



WHERE THE LIVING IS EASY.



MODULAR

EASY STREET  
middlebury®

2024





# STANDARD FEATURES MODULAR

## INTERIOR

SHAW CARPET 28 OZ BERBER WITH 5# REBOND PAD TACK STRIP  
9' FLAT CEILING FINISH THROUGHOUT  
STIPPLE CEILING FINISH  
FINISHED CEILING JOINTS  
1/2" DRYWALL THROUGHOUT  
BUILDER GRADE PRIMER THROUGHOUT  
"CLOSET MAID" VENTILATED WIRE SHELVE IN CLOSETS  
LED RECESSED CAN LIGHTS THROUGHOUT  
MDF 3" DOOR & WINDOW CASING AND 5" BASE TRIM  
2-PANEL WHITE INTERIOR DOORS  
32" INTERIOR DOORS WHERE APPLICABLE  
TRANSOMS OVER DOORSIDE WINDOWS  
TRAY CEILING - PRIMARY BEDROOM  
DRAPES

## KITCHEN

KITCHEN CABINETS TO CEILING - VBP  
HARDWOOD CABINET STILES  
HARDWOOD CABINET DOORS  
CONCEALED EUROPEAN STYLE COUNTER-SUNK HINGES  
3/4" ADJUSTABLE SHELVES IN OVERHEAD CABINETS  
27" X 10" STAINLESS STEEL KITCHEN SINK  
W/BLACK GOOSENECK FAUCET  
FRIGIDAIRE APPLIANCES  
30" DLX ELECTRIC RANGE - STAINLESS STEEL  
26 CU FT SIDE BY SIDE REFRIGERATOR  
W/ICEMAKER - STAINLESS STEEL  
DISHWASHER - STAINLESS STEEL  
UPGRADED RANGE HOOD  
RECESSED LED CAN LIGHTS IN KITCHEN  
BANK OF DRAWERS  
DRAWER OVER DOOR CONSTRUCTION  
CAN LIGHT IN DINING ROOM - VBP  
PENDENTS OVER ISLAND  
SOFT CLOSE KITCHEN DRAWERS & DOORS  
BLACK 5-PNL PANTRY DOOR

## INSULATION

ZONE INSULATION PACKAGE  
- R-49 BLOWN CEILING INSULATION  
W/VAPOR BARRIER  
- R-21 FIBERGLASS INSULATION IN WALLS  
- FIBERGLASS HEAT DUCTS W/IN-FLOOR CROSSOVER

## BATHS

60" CERAMIC SHOWER & FREE STANDING TUB  
IN PRIMARY BATH  
60" 1PC FIBERGLASS TUB/SHOWER - BATH 2  
BANK OF DRAWERS IN PRIMARY BATH  
HIGH PRESSURE LAMINATED COUNTERTOPS & BACKSPLASH  
W/MICROBAN ANTIMICROBIAL TECHNOLOGY  
PORCELAIN COMMODOES  
SQUARE PORCELAIN LAVS  
POWER EXHAUST FANS  
LIGHTED VANITY MIRRORS - PRIMARY BATH  
OVER MIRROR VANITY LIGHTS - BATH 2  
36" TALL VANITIES IN BOTH BATHS  
PFISTER METAL FAUCETS - BLACK

## EXTERIOR

5/12 ROOF PITCH  
GAF ARCHITECTURAL FIBERGLASS SHINGLES  
METAL FACIA  
VINYL VENTED SOFFIT  
36" CRAFTSMAN 3-LIGHT FRONT DOOR  
W/DEADBOLT & THUMB LATCH HANDLE  
36" PRAIRIE REAR DOOR W/DEADBOLT  
EXTERIOR LIGHT AT FRONT & REAR DOOR  
4 1/2" DUTCH LAP VINYL SIDING  
(2) EXTERIOR GFI RECEPTACLE & FAUCETS  
LOW E VINYL WINDOWS W/3 OVER CLEAR GRIDS  
VINYL WINDOW SURROUNDS (DOORSIDE)  
RECESSED ENTRY  
VINYL ARGON GAS WINDOWS

