

Standards

Construction

- Web truss floor system
- 3/4" floor decking
- 50 lb roof load
- 5/12 roof pitch 2-story (12/12 on capecods)
- 1/2" OSB roof decking
- 30 year Architectural shingles
- Ridge vent with vented soffits
- R-38 roof insulation 2-story
- R-30 first floor ceiling of cape cods
- Acclaim nylon cut pile carpeting with tack strip installation
- 7 lb rebond carpet pad throughout
- 200 amp electrical service 40 spaces
- Perimeter heat registers in floor
- Exterior Walls: 2x6 16" o.c. with R19 insulation
- 7/16" OSB sidewall underlayment
- 2x4 interior walls 16" o.c.
- Building wrap

Exterior

- Double 4" vinyl siding
- 36" X 80" Dlx. Front door with glass insert
- 36" X 80" fire rated rear door (model specific)
- Dead bolts on front and rear doors
- Lineal window treatment standard on front door side

Interior

- Plumb for washer and wire for electric dryer
- Shut off valves on all sinks, stools, and water heater
- 40-gallon electric dual element water heater
- Energy Star rated low E vinyl thermo pane windows

Living

- Oak tone (6) panel interior doors with lever handles
- Hardwood interior trim
- Cold air returns
- Brushed nickel hardware and light fixtures
- 1/2" drywall with primer paint finish
- Smoke detectors interconnected with battery back up
- 36" Interior Bedroom and Bath doors (where applicable)
- 44" Hallways (where applicable)

Kitchen

- Recessed can lights in kitchen
- Sterling raised panel hardwood cabinetry with hidden hinges
- Lazy Susan in kitchen overhead (where applicable)
- High pressure laminate countertops with 4" backsplash throughout
- Ventless range hood
- 8" deep stainless steel kitchen sink
- Slide out trays (2 per model where applicable)

Bath

- Fiberglass tubs and showers
- Elongated commodes
- Mini blinds on all windows

Bedroom

- Bedroom ceiling lights with switched recept

Options

- 9' side walls 2-story only
- 8 1/2' side walls – cape cod only
- 7/12 and 9/12 roof pitch available on 2-story only
- Cement board siding
- Pella wood windows
- Raised panel shutters
- Ceramic flooring
- Laminate flooring
- Granite countertops
- Genuine Corian countertops, edge & backsplash
- Merillat cabinets
- Fireplaces with hand laid stone fronts
- Solid pine interior doors
- Floor plan customization available

Picture Yourself IN A NEW HOME

As you make plans for your new home, Sterling will turn your dream into reality. The Kodiak Series by Sterling: Skillfully engineered. Thoughtfully designed to meet your family's needs. With over a century's experience in manufactured home-building, Sterling Homes is the name to trust for solid construction and exceptional value.

Sterling ... making your housing dream come true.

S5624

Features

Room sizes are approximate and are subject to change.

2,210 sq. ft.

- Bedrooms: 3 Baths: 2 1/2
- 46" x 36" box bay kitchen window
- Kitchen pantry cabinet
- Raised bar in Kitchen
- Linen closet in Bath #1
- Large walk-in closet in Master Bedroom
- Fiberglass garden tub/shower in Bath #2
- Large Foyer open to second floor
- Standard patio door in Living Room

Elevation Notes

Renderings are artistic renditions and not considered exact to specifications.

- Garage, porch and dormer to be built on site by others
- Brick treatment provided and installed on site by others
- Standard front door with optional sidelights
- Optional 7/12 roof pitch
- Optional Hardie Siding, color: Boothbay Blue
- Shingle color: Cobblestone Gray

Floorplan Options



UTILITY W/OPT. BASEMENT PLAN



OPT. BASEMENT PLAN



OPT. GLAMOUR BATH



First Floor



Second Floor

