



PINE GROVE
— HOMES —
S I N C E 1 9 8 2

SINGLE-SECTION HOMES



PINE GROVE
— HOMES —
SINCE 1982

One Family

We are family owned. For close to 40 years, we've been building high-quality manufactured homes right here in Pine Grove, Pennsylvania. Crafting the finest manufactured homes is an ardent skill shared by our entire team, many of whom have decades of experience with us and put all of their knowledge to work in each home we build. We foster a culture of pride, craftsmanship and integrity too often absent in commerce today.

One Factory

We are a single-factory operation. We own the entire process from beginning to end. From the idea to the design to the finished product, every step of the manufacturing process happens right here, by us, in Pine Grove, Pennsylvania. All-under-one-roof affords us the ultimate in quality and control, with our full design, engineering, manufacturing and quality-control resources leveraged to every home we build.

One Objective

To build the best possible manufactured homes. Just when we think we've hit the proverbial nail on the head, we start again; plus or minus an inch here or there or a touch more light or a bit more color. Every day, we work to create exceptional living spaces accessible to every family.

Owners' Welcome

On behalf of everyone at Pine Grove Homes, thank you for your interest in our company and our homes. Pine Grove Homes is a recognized leader in the manufactured housing industry. Family-owned and operated for nearly four decades, our operating philosophy has remained unchanged: we strive to build homes of superior quality and uncharacteristic attention to detail at a price within reach.

Our plans offer wide variety and are designed to embrace the needs of today's homeowners. Our highly-engineered, controlled construction takes place under-roof at our corporate and manufacturing facility in Pine Grove, PA. We work hard to build and maintain meaningful relationships within our business, from material suppliers to our network of authorized, independent builders and retailers. As an independent, family-owned company, we operate with a long-term perspective and steady, experienced leadership.

We invite you to take a closer look at our company and our homes. We build every one with unsurpassed construction specifications, technically-advanced construction practices, and life-focused design. We sincerely thank you for considering Pine Grove for your new home.

Sincerely,



Wayne A. Fanelli
President



Lee E. Fanelli
Vice President

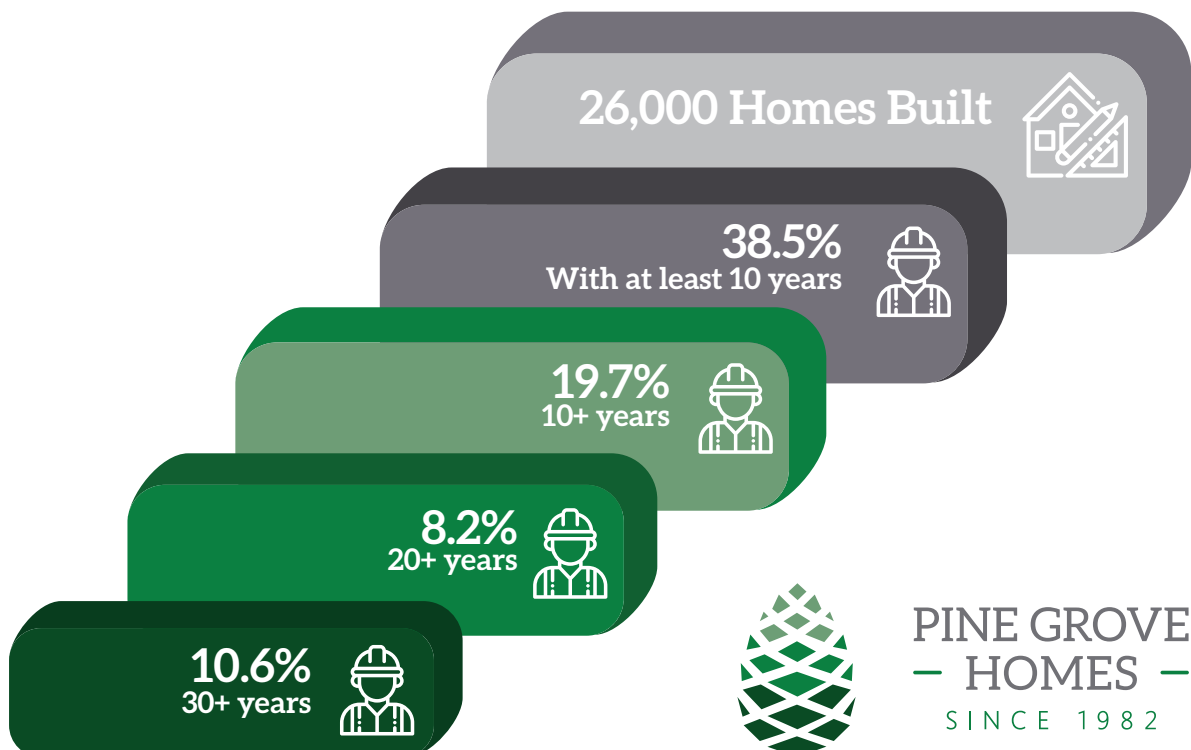


About Pine Grove Homes

Pine Grove Homes is a leading designer and builder of the finest quality HUD-Code manufactured homes, built for the northeastern US market, and is one of the few remaining independent manufacturers in the nation. We leverage nearly forty years of quality, experience and ability to design and build a full range of homes to meet the needs and interests of our builders and dealers and their homebuyers. We don't think your home should be measured solely by its size or by its price. It should be a measure of the people who build it, and the building products and partners we use to get the job done. Nearly forty years on, many of our colleagues have been with us for a long time, and this experience, longevity and continuity can be neither bought nor replaced. Likewise, over the course of our existence, we have sought to cultivate trustworthy relationships with all of our partners: vendors, regulators, and customers large and small.

Learn more at PineGroveHomes.com

Knowledge, Quality, Experience



How To Use This Catalog

This catalog is limited to a curated collection of our most popular plans; however, it is by no means exhaustive. If you're interested in something that you don't see here, check our website and, if you're still having trouble, reach out to us. Unlike many manufacturers, we're happy to build small homes to fit small home sites. At the beginning of the catalog are a limited number of 12-foot wide home plans (for restricted sites), ordered shortest-to-longest, and then 14-foot-wide and 16-foot-wide plans, ordered shortest-to-longest. Other size plans are available on the website or can be modified from existing plans.

A Pine Grove Is A Pine Grove

Unlike our industry counterparts, a major advantage to building a Pine Grove is its simplicity, versatility, and scalability. We have one product: a Pine Grove Home. We do not have multiple lines, names, series, applicable standards, available options or corresponding restrictions. Regardless of what model you begin with, all Pine Groves have the same set of benchmark standard specifications (see page 21). From there, specify your Pine Grove based upon either a packaged "trim level" (see page 20) or the major options on an individual basis. Finally, most available standard selections, upgrade selections, and options are available by browsing our up-to-date website at PineGroveHomes.com.

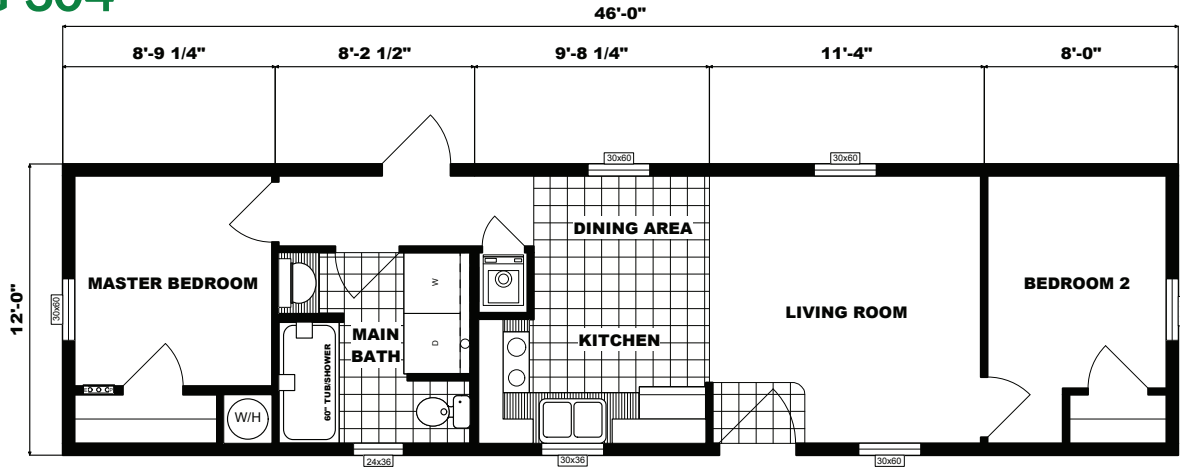
Visit Your Local, Authorized Pine Grove Homes Retailer or Community

Pine Grove Homes are sold by authorized, independent retailers and manufactured home communities. They have the knowledge, experience, tools and construction trade relationships to guide you through the construction process. If you need help locating a Pine Grove homes retailer or community, please visit our website at PineGroveHomes.com/contact and a member of the team will assist you.