## UTILITIES

200 AMP SERVICE PANEL  
ELECTRIC CARRIER FURNACE  
ECOBEE 5 WIFI THERMOSTAT  
40 GALLON HYBRID HEAT PUMP WATER HEATER  
WATER HEATER PAN WITH EXTERIOR DRAIN  
PEX PLUMBING  
WIRE & PLUMB FOR WASHER  
WIRE & VENT FOR DRYER  
RECESSED WHOLE HOUSE SHUT OFF  
WATER SHUT OFFS THROUGHOUT  
GFCI PROTECTED RECEPTACLES IN KITCHEN AND BATHS  
FURNACE & WATER HEATER CLOSE-OFF DR  
SMOKE DETECTOR  
3 WAY SWITCH - HALL

## CONSTRUCTION

T&G OSB FLOOR DECKING GLUED & FASTENED  
2" X 6" EXTERIOR WALLS - 16" O.C.  
30LB. ROOF LOAD  
RIDGE VENT ROOF VENTING  
LINKED SMOKE DETECTORS  
W/BATTERY BACK-UP IN MAIN LIVING & ALL BEDROOMS  
7/16" OSB EXTERIOR SHEATHING W/WINDWRAP  
KWIKSET INTERIOR & EXTERIOR DOOR KNOBS  
W/MICROBAN ANTIMICROBIAL TECHNOLOGY  
WHOLE HOUSE VENTILATION FAN

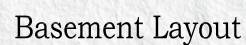
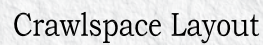
## MODULAR SPECIFICATIONS

2" X 10" FLOOR JOISTS 16" O.C.  
R-21 WALL INSULATION  
R-49 ROOF INSULATION  
2" X 4" INTERIOR WALLS  
2" X 4" MATE LINE WALL  
40/40 200 AMP SERVICE PANEL  
METAL CROSS BRIDGING  
SMOKE/CARBON MONOXIDE DETECTOR



# 5230-MS050

# UTOPIA



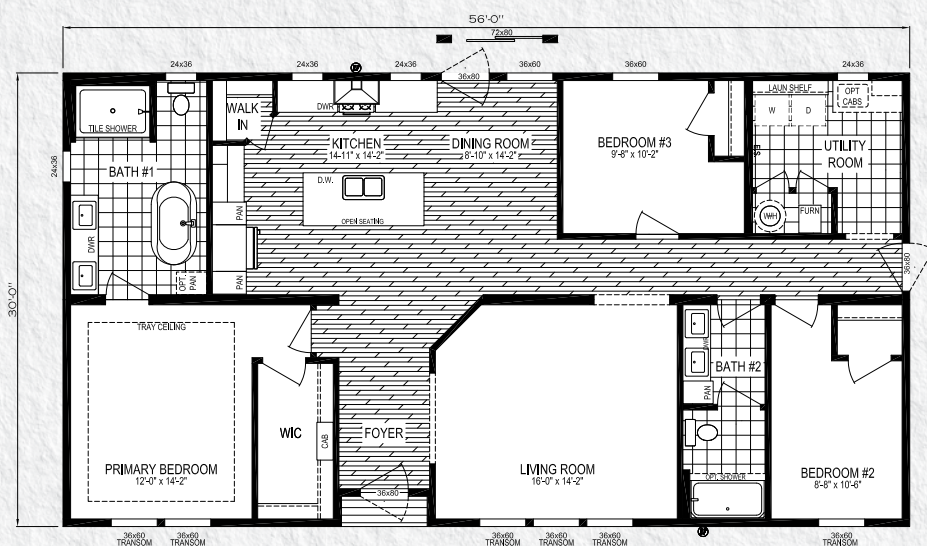


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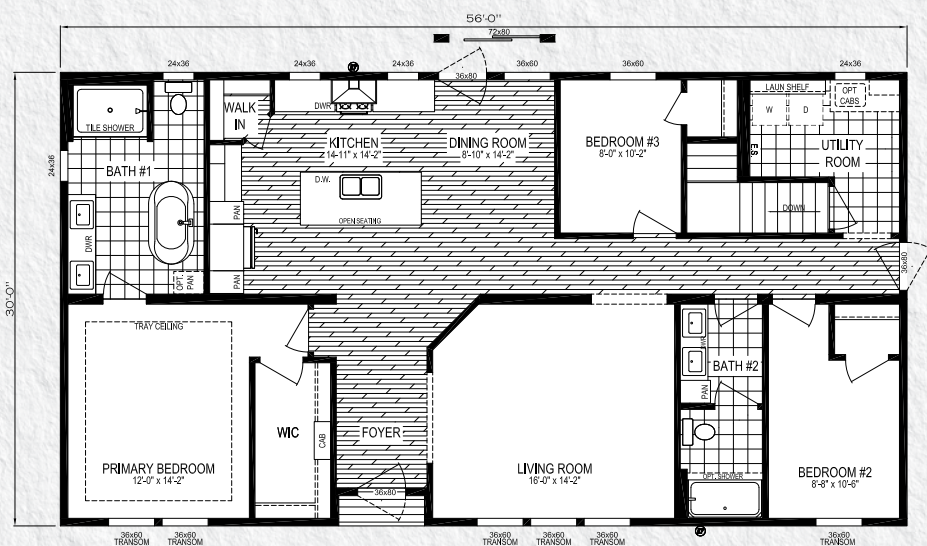
# 5630-MS051

