

MANSURA

16', 18' & 20' WIDE HOMES



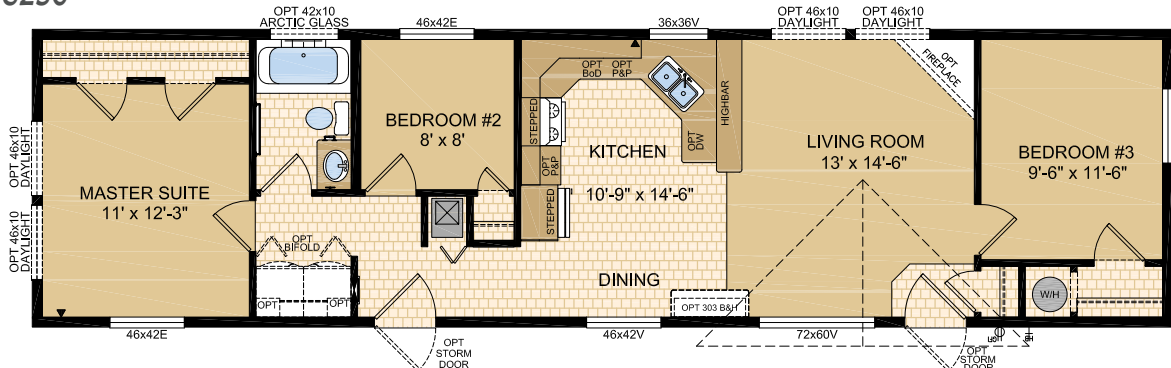
Scan on your Mobile Device
to see all of our homes online.