Index of Single-Section Plans

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7	G-301	1	2	12'0"x48'0"	576
8	G-547	1	1	13'8"x34'0"	465
8	G-596	1	1	13'8"x44'0"	602
9	G-546	2	1	13'8"x46'0"	628
9	G-556	2	1	13'8"x48'0"	656
10	G-557	2	1	13'8"x52'0"	720
10	G-545	1	1	13'8"x52'0"	710
11	G-489	2	1	13'8"x56'0"	766
11	G-490	2	1	13'8"x56'0"	766
12	G-552	2	1	13'8"x60'0"	820
12	G-598	2	1	13'8"x60'0"	820
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14	G-572	2	1	13'8"x64'0"	875
14	G-618	2	2	13'8"x66'0"	902
15	G-496	2	2	13'8"x66'0"	902
15	GH-533	2	2	13'8"x68'0"	929
16	GH-577	2	2	13'8"x68'0"	929
16	G-613	2	2	13'8"x68'0"	933
17	G16-628	2	1	15'4"x60'0"	920
17	G16-618	2	2	15'4"x66'0"	1,012
18	G16-624	2	2	15'4"x66'0"	1,012
18	G16-630	2	2	15'4"x66'0"	1,012
19	G16-623	2	2	15'4"x68'0"	696
19	HPX-7701	1	1	14'6"x56'0"	1,043

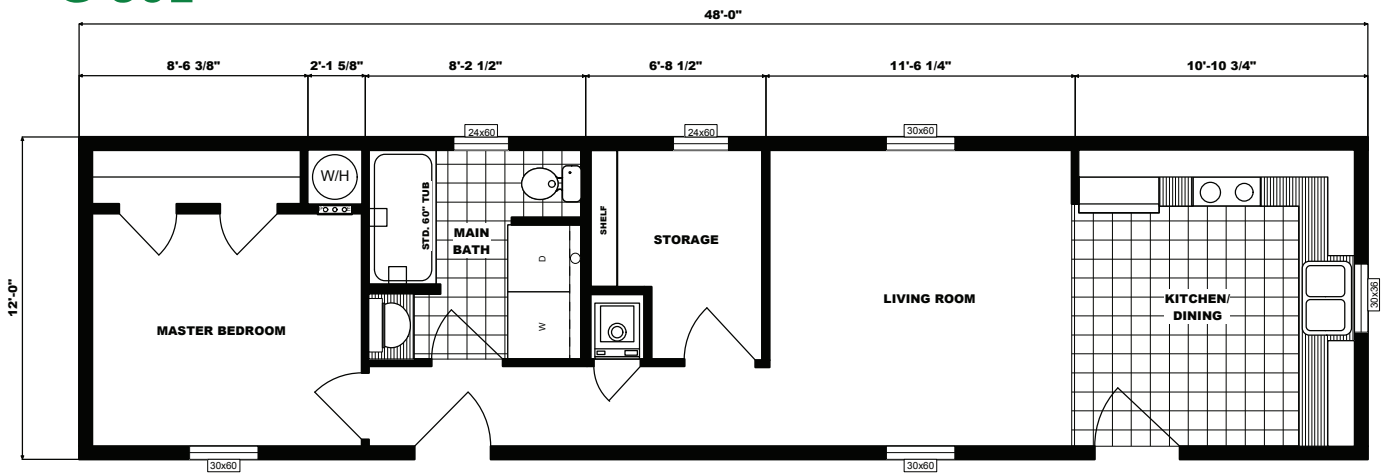
G-304



Specifications

- Dimensions: 12'0"x46'0"
- 2 bedrooms / 1 bath
- Size: 552 sq. ft.

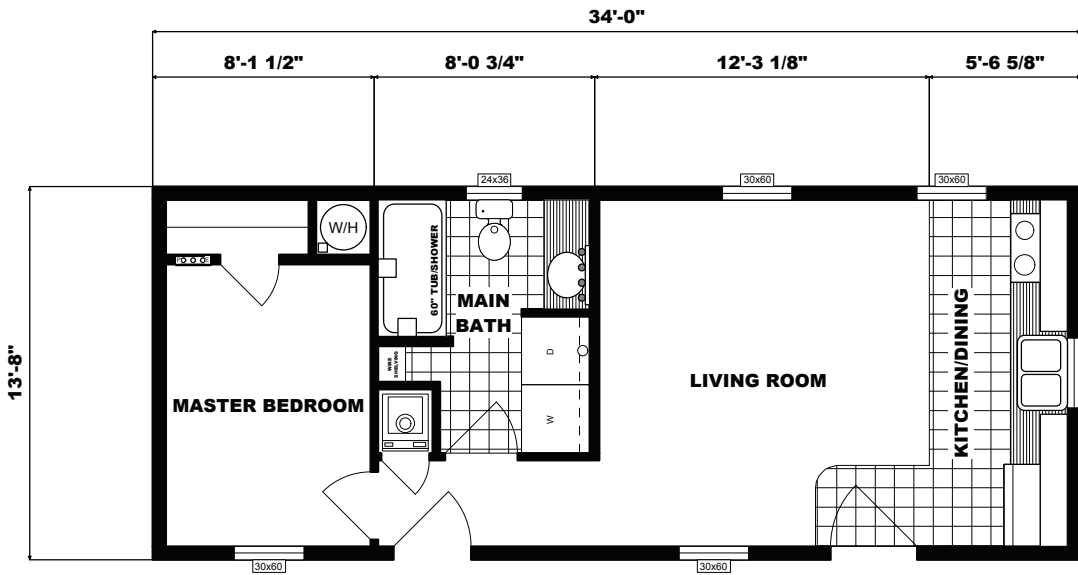
G-301



Specifications

- Dimensions: 12'0"x48'0"
- 1 bedrooms / 1 baths
- Size: 576 sq. ft.

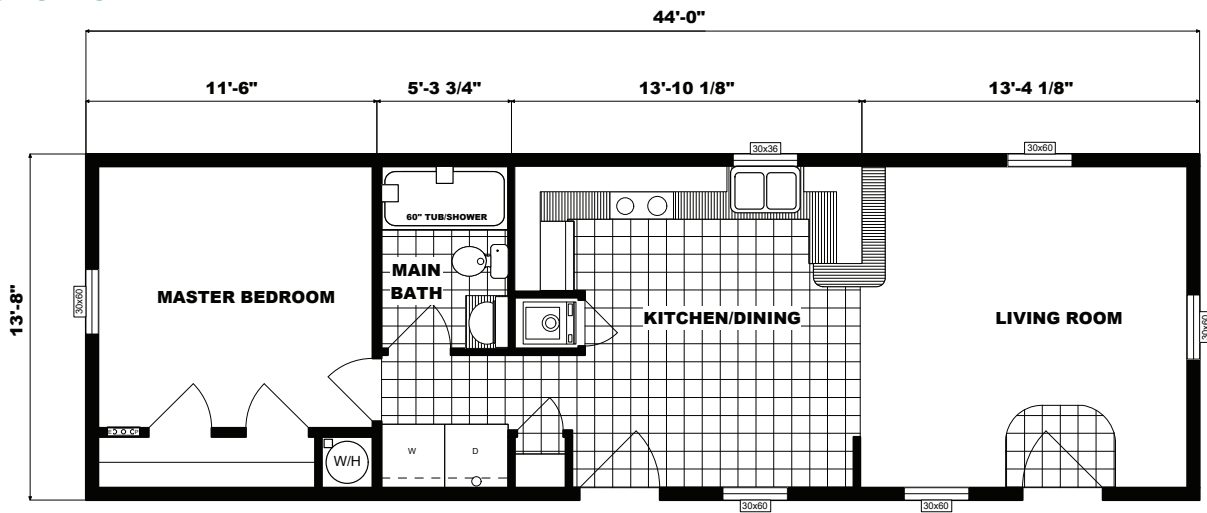
G-547



Specifications

- Dimensions: 13'8" x 34'0"
- 1 bedroom / 1 bath
- Size: 465 sq. ft.

