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<td>Included Features</td>
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**Pennwest Homes** is a major producer of system-built modular homes in the northeastern United States. Well known for our innovative designs, superior construction and outstanding service and support, Pennwest also specializes in custom floor plans. Pennwest combines eye-catching curb appeal with a broad set of options to allow you to create a home uniquely your own.

**Pennwest Homes** is a division of The Commodore Corporation, a family-owned company with many years of experience building State Code Compliant (modular) homes.

**Pennwest Ranch** homes are system-built by Pennwest Homes in a controlled environment and comply with state and local building codes.

The **Pennwest Ranch Collection** offers flexibility and a selection of floor plans to meet varying family needs and budgets. The many available options enable you to customize and add personal touches to enhance the home of your dreams.
Evermore Custom Cabinetry endures a series of rigorous tests measuring structural integrity. Cabinet doors, drawers and even the finish is tested before earning the KCMA Cabinet Certification.

Visit www.KCMA.org for more information

Precision Cut and Dadoed Construction Fastened and Hot Glued - Ensures a Long Lasting and Square Cabinet Box

3/4” Thick Shelving with Finished Edges - Prevents Warping of Shelves

Base and Wall Cabinet Adjustable Shelving - Fit Your Lifestyle

3/4” Face Frames - Durable and Securely Holds Fasteners for Long Lasting Use

Pocket Screws - Ensure a Strong and Square Frame

Dove-Tail Constructed Drawers - Superior Drawer Strength

Concealed and Recessed Adjustable Hinges - Superior Door Strength

Recessed Toe Kick - Work at Counters with Ease

No Exposed Hanging Cleats - More Storage and Cleaner Look

100# Undermount Drawer Guides - Greater Capacity and Smooth Operation

3/4 Overlay Cabinetry - Contemporary and Clean Appearance

Note: Printed color shades are not necessarily an accurate representation of actual color. See Sales Representative for actual color.
This home is designed specifically for multi-generational living. Integral to the layout of this home is an all inclusive residence including its own entry, living area, kitchen, bedroom, and bath. Perfect for a family member needing extra care, a teen wanting their own space, or an out of town guest not wanting to intrude. Consider this home or custom design your own when you foresee the need for extra space.

HF119-A
42x68/64 Approx 2122 sq ft
Some features shown may be optional or added on-site by others.

The Nextflex Family

Nextflex Ranch

HR280-A
28x66/64 Approx 1777 sq ft

Optional Attic Stairs
On request available with 12/12 roof

Optional 4’x6’ Walk-In Tile Shower

Optional Glamour Bath

Optional Extended Utility Room

Curb Side Exterior Options

Opt. Box bay #38
Opt. 27’-4” dormer
Opt. Box bay #36

Bdrm 3
9’-8” x 12’-10”

Mst Ba
48” x 72” tile shower

Living Room
17’-8” x 12’-8”

Dining
9’-2” x 12’-10”

Master Bedroom
15’-11” x 12’-10”

Kitchen
20’-20’

Bdrm 2
11’-4” x 9’-9”

Foyer

Opt. (3) 2050 Windows
The Majestic Master Suite

HR282-AZ
28x64 Approx 2150 sq ft

The Extended Family

HR280-AG
28x66/64 Approx 2132 sq ft
**The Pennflex III Ranch**
The heart of the Pennflex III design features an ‘open layout’ in the main living area with the kitchen overlooking the living room and providing privacy by splitting the bedrooms from the master bedroom.

**The Majestic Master Suite III**
This design is for the couple that needs the extra closet space for their personal things or storing additional items for the house. It also sports a larger bathroom for more room getting ready for the day and adds extra privacy with the additional door for the commode.

**The Entertainer III**
This design can help a family that has a full house of people or likes to entertain guests. The extra family room at the front of the house provides extra entertaining space for your family or guests to watch TV, play games or just relax.

**The Lavish Laundry**
A unique laundry room gives you the space and privacy to manage your cleaning easily, don’t worry about unexpected company! The extra storage area can be converted to an extra half-bath. The secondary bedrooms with walk-in closets are good sized, giving this home a wonderful layout.

**The Extended Family III**
The Extended Family plan provides a large suite comfortable enough to accommodate ‘out of town’ guests for the weekend or a loved one living with you indefinitely. A separate bath in this guest suite adds extra privacy.
Some features shown may be optional or added on-site by others.

**THE PENNFLEX iii FAMILY**

**PENNFLEX iii RANCH**

HR160-A
28x52 Approx 1421 sq ft
Some features shown may be optional or added on-site by others.

