The Evolution of Housing

2018

NEW

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

The **Pennwest 2-Story 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.

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### Evermore Custom Cabinetry

**Oak Mission Flat Panel (Standard)**

**Barnwood Oak Mission Flat Panel (Standard)**

**White Mission Flat Panel (Optional)**

**Hickory Raised Panel (Optional)**

**Chiffon Maple Glazed Mission Flat Panel (Optional)**

**Warm Sienna Mission Flat Panel (Optional)**

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**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 Fastners 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

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*Note: Printed color shades are not necessarily an accurate representation of actual color. See Sales Representative for actual color.*
The Bethel Flexible Family of Homes include floorplans ranging from 1968 square feet to 2498 square feet. The kitchen, nook and utility room remain intact, while the balance of the floorplan is altered, meeting the diverse needs of many lifestyles.

A downstairs master suite, upstairs master suite, in-law suite or bonus room, the choice is yours. In addition to the many interior layouts, the exterior is just as flexible with many elevations available. Choose our design or create your own.
Some features shown may be optional or added on-site by others.

**HS170-A**

28x36 Approx 1968 sq ft

**BETHHEL**

- Optional Glamour Bath
- Optional 4’x6’ Walk-In Tile Shower
- Optional Great Room (omits Mom Rm)

**Second Floor**
- Master Bedroom
- Loft
- Bdrm 2: 9’4” x 12’10”
- Bdrm 3: 13’4” x 12’8”

**Main Floor**
- Foyer
- Dining: 12’8” x 12’10”
- Living Room: 13’4” x 15’6”
- Mom Room: 11’2” x 10’4”
- Kitchen
- Bonus Room Options

Shipped on 2 carriers
HS171-GA

28x36 Approx 2498 sq ft

BETHHEL IV

Optional 4’x6’ Walk-In
Tile Shower

Dining 12’6" x 12’10"

Living Room 10’4" x 10’6"

Mom Room 11’2" x 10’6"

Bdsm 2 9’4" x 12’10"

Bdsm 3 13’4" x 10’6"

Bonus Room

SECOND FLOOR

R = Std. 30x36 staggered overhead
Opt. 36/42 stagger

= Std. can light

Shipped on 3 carriers

STD 12/12 ATTIC TRUSSES ON PCD

BETHHEL V

HS172-MA

28x36 Approx 2478 sq ft

Optional Glamour Bath

Garage By Others

Optional 4’x6’ Walk-In
Tile Shower

STD 12/12 ATTIC TRUSSES ON PCD

Family Room 19’4" x 12’10"

Living Room 10’4” x 10’6”

Main Bedroom 16’2” x 12’10”

Bdsm 2 9’10” x 12’10”

Bdsm 3 13’4” x 10’6”

Loft

Bonus Room

SECOND FLOOR

Shipped on 3 carriers

R = Std. 30x36 staggered overhead
Opt. 36/42 stagger

= Std. can light

STD 12/12 ATTIC TRUSSES ON PCD
Some features shown may be optional or added on-site by others.

HS160-A
28x36 Approx 1852 sq ft

SECOND FLOOR
- Balcony
- Master Bedroom
- Bdrm 2
  - 9’-0” x 12-10”
- Bdrm 3
  - 13’-4” x 12’-6”

Optional Glamour Bath
- Optional Attic Stairs

Optional Bonus Room
- 14’ x 25’

MAIN FLOOR
- Foyer
  - Open to Above
- Great Room
  - 13’-4” x 26’-4”
- Nook
  - 8’-8” x 12-10”
- Kitchen
  - 12’-10” x 12-10”
- Closet
- Utility
- Half Bath
- opt. home theater

Shipped on 2 carriers w/ out opt. bonus room

Optional Elegant Wooden Range Hood
Some features shown may be optional or added on-site by others.
Some features shown may be optional or added on-site by others.

HK102-A
28x50/44 Approx 2050 sq ft

SECOND FLOOR

MAIN FLOOR

Garage by others

Optional Glamour Bath

Optional 4'x6' Walk-In Tile Shower
Some features shown may be optional or added on-site by others.

HS107-A
28x40 Approx 2106 sq ft

SECOND FLOOR

BDRM 2
13'4" x 5'4"

BDRM 3
8'3" x 12'-10"

Optional
4’x6’ Walk-In
Tile Shower

Bennington

Optional Glamour Bath

Optional Elegant
Wood Range Hood

Optional Wall Oven
& Surface Unit

MAIN FLOOR

Foyer

Living Room
16' x 12'-10"

Dining Room
opt tray ceiling

Nook
6’6” x 9’1-1/2”

Kitchen
19’6” x 12’-10”

Retreat
11’-6” x 9’-6”
Opt. Bdrm-4

Master Bedroom
14’ x 12’-10"
opt tray ceiling
HS104-A

28x44 Approx 2288 sq ft

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

**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 Carpentry 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 Cabinet
- 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 Bradford Tub in Glamour Baths
- Tub Overflows
- Elongated Toilets
- China Sinks with Overflows and Pop-Up Drains
- Laminite 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

**UTILITIES CONT.**
- Air Return System
- 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
- 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

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

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

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**HOME INSURANCE WARRANTY.**

**LONG LIVE HAPPY HOMES!**

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