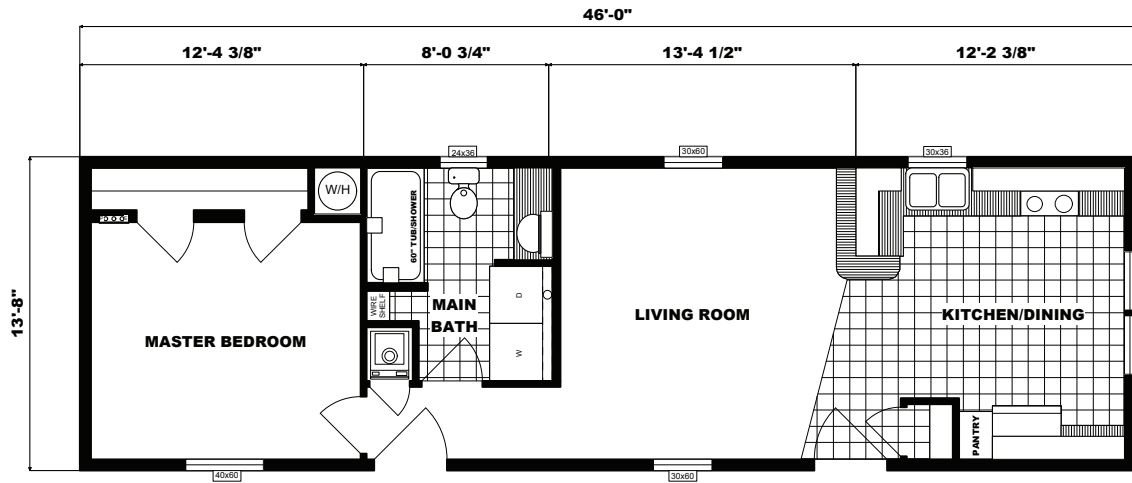
G-596



Specifications

- Dimensions: 13'8" x 44'0"
- 1 bedroom / 1 bath
- Size: 602 sq. ft.

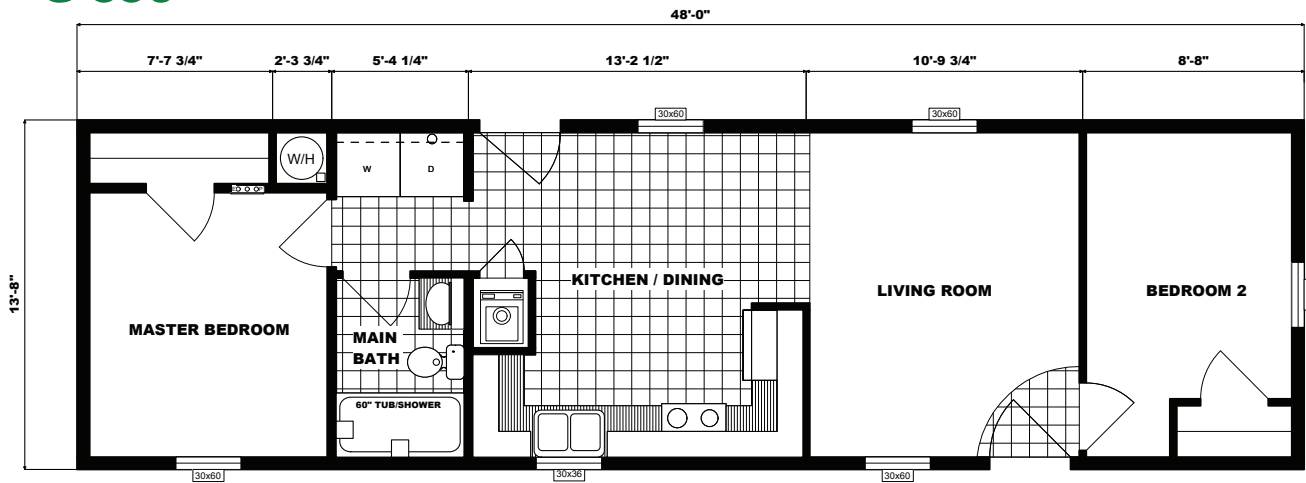
G-546



Specifications

- Dimensions: 13'8"x46'0"
- 1 bedroom / 1 bath
- Size: 628 sq. ft.

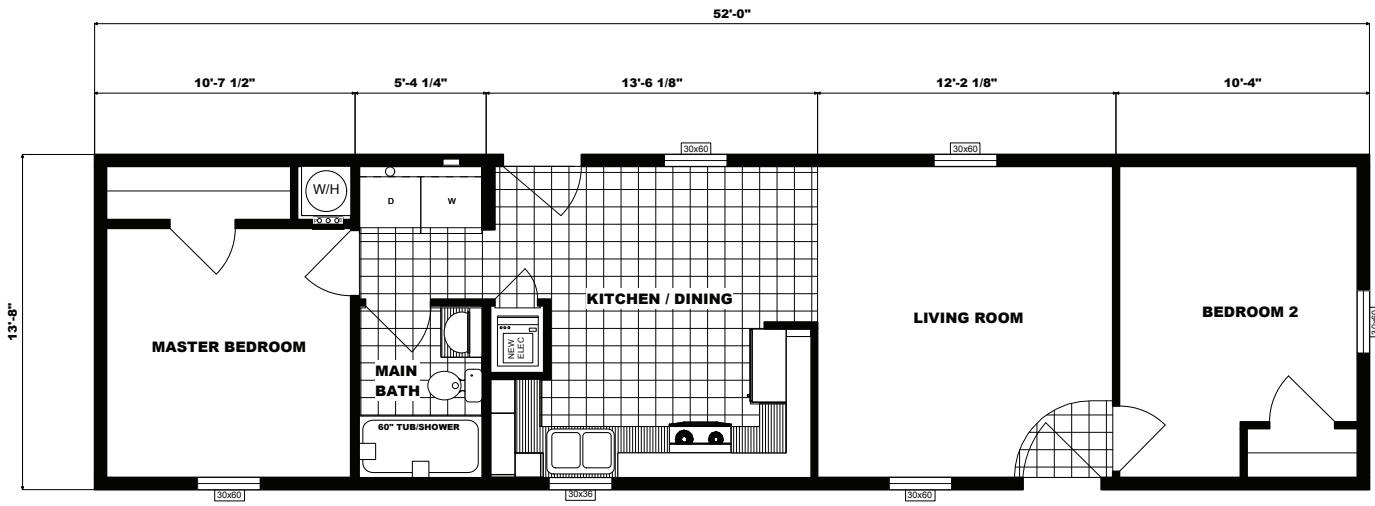
G-556



Specifications

- Dimensions: 13'8"x48'0"
- 2 bedrooms / 1 bath
- Size: 656 sq. ft.

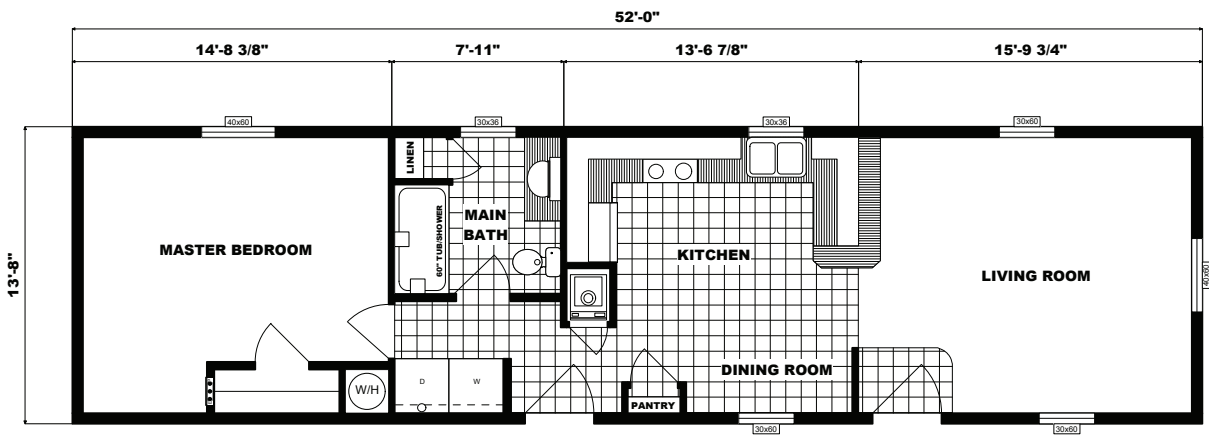
G-557



Specifications

- Dimensions: 13'8"x52'0"
- 2 bedrooms / 1 bath
- Size: 720 sq. ft.