www.modulinemedicinehat.com

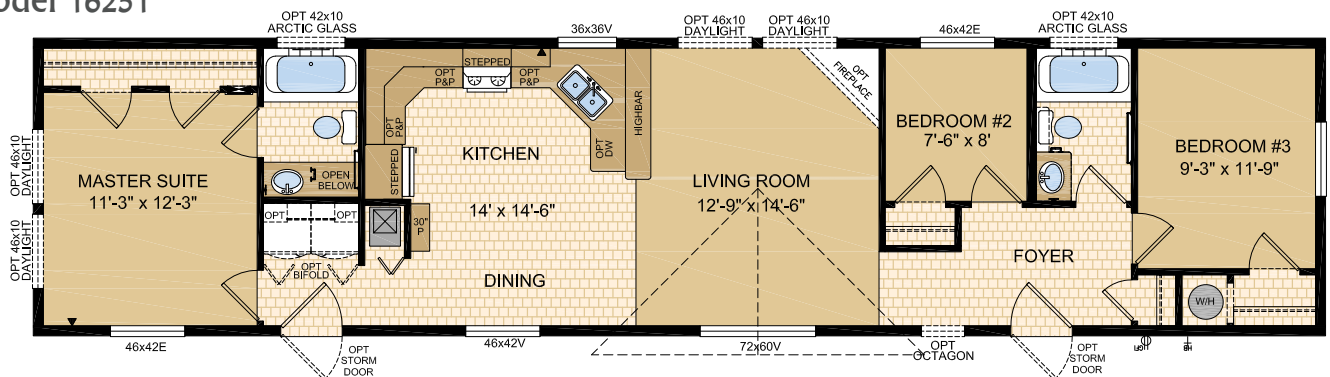
TUSCAN Model 16250

3 Beds | 1 Bath
16' x 60' ~ 960 sq. ft.



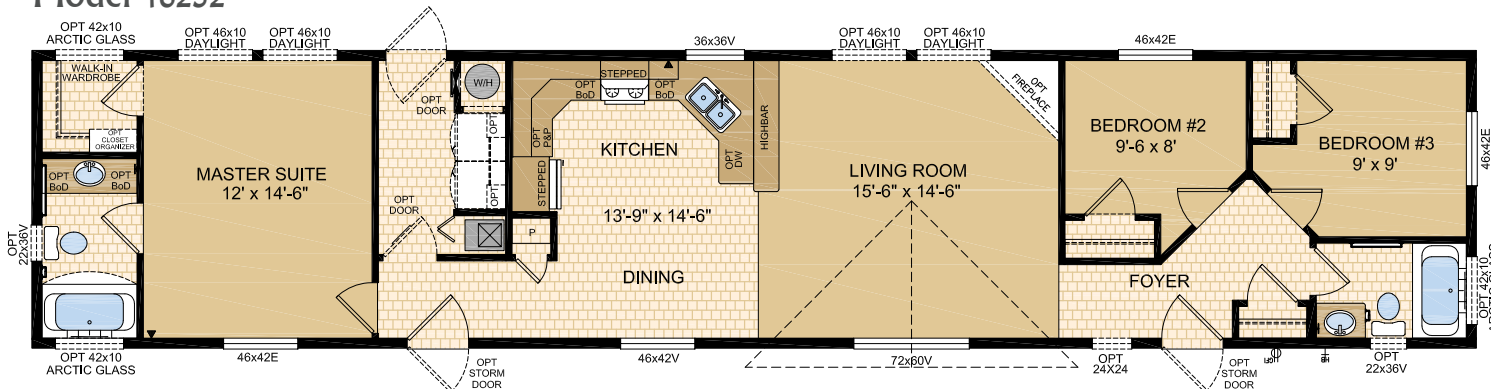
MANHATTAN Model 16251

3 Beds | 2 Baths
16' x 68' ~ 1,088 sq. ft.



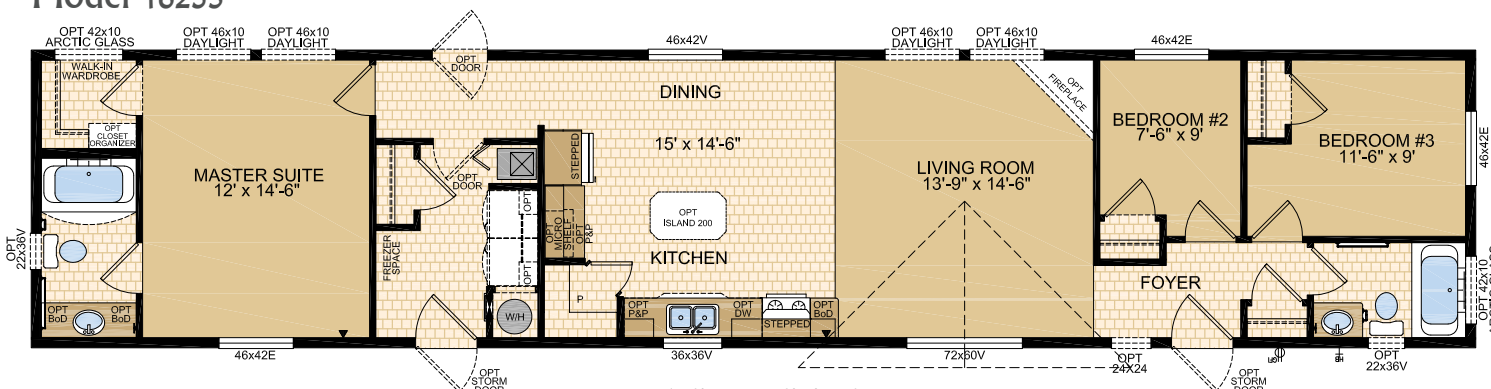
VILLA Model 16252

3 Beds | 2 Baths
16' x 76' ~ 1,216 sq. ft.



OASIS Model 16253

3 Beds | 2 Baths
16' x 76' ~ 1,216 sq. ft.



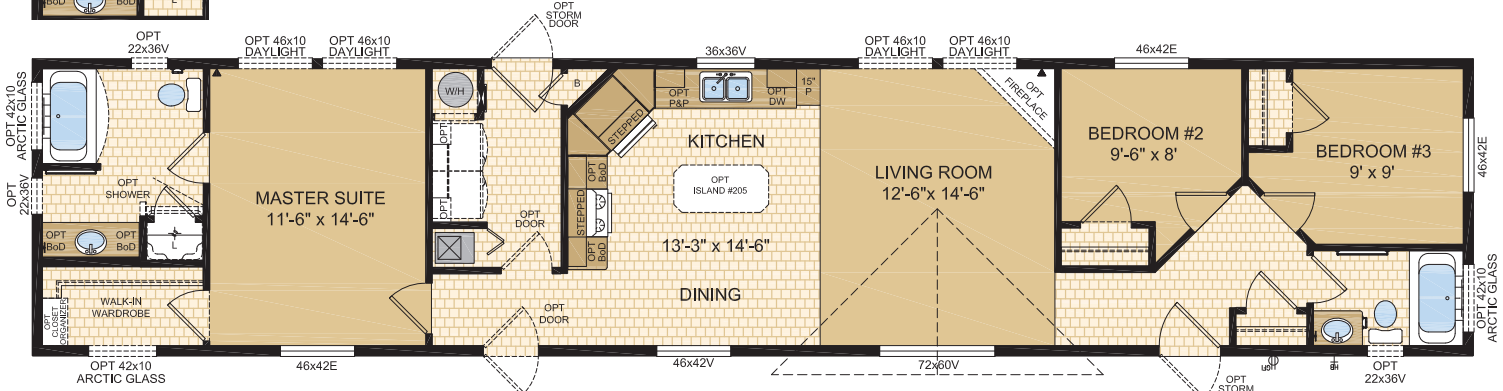
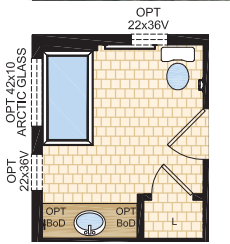
BROOKINGS Model 16254