HR161-AL
28x52 Approx 1646 sq ft

THE PENNFLEX III FAMILY

MAJESTIC MASTER SUITE III

Optional 1/2 Bath

Optional Attic Stairs

Bdrm 2

R = Std. 30/36 staggered overhead
Opt. 36/42 stagger

= Std frz spc, opt utl sink, pel shwr or bench.
R = Std. 30/36 staggered overhead
Opt. 36/42 stagger
= Std. can light

Optional 4’x6’ Walk-In Tile Shower

Optional Glamour Bath

Dining
8’-11” x 9’-6”

Living Room
20’-4” x 15’-10”

Master Bedroom
15’-4” x 15’-10”

Garage
By Others
Some features shown may be optional or added on site by others.

**THE PENNFLEX iii FAMILY**

**ENTERTAINER iii**

HR160-AP

28x52 Approx 1729 sq ft
Some features shown may be optional or added on-site by others.

**HR163-AN**

28x52 Approx 1734 sq ft

**LAVISH LAUNDRY**

**The Pennflex iii Family**
The Pennflex iii Family

Extended Family iii

HR160-AM
28x52 Approx 1734 sq ft

Some features shown may be optional or added on-site by others.
Some features shown may be optional or added on-site by others.
Some features shown may be optional or added on-site by others.

**EASTON**

**HR144-A**

28x48 Approx 1312 sq ft

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**Optional Attic Stairs**

---

**Curb Side Exterior Options**

---

**Opt. Recessed Covered Entry with Columns**

Moves living room windows.

Omits Guest Closet.

---

**Room**

17'-4" x 12'-10"

---

**Opt. 12' dormer**

---

**Opt. 27'-4" dormer w/ bump-out**

---

**Master Bedroom**

12' x 12'-10"

---

**Living Room**

17'-4" x 12'-10"

---

**Bdrm 2**

10' x 12'-10"

---

**Bdrm 3**

8'-6" x 12'-10"

---

**Kitchen**

---

**Nook**

8'-6" x 12'-10"

---

**Mst Ba**

---

**Ul**

---

**opt patio door**

---

**opt**

---

**R = Std. 30’x36’ staggered overhead**

**Opt. 30’x42’ stagger**

---

---
Some features shown may be optional or added on-site by others.
CHARLESTOWN

HR118-A

28x60/52 Approx 1464 sq ft

Some features shown may be optional or added on-site by others.
HR120-2A

28x56 Approx 1531 sq ft

Some features shown may be optional or added on-site by others.
BRIDGEPORT

HR121-A
28x56 Approx 1541 sq ft

Some features shown may be optional or added on-site by others.
HE101-A
32x52 Approx 1612 sq ft

Some features shown may be optional or added on-site by others.
Some features shown may be optional or added on-site by others.

HR114-A
28x60 Approx 1640 sq ft

Davenport I

- Master Bedroom: 18'0" x 12'0"
- Great Room: 16'0" x 22'0"
- Bdrm 2: 9'0" x 15'4"
- Bdrm 3: 9'0" x 12'0"
- Covered Porch
- Optional 6' Extended Utility with Cabinets
- Optional Hearth Kitchen
- Optional Elegant Wooden Range Hood
- Optional Glamour Bath
- Optional 4'x6' Walk-In Tile Shower
- Optional Attic Stairs

*Std. can light*
Some features shown may be optional or added on-site by others.
Some features shown may be optional or added on-site by others.

HR130-A
28x60 Approx 1647 sq ft

DANBURY i
Some features shown may be optional or added on-site by others.

**DANBURY iii**

HR134-A

28x60 Approx 1647 sq ft
Some features shown may be optional or added on-site by others.

**HR133-A**

32x64/60 Approx 1676 sq ft

---

**WASHINGTON**

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- **Attic Stairs**: Only available with 12'12' plan roof
- **Optional Glamour Bath**
- **Optional 4'x6' Walk-In Tile Shower**
- **Curb Side Exterior Options**: Opt. 27'-4" dormer w/ bump-out
- **Optional**: Opt. box bay 636

---

**Dimensions**

- Living Room: 25'-4" x 12'-10"
- Mom Room: 16'-4" x 12'-6"
- Kitchen: 10'-5" x 12'-10"
- Bdrm 2: 10'-1" x 12'-6"
- Bdrm 3: 10'-5" x 12'-10"
- Master Bedroom: 17'-7" x 12'-10"

---

**Room Types**

- Foyer
- Bdrm 2
- Bdrm 3
- Kitchen
Some features shown may be optional or added on-site by others.