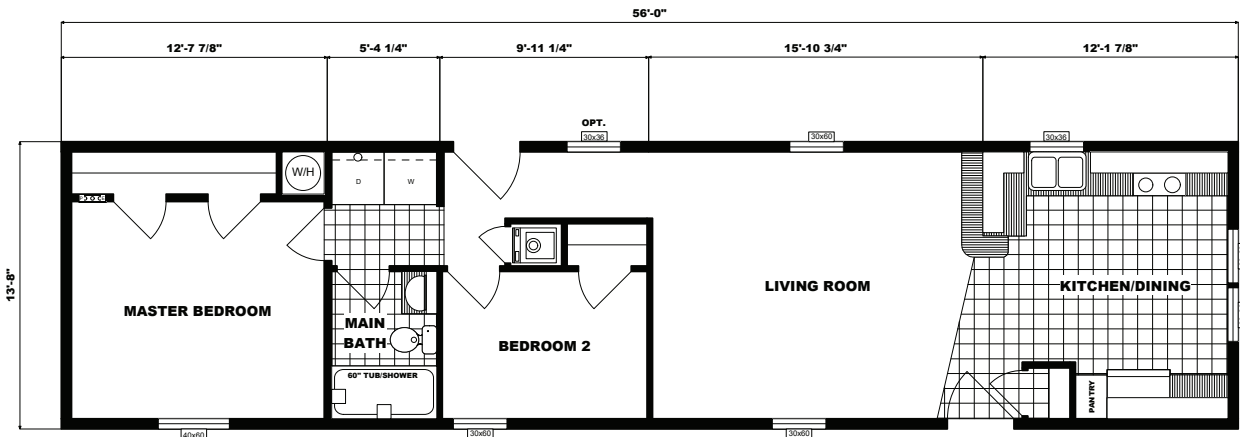
G-545



Specifications

- Dimensions: 13'8"x52'0"
- 1 bedroom / 1 bath
- Size: 710 sq. ft.

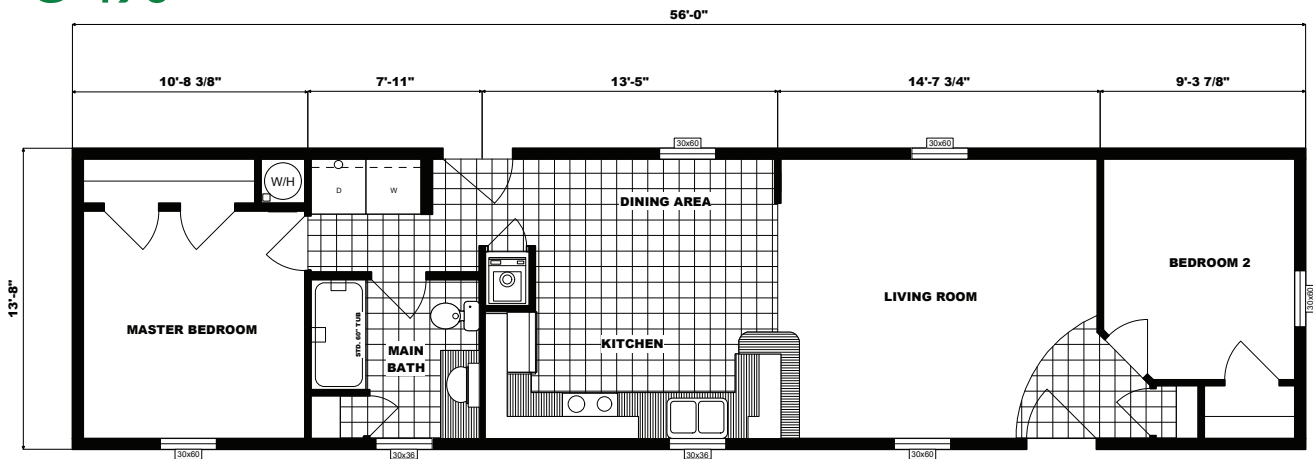
G-489



Specifications

- Dimensions: 13'8"x56'0"
- 2 bedrooms / 1 bath
- Size: 766 sq. ft.

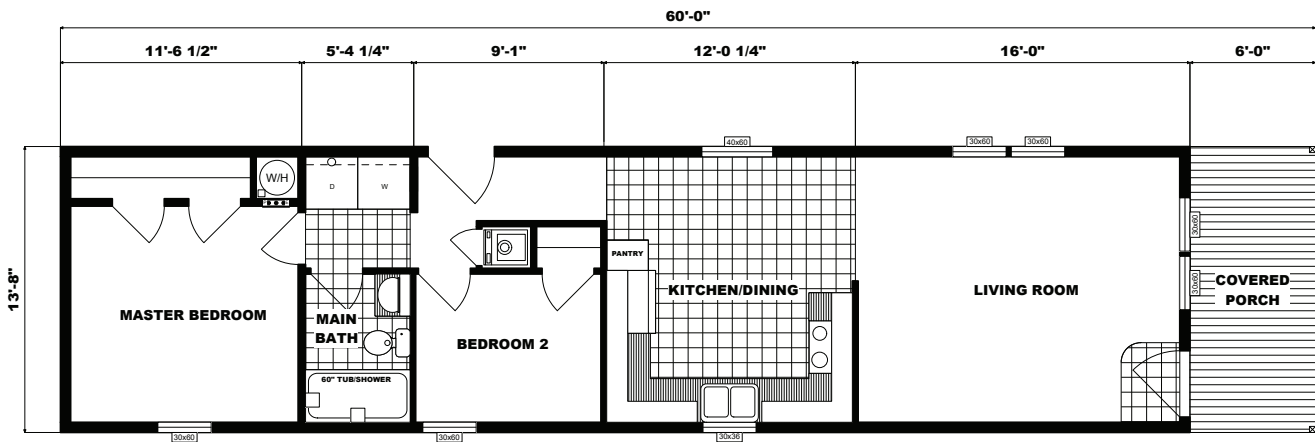
G-490



Specifications

- Dimensions: 13'8"x56'0"
- 2 bedrooms / 1 bath
- Size: 766 sq. ft.

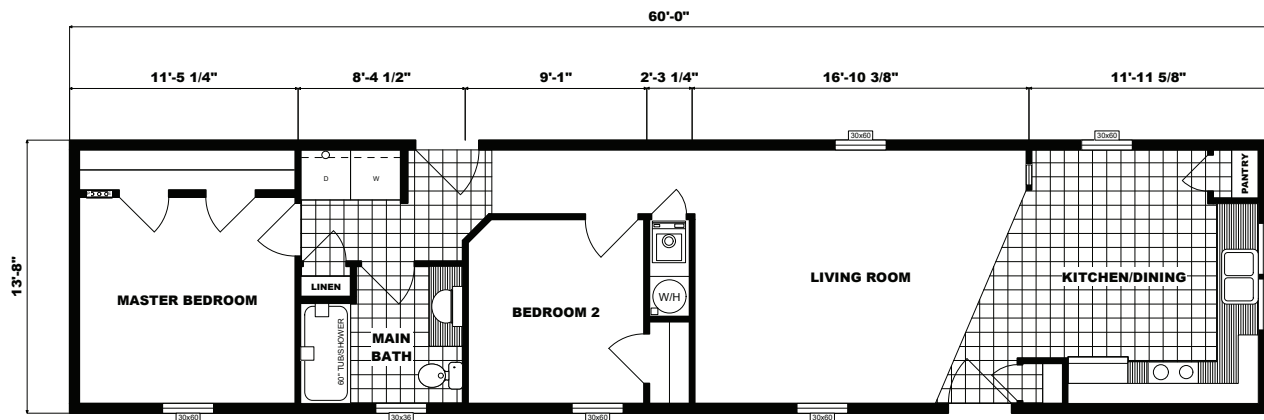
G-552



Specifications

- Dimensions: 13'8"x60'0"
- 2 bedrooms / 1 bath
- Size: 820 sq. ft.

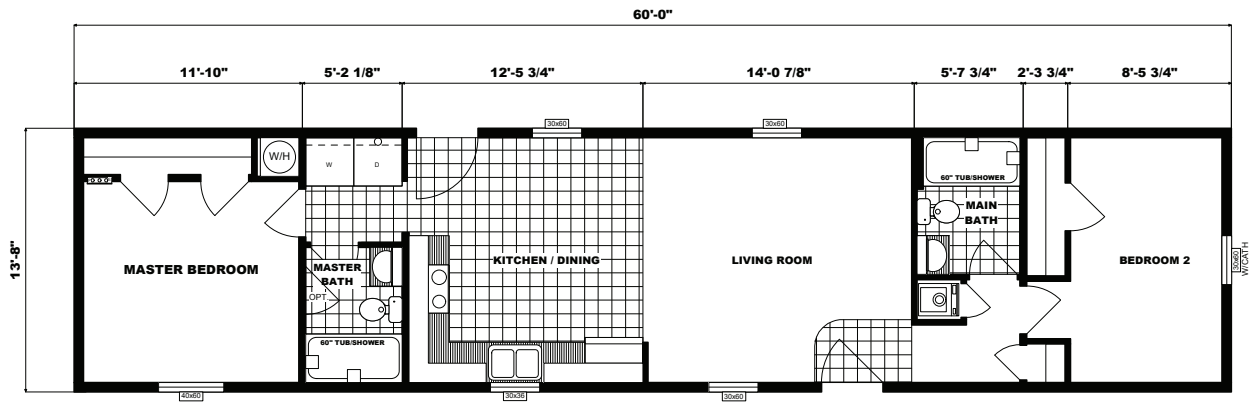
G-598



Specifications

- Dimensions: 13'8"x60'0"
- 2 bedrooms / 1 bath
- Size: 820 sq. ft.

