

## 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.**

# Two-Story Models



First Floor



## Elevation Notes

Renderings are artistic renditions and not considered exact to specifications.

- Garage, dormer and porch to be built on site by others
- Shake siding and brick treatment provided and installed on site by others
- Standard front door with optional sidelight
- Optional 9/12 roof pitch
- Siding color: Optional Cape Cod Gray
- Optional Shutters, color: Sand
- Shingle color: Black
- Optional Tan exterior treatment

## Features

Room sizes are approximate and are subject to change.

**2,650 sq. ft.**

- Bedrooms: 4 Baths: 3 1/2
- 46" x 36" box bay kitchen window
- Kitchen pantry cabinet
- Large walk-in closet in Master Bedroom and Bedroom #1
- Double bowl lav in Bath #2
- Fiberglass garden tub and shower in Bath #2
- Guest closet
- Linen closet outside Bath #1 and Bath #3
- Optional Kitchen island
- Large Foyer open to second floor
- Standard patio door in Morning Room

# S5634

Second Floor



## Floorplan Options

