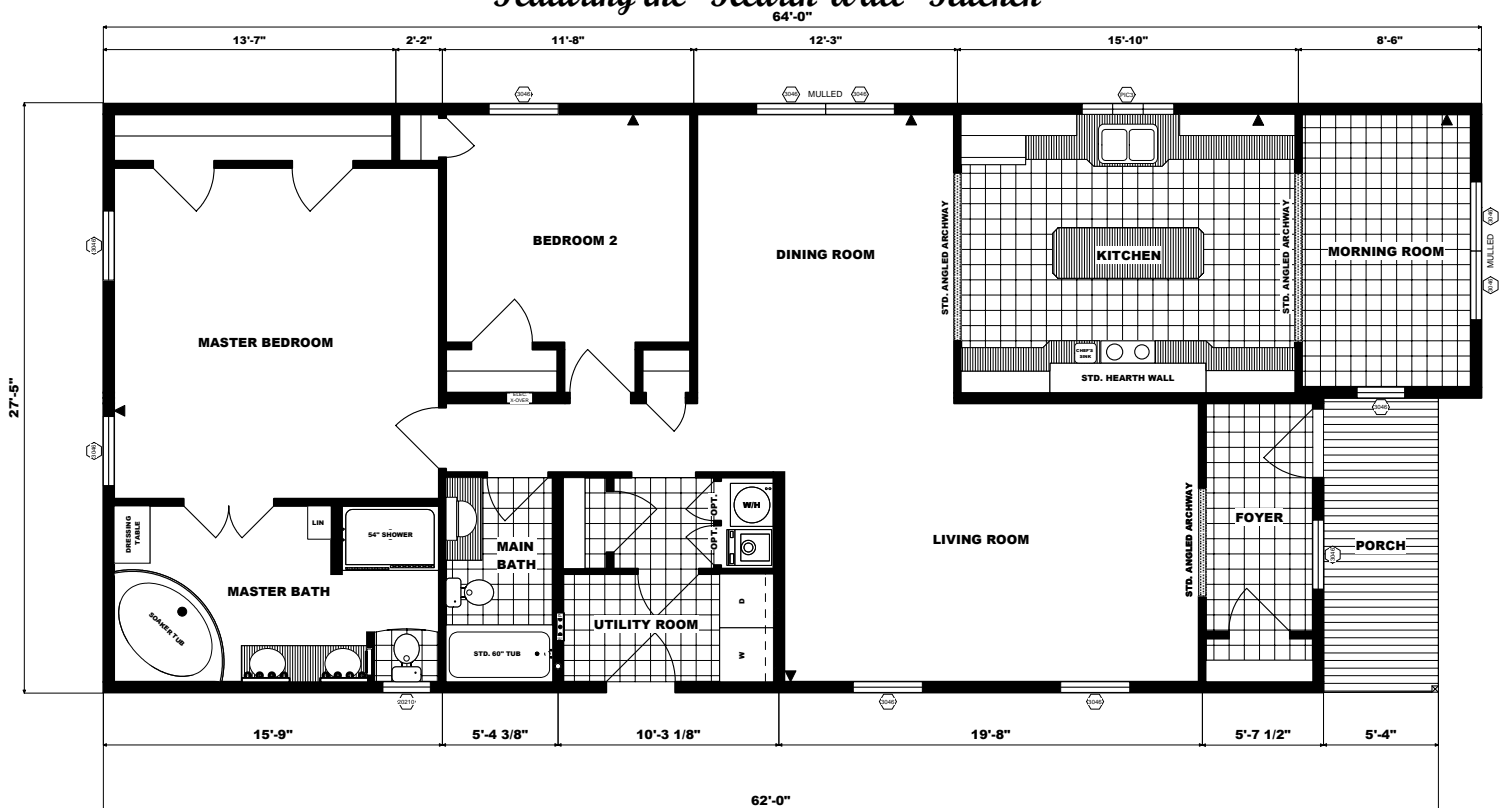
Floor Plan: RG2-AN-507
 Size: 27'-5" x 66'-0"
 Sq. Ft. : Appx. 1600