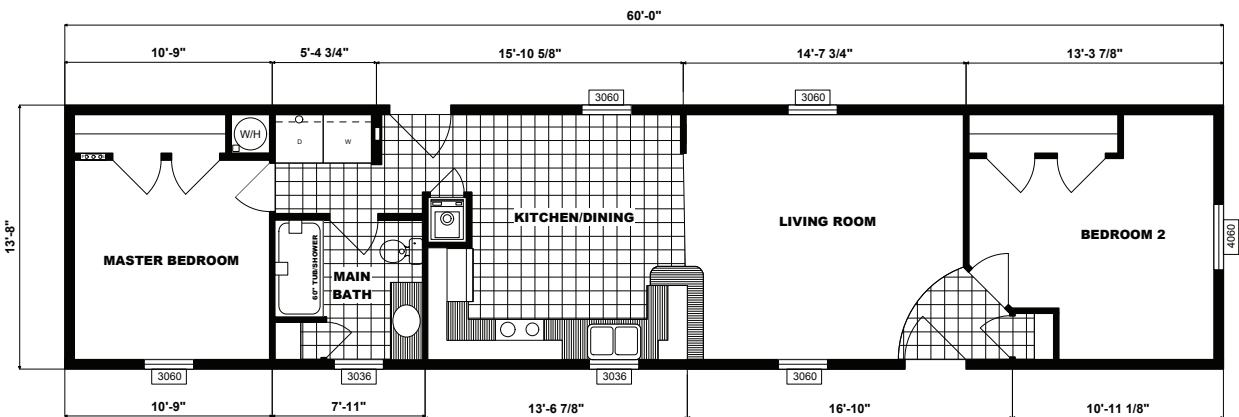
G-621



Specifications

- Dimensions: 13'8"x60'0"
- 2 bedrooms / 2 baths
- Size: 820 sq. ft.

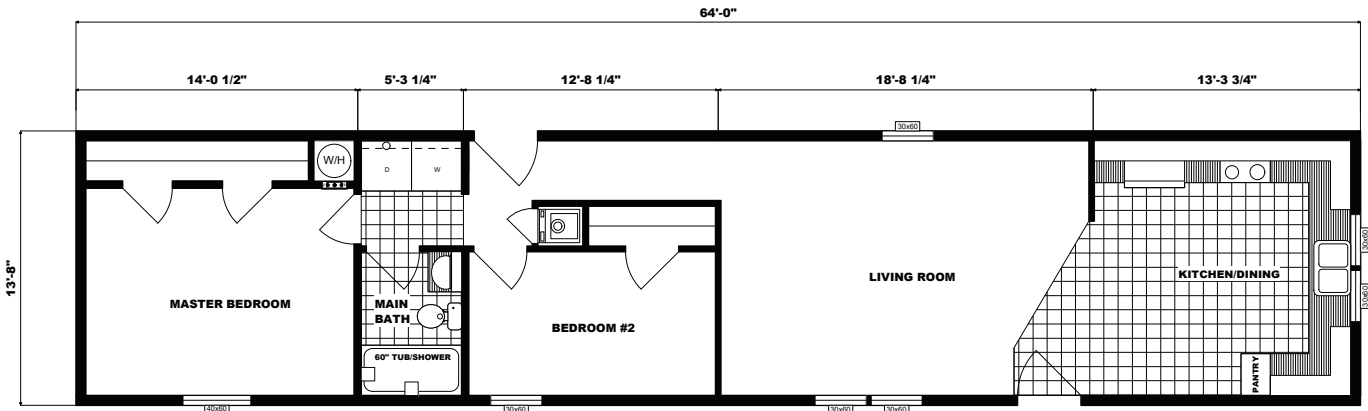
G-491



Specifications

- Dimensions: 13'8"x60'0"
- 2 bedrooms / 1 bath
- Size: 820 sq. ft.

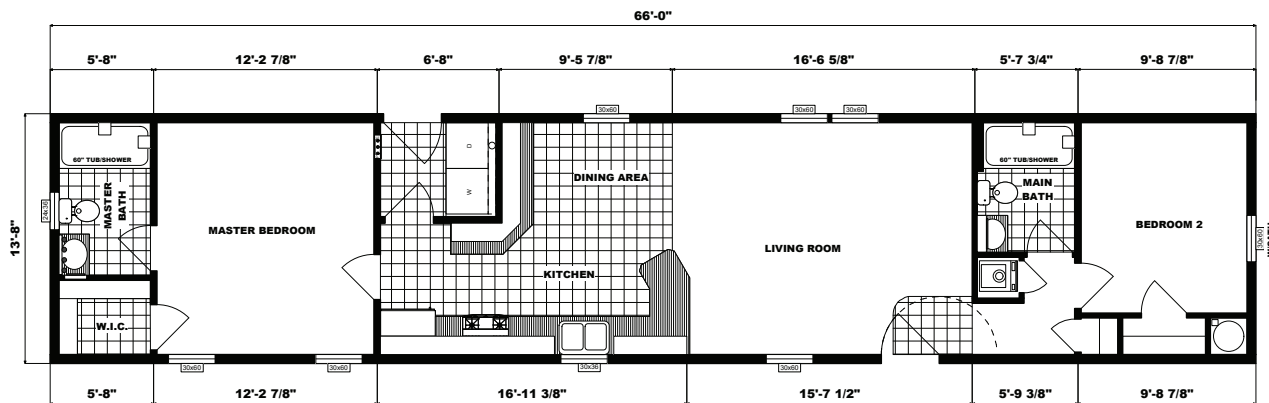
G-572



Specifications

- Dimensions: 13'8"x64'0"
- 2 bedrooms / 1 bath
- Size: 875 sq. ft.

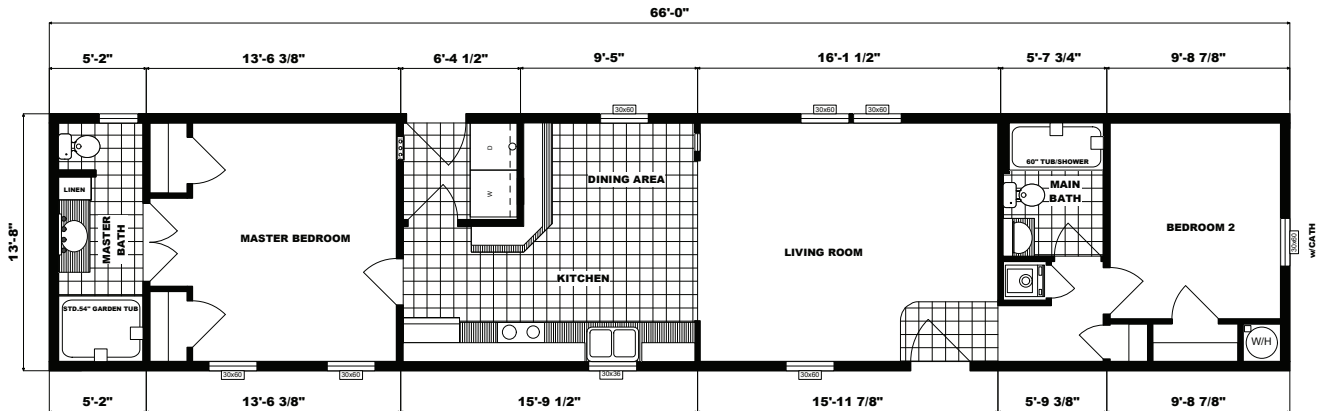
G-618



Specifications

- Dimensions: 13'8"x66'0"
- 2 bedrooms / 2 baths
- Size: 902 sq. ft.