2015 MHI Best New Home Design Award for Modular Homes 1800 Sq. Ft. or Less

Branston

HR146-A
28x72/64 Approx 1704 sq ft

Scan to Watch Video!

Optional Attic Stairs

Optional 4’ x 6’ Walk-in Tile Shower

Optional Glamour Bath

27
Some features shown may be optional or added on-site by others.
HR112-A
28x72 Approx 1852 sq ft

Some features shown may be optional or added on-site by others.
Some features shown may be optional or added on-site by others.

**HT101-A**

40x63-4 Approx 1888 sq ft

---

**Stratford**

---

### Floor Plan

- **Master Bedroom**: 12'-8" x 15'-3"
  - opt tray ceiling

- **Dining**: 12'-8" x 11'-3"
  - opt tray ceiling

- **Kitchen**:
  - Nook: 12'-8" x 3'-6"

- **Living Room**: 17'-6" x 15'-3"

- **Bdrm 1**: 10'-4" x 12'-6"
  - Ba 2

- **Bdrm 2**: 11'-2" x 12'-13"

- **Bdrm 3**:
  - 10'-4" x 12'-6"

- **Foyer**:
  - half wall

- **Garage**: By Others

---

- Optional Wall Oven & Surface Unit

---

- Optional Glamour Bath

---

- Std. can light

- Half the sink, opt w/sink, pet siler or benches

- Transported on 2 carriers
Some features shown may be optional or added on-site by others.

HT104-A
4254-8 Approx 1891 sq ft

Master Bedroom
12'-10" x 15'-4"

Mst Ba

Dining
12'-10" x 11'-4"

Living Room
13' x 22'

Kitchen

Foyer

Morning Room

Bdrm 2
10'-6" x 12'-6"

Bdrm 3
12'-6" x 11'-4"

Optional 4' x 6' Walk-In Tile Shower

Optional Glamour Bath

(Shown with opt. tile shower)

R = Std. 30/36 slotted overhead
Opt. 15/42 slagger
a = Std. can light

Shipped on 2 Carriers
Some features shown may be optional or added on-site by others.

HF114-A
4260 Approx 1912 sq ft

DAVENPORT II

Davenport II

- Great Room: 18'3" x 20'11"
- Master Bedroom: 15'9" x 12'10"
- Covered Porch
- Dining: 12'4" x 12'10"
- Office
- Bathrooms: Master, 2nd, 3rd
- Optional 4'x6' Walk-In Tile Shower
- Optional Hearth Kitchen
- Optional Glamour Bath
- Optional Elegant Wooden Range Hood
- Optional Adjacent Attic Stairs
- Optional 6' Extended Utility with Cabinets
Some features shown may be optional or added on-site by others.

**WOODSBORO**

**HT105-A**

2855-4/50 Approx 1958 sq ft

- **Master Bedroom**: 16'-6" x 12'-10"
- **Bedroom 2**: 11'-6" x 12'-10"
- **Bedroom 3**: 12'-8" x 13'-4"
- **Living Room**: 12'-10" x 21'-2"
- **Garage**: On Site By Others
- **Optional Glamour Bath**
- **Optional Walk-In Tile Shower**: 4' x 6'
- **Foyer**: niche with 16" x 16" diagonal tile
- **Laundry**: niche with 12" x 12" diagonal tile

Transported on 3 carriers
Some features shown may be optional or added on-site by others.

**HU101-A**
42x52 Approx 1995 sq ft

*Standard 7/12 Roof (*Note 12/12 N/A)
HOME COMPONENTS
Complete Water Lines Supplied
Complete Electrical
Complete Heating System
Complete Air Return System
Drain and Gas Lines Stubbed Through Floor

INTERIOR
Primed Drywall Throughout
Smooth Finish Drywall Ceiling Throughout
8’0” Ceiling Height
Believe It, That’s Awesome, Tactile, or Macrame Carpeting Throughout - Except Kitchen, Bath, & Utility
Rebond Carpet Pad
Tackstrip Carpet Installation
Foyer Entry with Vinyl Flooring
No-Wax Vinyl Floor Coverings by Congoleum
5-Arm Brushed Nickel Dining Room Light with Alabaster Glass Shades
Brushed Nickel Pendant Nook Light
36” Interior Doors - Where Available
Oak Stained or Smooth Painted 6-Panel Pre-Hung Doors with Mortise Hinges
Lever Interior Passage Sets
Smoke Detectors with Battery Back-Up
Wire Shelving in Guest Closet & Laundry
White or Oak Hardwood Moldings Throughout