The Grand Bahama

Featuring the "Hearth Wall" Kitchen

Floor Plan: RG2-AN-508
 Size: 27'-5" x 64'-0"
 Sq. Ft. : Appx. 1650

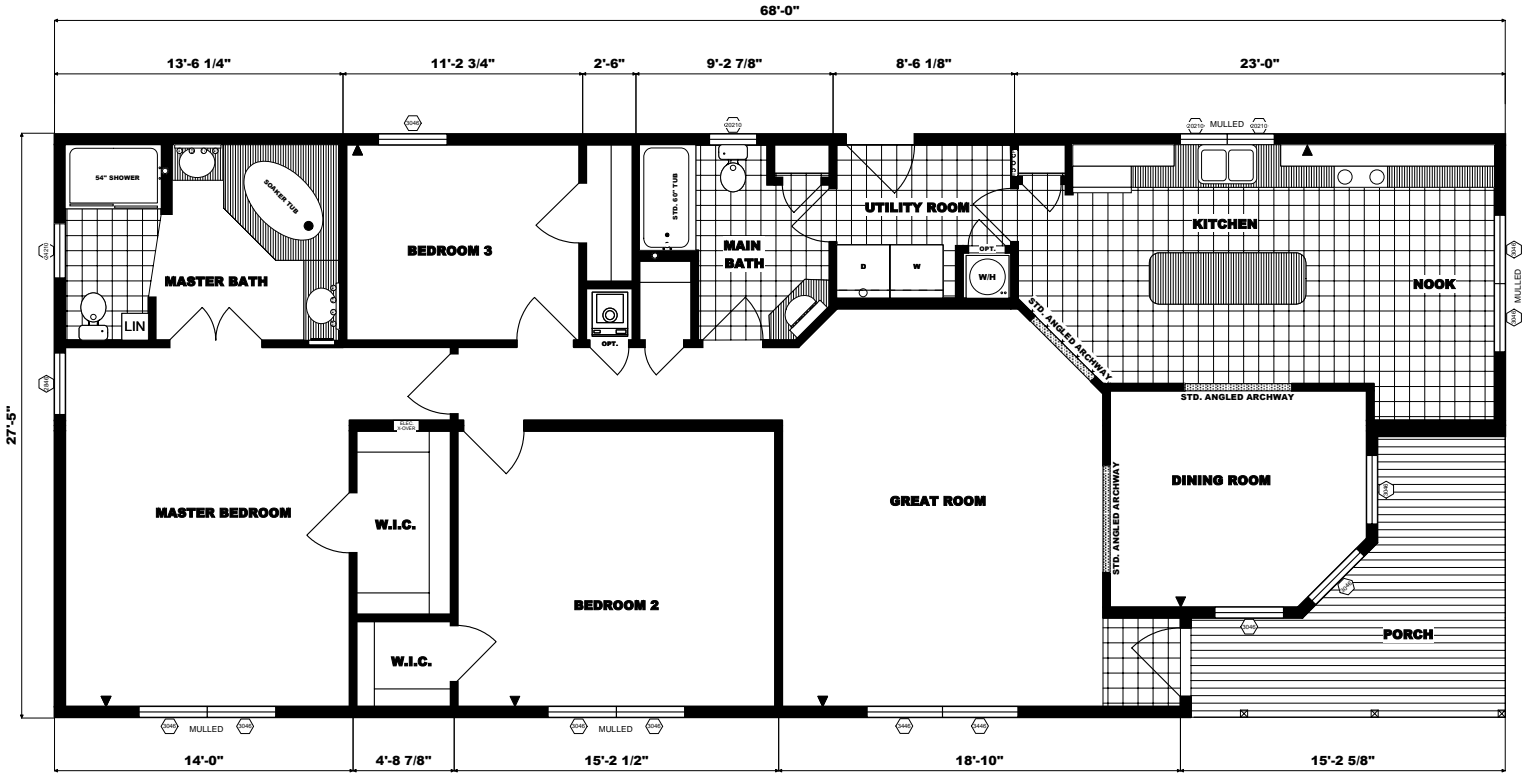


The Bermuda

Floor Plan: RG2-AN-509

Size: 27'-5" x 68'