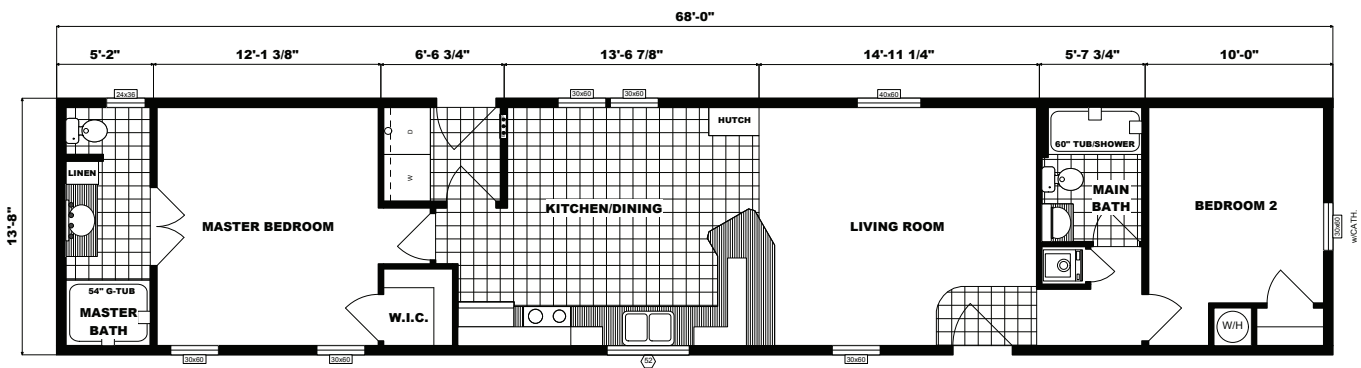
G-496



Specifications

- Dimensions: 13'8"x66'0"
- 2 bedrooms / 2 baths
- Size: 902 sq. ft.

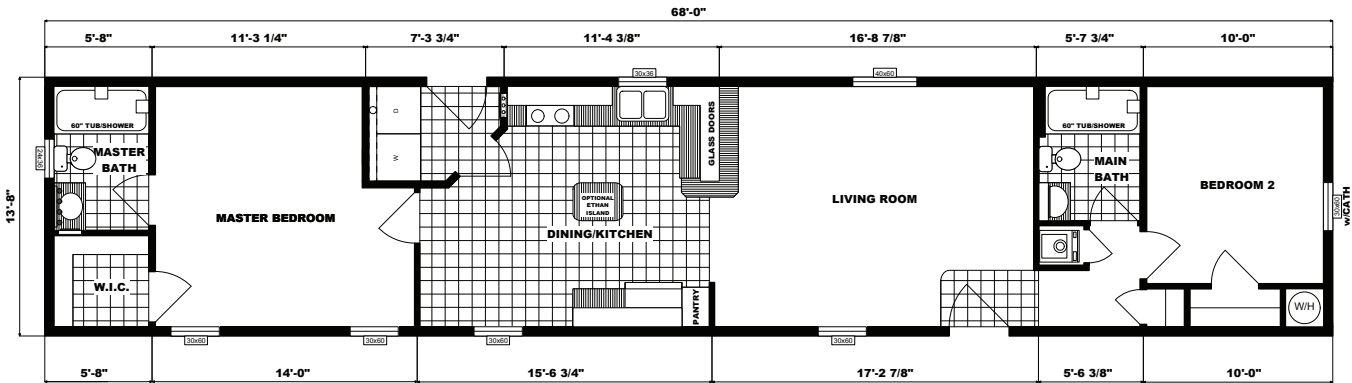
GH-533



Specifications

- Dimensions: 13'8"x68'0"
- 2 bedrooms / 2 baths
- Size: 929 sq. ft.

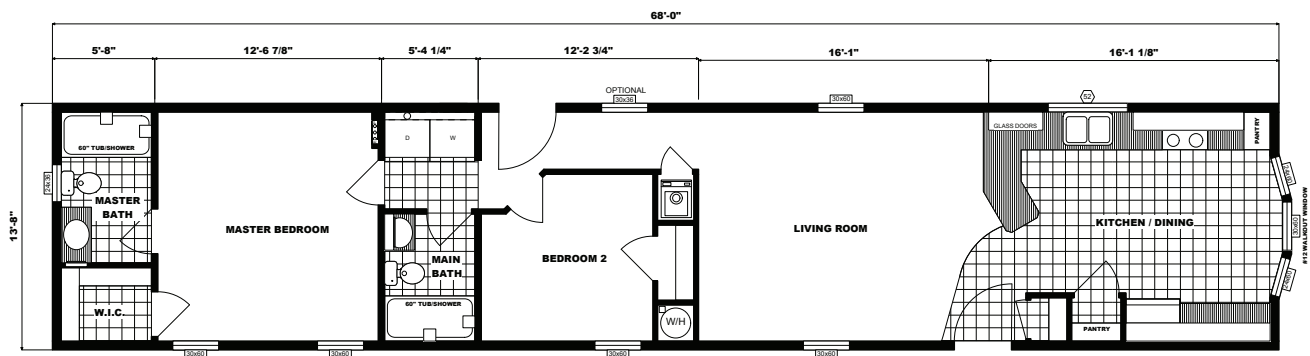
GH-577



Specifications

- Dimensions: 13'8"x68'0"
- 2 bedrooms / 2 baths
- Size: 929 sq. ft.

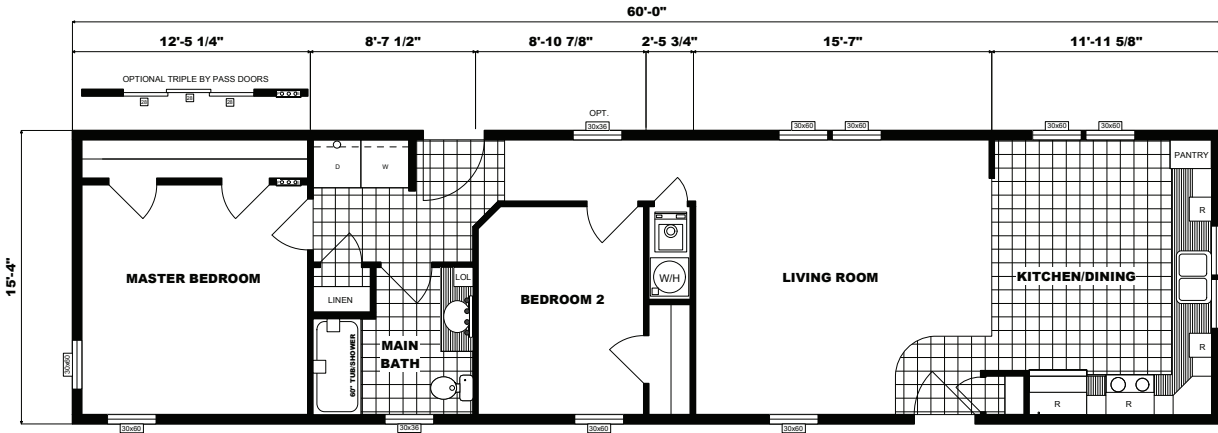
G-613



Specifications

- Dimensions: 13'8"x68'0"
- 2 bedrooms / 2 baths
- Size: 933 sq. ft.

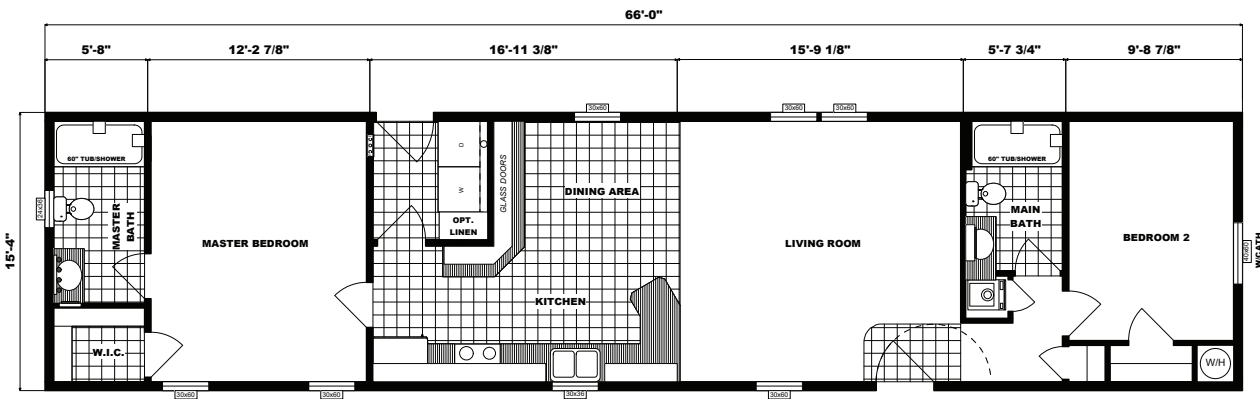
G16-628



Specifications

- Dimensions: 15'4" x 60'0"
- 2 bedrooms / 1 bath
- Size: 920 sq. ft.