56 x 30 | 1680 Sq. Ft. 3 Bed | 2 Bath

## GOOD LIFE



Crawlspace Layout



Basement Layout

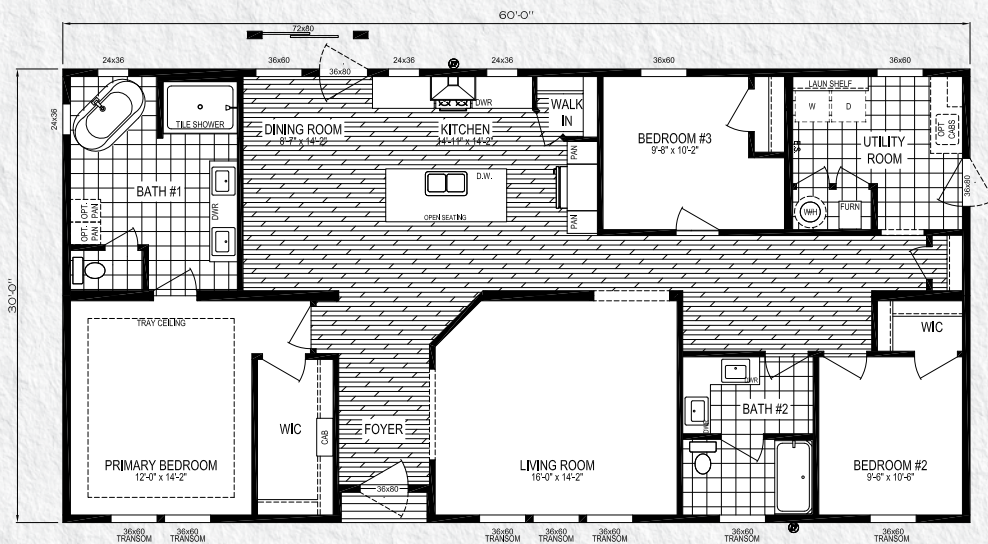


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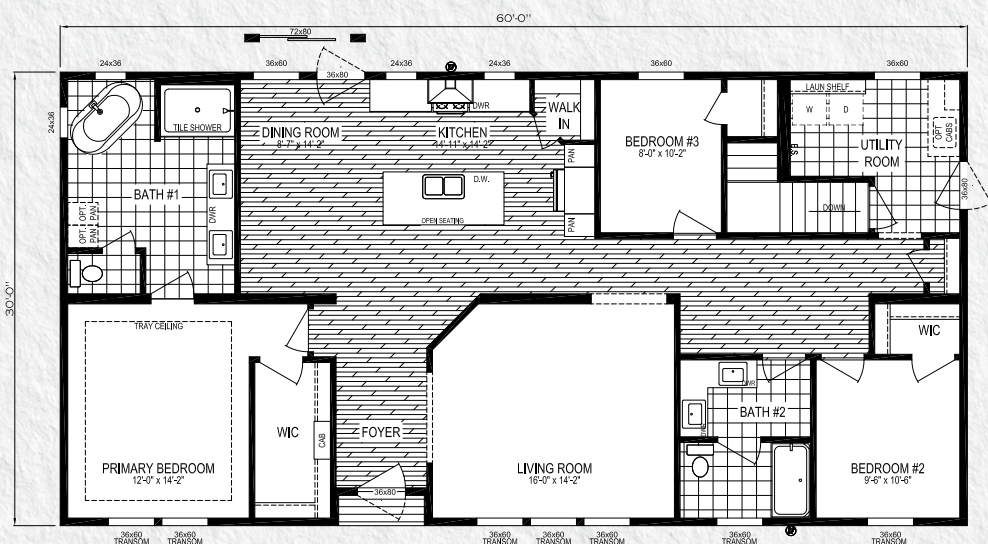
# 6030-MS052