Sq. Ft. : Appx. 1735



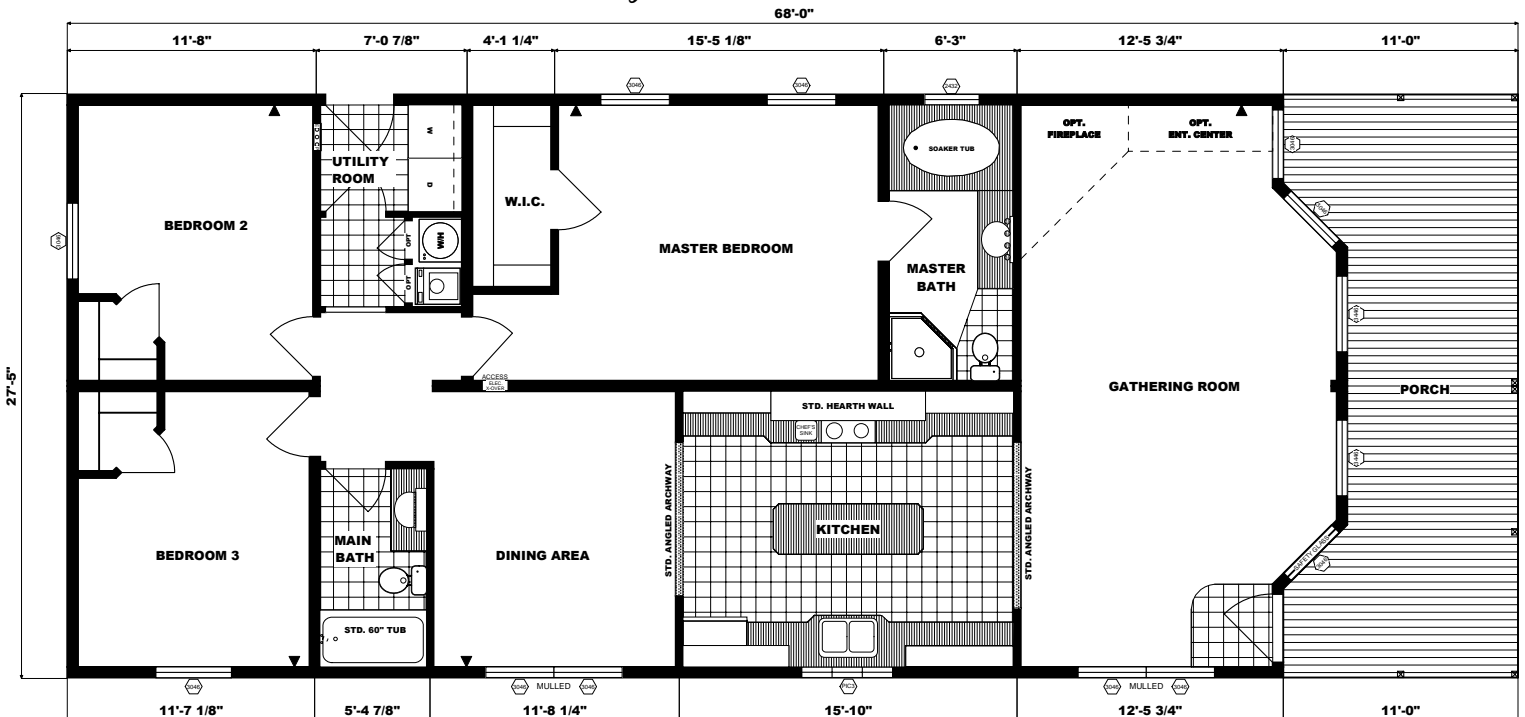
The St. Thomas

Floor Plan: RG2-AN-510

Size: 27'-5" x 68'