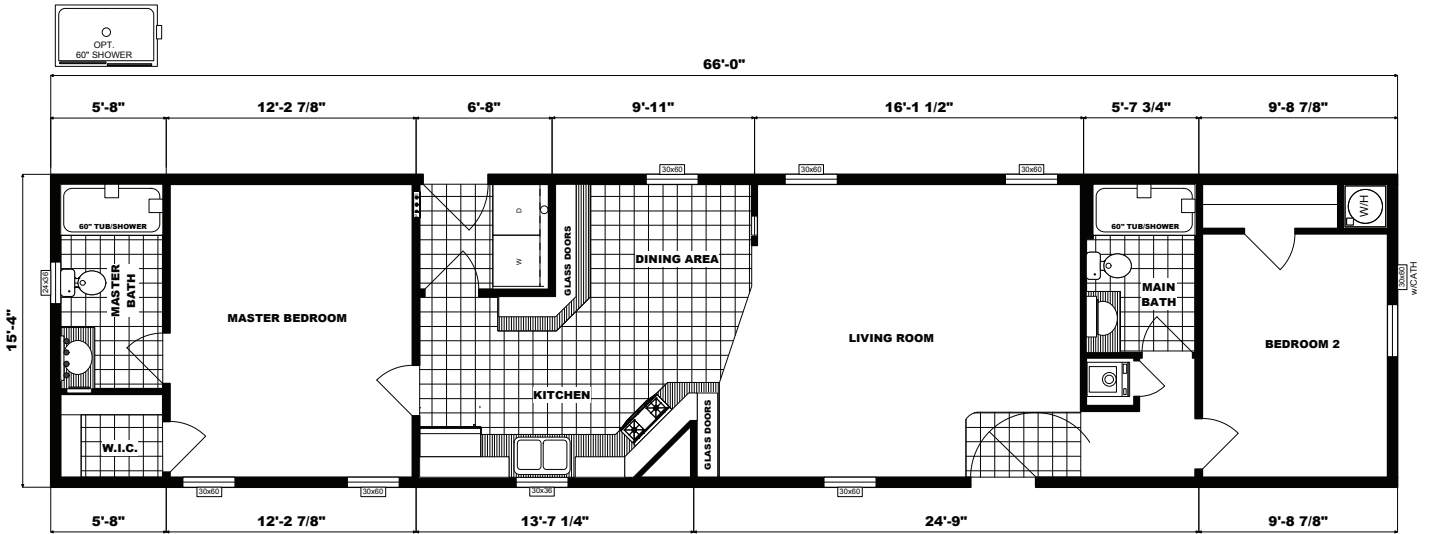
G16-618



Specifications

- Dimensions: 15'4" x 66'0"
- 2 bedrooms / 2 baths
- Size: 1,012 sq. ft.

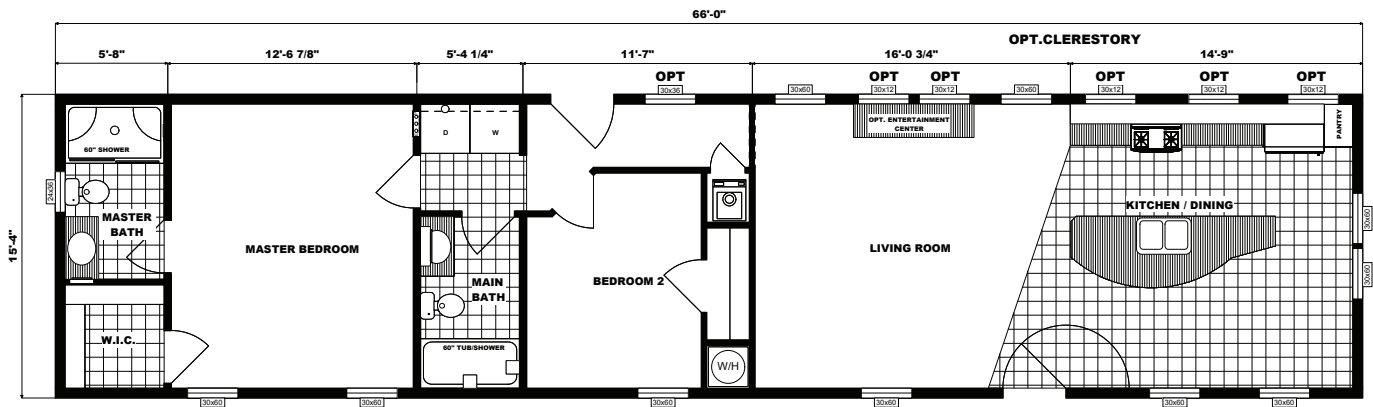
G16-624



Specifications

- Dimensions: 15'4"x66'0"
- 2 bedrooms / 2 baths
- Size: 1,012 sq. ft.

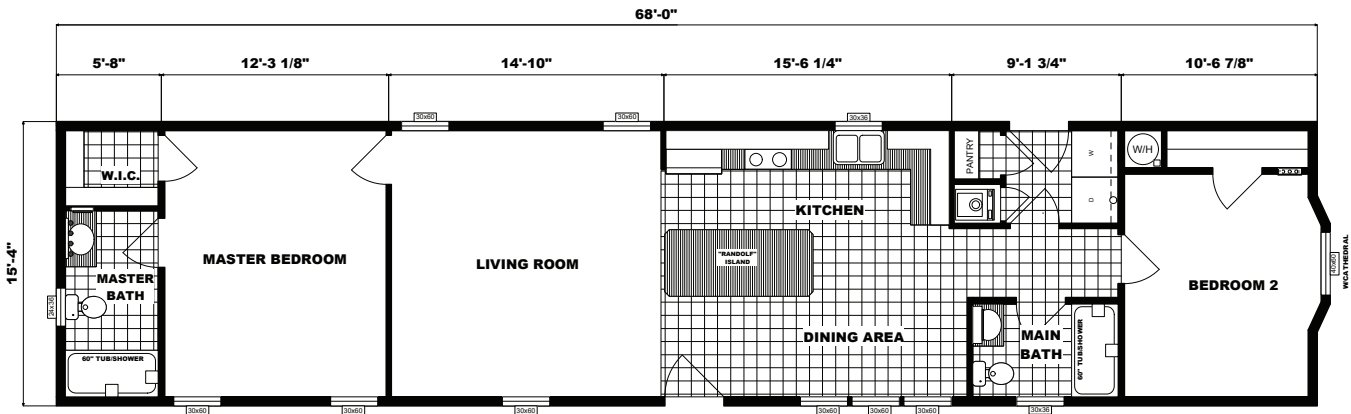
G16-630



Specifications

- Dimensions: 16'0"x66'0"
- 2 bedrooms / 2 baths
- Size: 1,012 sq. ft.

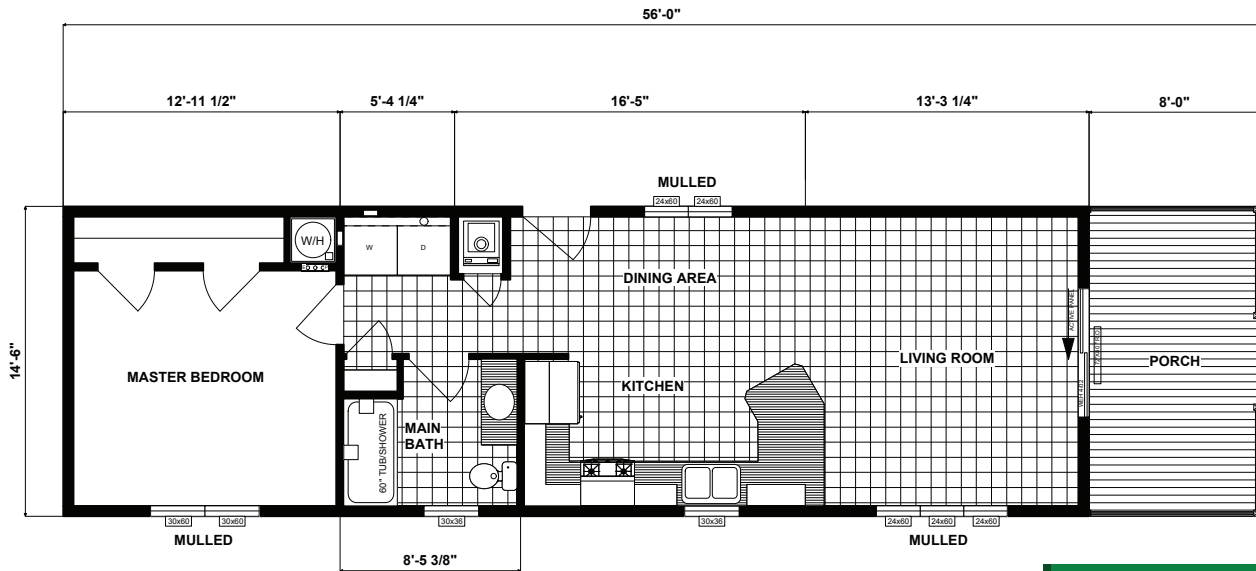
G16-623



Specifications

- Dimensions: 16'0"x68'0"
- 2 bedrooms / 2 baths
- Size: 1,043 sq. ft.