CABINETRY
Evermore Custom Cabinetry (KCMA Certified)
Choice of Oak or Barnwood Oak 3/4 Overlay Cabinetry
Hardwood 5-Piece Mission Flat Panel Cabinet Doors
Hardwood Oak Cabinet Face Frames
Upgrade Cabinet Hardware
Hidden Cabinet Hinges
Staggered Overhead Cabinets
Cabinet Crown Moulding on Wall Cabinets Adjustable Shelves in Overhead Cabinets Drawer-Over-Door Base Cabinets Dovetail Drawer Construction 100# Undermount Drawer Guides Base and Center Shelves in Base Cabinets Laminate Countertops with Crescent Edge Vanities with Drawers 36” High Vanities

KITCHEN
Extended Sink Cabinet where Available
Stainless Steel Sink-33x22x8
Huntington Brass Brushed Nickel Single Lever Faucet
Full Ceramic Backsplash
Tip-Out Trays at Sink - Most Models
Lazy Susan Base Corner Cabinet - Most Models
Pressure Switch Interior Cabinet Light in Sink Base Cabinet
30” Deluxe Gas Range
Power Range Hood with Light
18 Cubic Foot, Frost Free Refrigerator
1 USB Receptacle

BATHS
60” Curved Front Garden Tub in Master Bath
Large 48” One-Piece Fiberglass Shower with Glass Door in Glamour Baths
72” Fiberglass Bradywine Tub in Glamour Baths
Tub Overflows
Elongated Toilets
China Sinks with Overflows and Pop-Up Drains
Laminated Backsplash
Lighted Vent Fan in Each Bath
Huntington Brass Brushed Nickel Faucets Anti-Scald Valves on Showers and Tubs
Open Shelf Linens with Doors - Where Available

BEDROOMS
Ceiling Lights
Egress Window Each Bedroom
Wire Shelving with All-Slide Rods in Wardrobes
Cabinet in Master Closet with Shelves
36” Passage Doors - Where Available
Switched 4” Surface Mount LED Light in All Walk-In Closets

UTILITIES
Washer and Dryer Area
200 AMP Electrical Service
Plumb and Wire for Washer
Wire for Dryer
50 Gallon Electric Water Heater with Pan Energy Efficient 90 Plus Gas Furnaces Sized to Home
Programmable Thermostat with 8-Wires
Perimeter Heat System
Fiberglass Heat Ducts
Air Return System

UTILITIES CONT.
Main Water Line Shut-Off Valve
Water Shut-Off Valves Where Accessible
One Exterior Water Faucet

INSULATION
R-21 Fiberglass Insulation in Walls
R-38 Fiberglass Batt Insulation in Ceiling

EXTERIOR
Essex Lavastone Lantern Light at Front Door
Pantina Cast Aluminum Lantern Light at Rear Door
Two GFI-Protected Exterior Receptacles
Vinyl Ship Lap Siding
O.S.B. Sheathing Under Siding
Wind Wrap Air Infiltration Barrier
5/12 Pitch Roof with 12” Eaves and Overhangs
7/12 Pitch Roof on HU101A Architectural Shingles
Ridgevent Roof Ventilation System
Ice Shield
3/0 x 6/8 Fiberglass Half-Lite Brighton Front Door w/ Leaded Glass & Deadbolt Lock
3/0 x 6/8 Pre-Finished Fiberglass 6-Panel Rear Door w/Deadbolt Lock
Large Vinyl Insulated Argon Filled Windows with Low-E Glass, Grids and Wood Sills
15” Raised Panel Shutters on Front Door Side

CONSTRUCTION
2x10 Transverse Floor System on 16” Centers
23/32” OSB Floor Decking**
2x6 Exterior Walls on 16” Centers**
2x4 Interior Walls
90 Mile Exposure C Wind Load Design
40# Roof Load Design

Pennwest Homes are system-built in a controlled environment and comply with state and local building codes.

**NOTE: Spacing for Framing Members may vary due to Design Requirements.

LONG LIVE HAPPY HOMES*
YOUR PURCHASE CONTRACT INCLUDING OPTIONS IS WITH YOUR RETAILER WHO IS AN INDEPENDENT CONTRACTOR, NOT OUR AGENT, AND IS RESPONSIBLE TOTALLY FOR ANY ALTERATIONS, EXCHANGES, ADDITIONS OR ATTACHMENTS MADE IN OR TO YOUR HOME.

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