Sq. Ft. : Appx. 1607

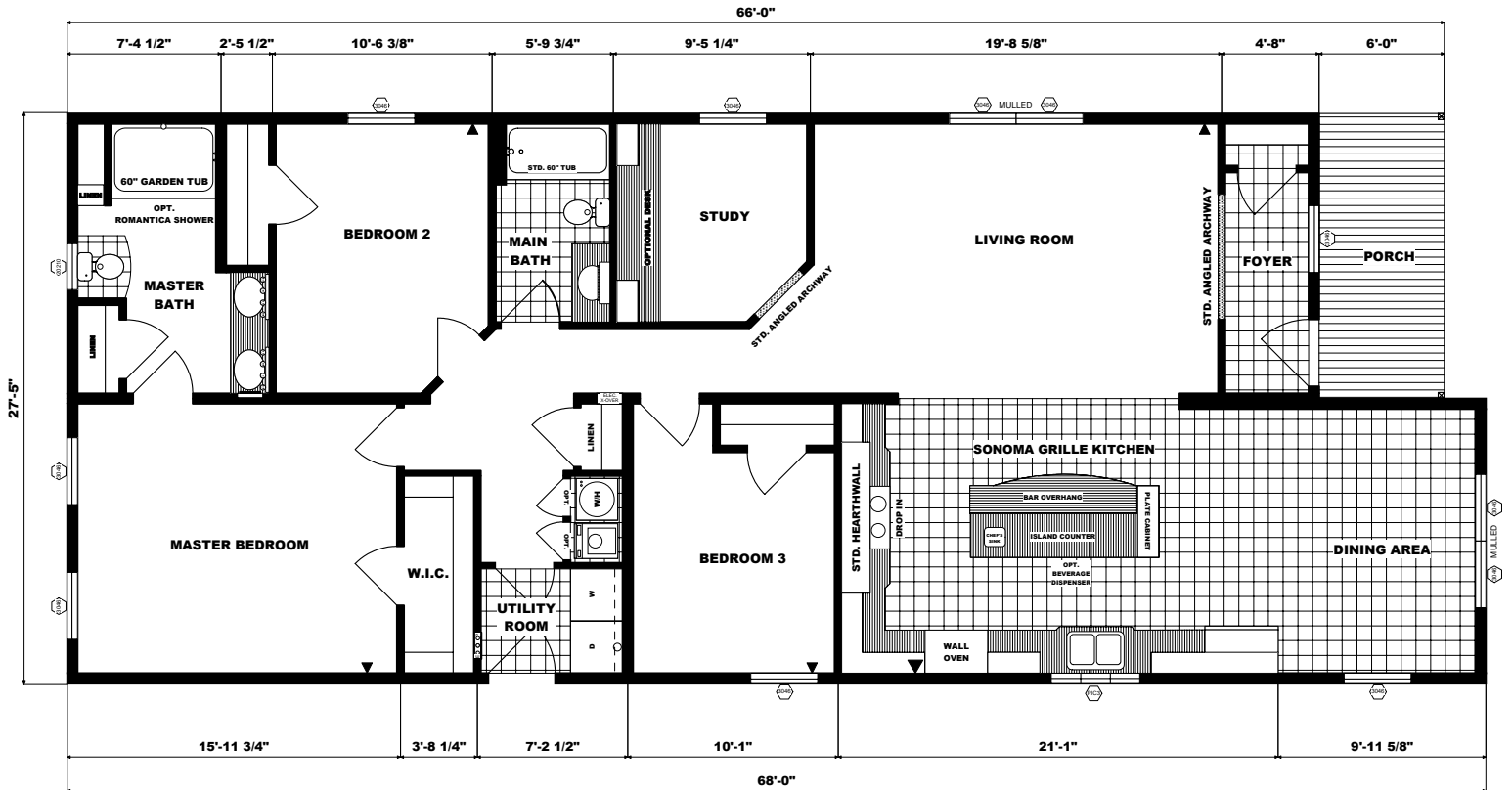
Featuring the "Hearth Wall" Kitchen



The St. Lucia

Floor Plan: RG2-AN-511
 Size: 27'-5" x 68'/66"
 Sq. Ft. : Appx. 1837

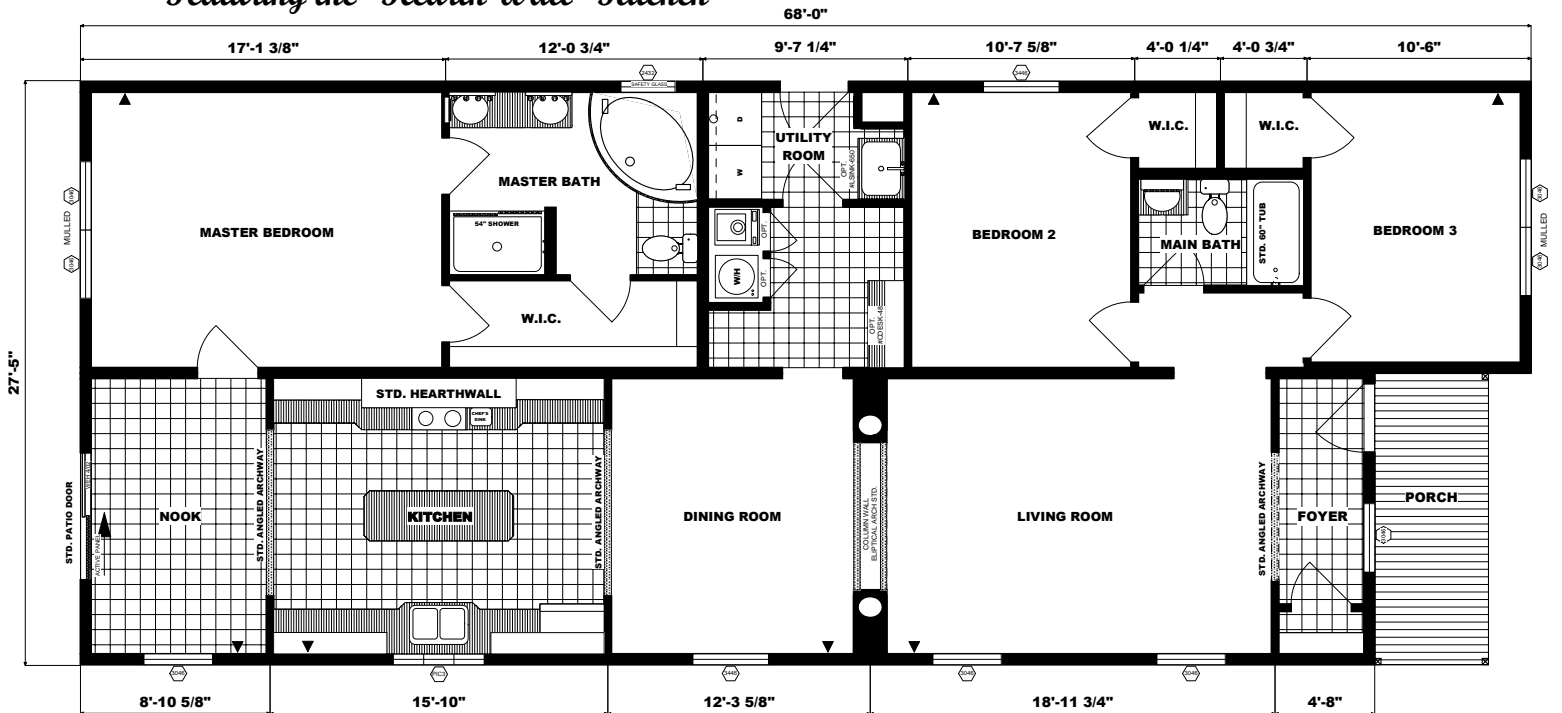
Featuring the "Sonoma Grille" Kitchen



The St. Martin

Floor Plan: RG2-AN-512
 Size: 27'-5" x 68'/66"
 Sq. Ft. : Appx. 1837

Featuring the "Hearth Wall" Kitchen





STRENGTH
Every
PLEASANT VALLEY
Home Is Built To Superior
Construction Standards

- 2" x 6" Exterior Walls—16" On-Center
- 16" On-Center Floor Framing & Roof Construction
- 7/16" OSB Sheathing Around Entire Home & On Marriage Walls
- Roof
120# Ground Snow Load

FAR BEYOND THE STANDARD



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