60 x 30 | 1800 Sq. Ft. 3 Bed | 2 Bath

## THE DREAM



Crawlspace Layout



Basement Layout

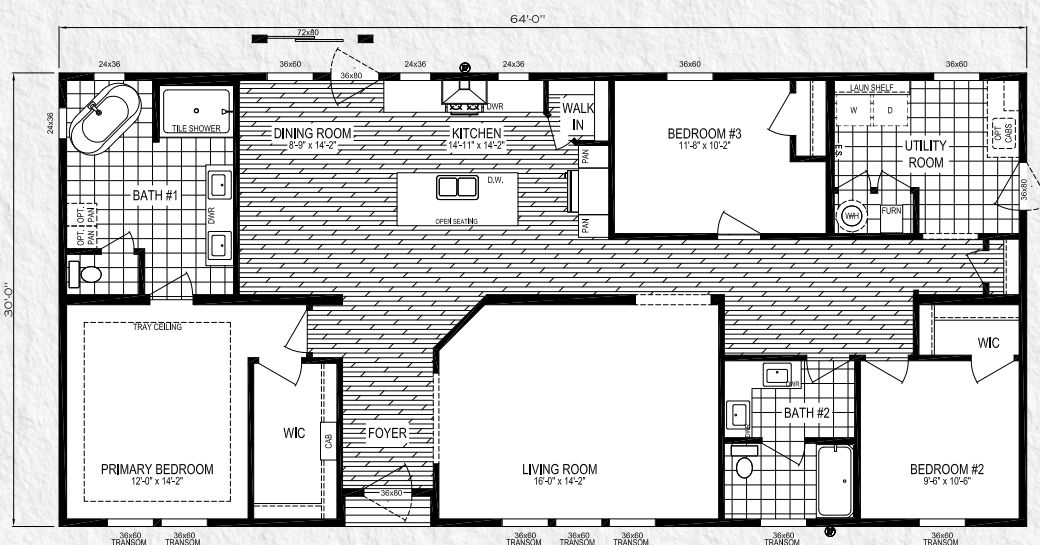


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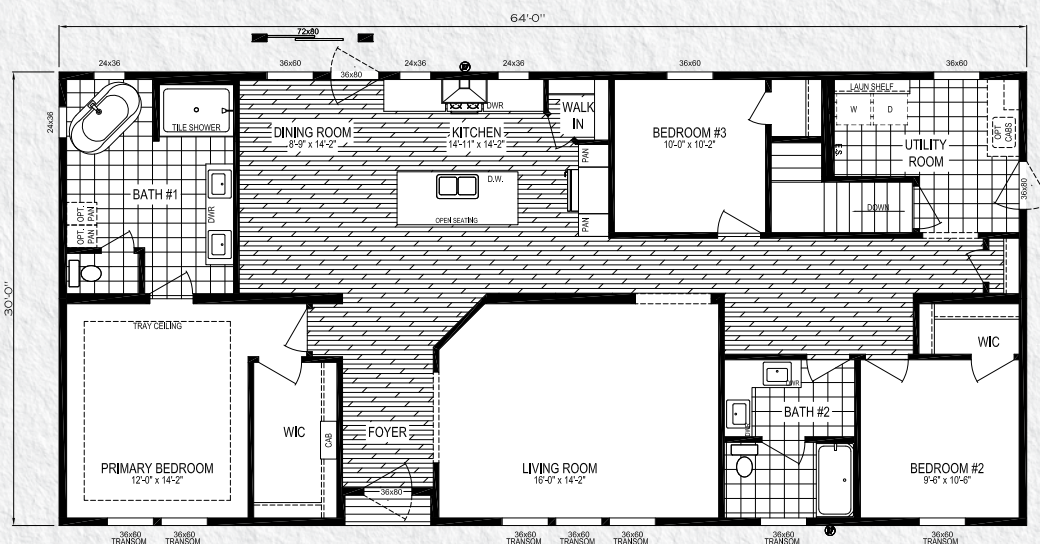
# 6430-MS053

64 x 30 | 1920 Sq. Ft. 3 Bed | 2 Bath

## PARADISE



Crawspace Layout



Basement Layout





## BRANDS



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