HPX-7701



Specifications

- Dimensions: 14'6"x56'0"
- 1 bedroom / 1 bath
- Size: 697 sq. ft.

Your Choice

Our approach in everything we do is to always put homebuyers first. This includes allowing you the freedom to build a Pine Grove that matches your style and fits perfectly into your life and your budget. To ensure you get your new Pine Grove as personal



as you want it, you have several different major trim levels to choose from, and many of the components of the respective trim levels are available individually, as options. Whatever your preference, you can rest assured there's a Pine Grove for you. Every Pine Grove comes standard with our above-code-minimum standard construction specifications; from there, make the choice that fits your needs and your budget.

	14' Wide Cathedral	14' Wide 8' Flat	16' Wide 8' Flat
Wall Height	7'6" Cathedral to 8'8"	8'0" flat	8'0" flat
Interior Wall Sheathing	1/2" VOG w/ Batten Panel Transitions	1/2" VOG w/ Batten Panel Transitions	1/2" VOG w/ Batten Panel Transitions
Exterior Wall Sheathing	1/2" Insulated Foam Board	1/2" Insulated Foam Board	1/2" Insulated Foam Board
Ceiling Drywall Finish	Light Stipple	Light Stipple	Light Stipple
Roof Pitch	4:12 Fixed Truss (40-lb. snow-load)	4:12 Fixed Truss (40-lb. snow-load)	3:12 Fixed Truss (40-lb. snow-load)
Interior Moldings	FJ Pine w/ Oak-Look Finish (White, opt.)	FJ Pine w/ Oak-Look Finish (White, opt.)	FJ Pine w/ Oak-Look Finish (White, opt.)
Countertop Backsplash	4" Matching Laminate	4" Matching Laminate	4" Matching Laminate

Note: Any home receiving a site-built garage (or other structure) MUST meet all egress requirements for exterior doors. A third exit door may need to be installed in the home in order for it to be in full compliance.

All representations and descriptions of the Pine Grove product are believed to be accurate at the time of publication. Due to continual product improvement and changes in design, we cannot guarantee exact duplication of every product shown herein. Model availability and specifications may change without notice. Your Retailer, an independent contractor who is not an agent of Pleasant Valley Homes, Inc., is the party responsible for your purchase contract and any additions, deletions, alterations, or attachments made to or in your home. [2019]

Standard Features

Interior

- Complete Window Treatments with 2" Blinds or Sheers Throughout
- Vinyl or Paper On Gypsum Wall Coverings Throughout 1/2"
- Residential Ceiling Fixtures in All Bedrooms
- Switched Ceiling Light in All Walk-In Closets
- Chandelier in Each Designated Dining Area
- ½" Finished Drywall Cathedral Ceilings with Stipple Finish (Flat Ceilings Optional)
- Residential Wood Molding Profiles
- Oak Window Sills
- 25 oz. Textured Carpet Installed with Tack Strip & 5.5# Pad
- Name Brand No Wax Vinyl Flooring
- Pre-Hung Interior Doors Installed with 3 Residential Hinges
- Vinyl Clad Shelving in Closets and Pantries
- Foyer Entry with Vinyl Flooring at Front Door

Cabinetry

- KCMA Approved Cabinetry Built by Blue Mountain Cabinet Co.
- Oak Cabinets with ¾" Solid Oak Face Frames
- Cabinet Crown on Overhead Cabinets
- Concealed Cabinet Door Hinges
- Drawer-Over-Door Base Cabinets
- Metal Drawer Guide System
- Designer Coordinated Door and Drawer Pulls
- Adjustable Shelving in Overhead Cabinets
- Shelving in All Base Cabinets

Utilities

- Miller Direct Spark Gas Furnace with Metal Access Door
- In-Floor Perimeter Heat System with Perimeter

Diffusers

- Insulated Fiberglass Heat Duct w/ Sealed, In-Floor Crossover Connection
- 40 Gallon Electric Water Heater with Drip Pan & Exterior Drain
- PEX Hot & Cold Water Lines and Schedule 40 Drain Lines
- Enclosed Water and Drain Lines
- Plumbing for Washer
- Wire and Vent for Dryer
- Water Shut-Offs at All Fixtures
- 100 Amp Electric Service
- Hard-Wired Smoke Alarms with Battery Back-Up
- Copper Wiring Throughout
- Switched Receptacle in Living Room
- GFCI Protected Exterior Receptacle
- GFCI Protected Receptacle(s) in Wet Areas

Kitchen

- 33" x 19" x 7" Deep Double Bowl Stainless Steel Sink
- Peerless by Delta® Single Lever Faucet with Sprayer
- Soffit Light Over the Sink (in most models)
- Refrigerator Overhead Cabinets
- Wilson Art® or Formica® Laminate Counter Tops, 25" Deep
- 4" Laminate Backsplash on All Counters (Ceramic Optional)
- White 18 Cubic Foot Refrigerator
- White 30" Free Standing Gas Range
- White 30" Vented Range Hood with Light by Broan®

Codes

- HUD Code
- Energy Star Compliance
- Thermal Zone III
- Wind Zone I (Wind Zone II Available as an Option)

Standard Features

Bath

- One-Piece Fiberglass Tub and Shower Units
- 36" High Oak Vanity Cabinets with China Sinks
- Peerless by Delta® Single Lever Faucets on all Fixtures
- Wilson Art® or Formica® Laminate Counter Tops
- 4" Laminate Backsplash on All Counters (Ceramic Optional)
- Oak Medicine Cabinets and/or Mirror with 24" Strip Light
- Broan® Lighted Exhaust Fan in Each Bath
- 1.6 Gallon Round Front Water Saver Commode
- All Bath Fixtures are White

Exterior

- Georgia Pacific® Dutch Lap Vinyl Siding
- 1/2" Foam Insulation Board Sheathing
- Lifetime 3-Tab Fiberglass Roof Shingles
- Eaveguard Ice and Water Shield
- 38x82 Residential Size Fiberglass 6-Panel Front Door, No Storm
- 38x82 Residential Size Fiberglass 2-Lite Rear Door, No Storm
- Exterior Light at Each Entrance Door
- Vinyl Thermopane "Low E" Single Hung Windows
- 15" Raised Panel Shutters on Front Door Side & Right Gable End
- 6" Fascia and Soffit
- Ridge Vent

Construction

- All Wall Studs, Trusses, & Floor Joists Installed 16" On-Center
- 40# Snow Load Roof Trusses
- 7/16" OSB Roof Sheathing
- 2x6 Graded Wall Studs
- 7'6" Sidewalls Standard (8' Sidewalls are Available)
- 2x6 Floor Joists (14' Wide) and 2x8 Floor Joists (16' Wide)
- 2x6 Perimeter Joists
- 3/4" Tongue and Groove OSB Floor Decking
- R-19 Fiberglass Wall Insulation
- R-33 Blown-In Cellulose Ceiling Insulation
- Combination of R-19 and R-27 Floor Insulation
- 12" I-Beam Foundation Frame

Build With Us



We're always adding new plans, styles, products and technologies to reflect the latest in building science, building codes and consumer trends. Keep in touch at PineGroveHomes.com. You'll find news, answers to frequently-asked questions and a wealth of other information that can help you get started.

- Use our website to locate a builder or retailer near you
- Browse a comprehensive collection of home plans
- Find ideas, inspiration and more

There's nothing like seeing a Pine Grove in person, so, we've assembled a unique and expansive factory model center complete with fully-furnished, decorated and climate-controlled model homes at our factory campus in Pine Grove, PA. We're open most weekdays from 8am-3pm, and one Saturday per month (dates and times are available on our website). We hope you'll join us for self-guided tours of the models.

We're always ready to connect, and we hope you'll join us on social media. You can share and discuss our latest news and keep up-to-date with our latest model home center openings, factory model center news and updates and the like. Discover us on Facebook® and Houzz®.

- [Facebook.com/pinegrovehomes](https://www.facebook.com/pinegrovehomes)
- [Instagram.com/pinegrovehomes](https://www.instagram.com/pinegrovehomes)
- [Houzz.com/pro/pinegrovehomes](https://www.houzz.com/pro/pinegrovehomes)

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PINE GROVE
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SINCE 1982