3 Beds | 2 Baths
16' x 76' ~ 1,216 sq. ft.



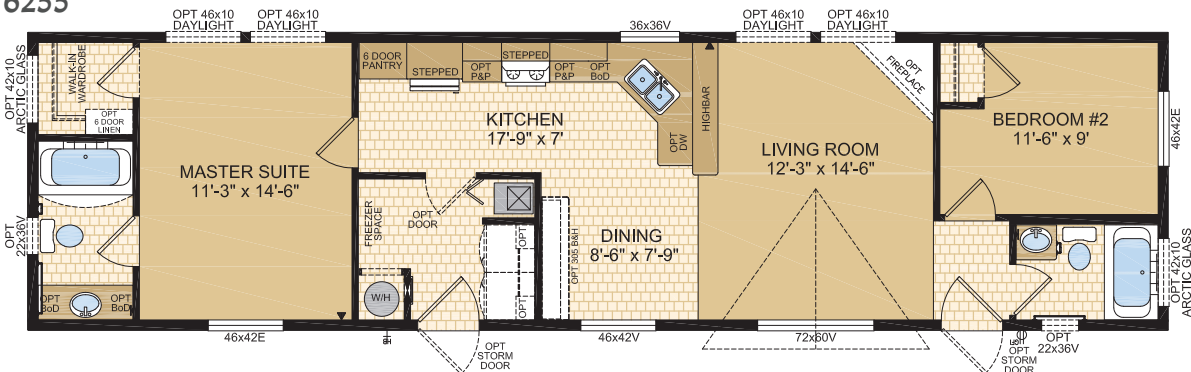
Options shown in image: 9 Lite Front Door, Painted Smartboard Window Trim & Corners, Board & Batten, Bath Window, Arctic Glass Windows, 46x60v Windows ILO 46x42 Windows in Bedroom #3, Master Suite & Dining Room Windows, 2-46x60v Windows ILO of 72x60v Living Room Window.

Optional Ensuite



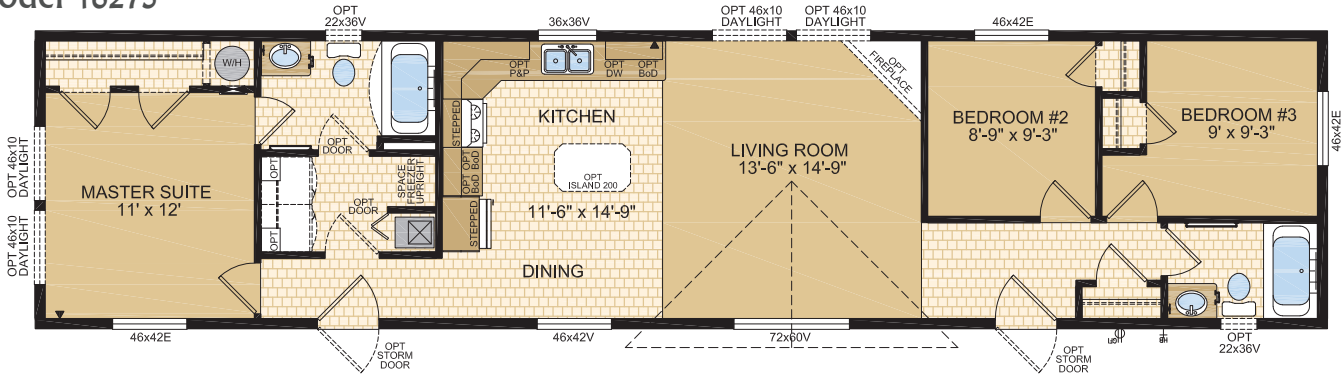
MEDFORD Model 16255

2 Beds | 2 Baths
16' x 60' ~ 960 sq. ft.



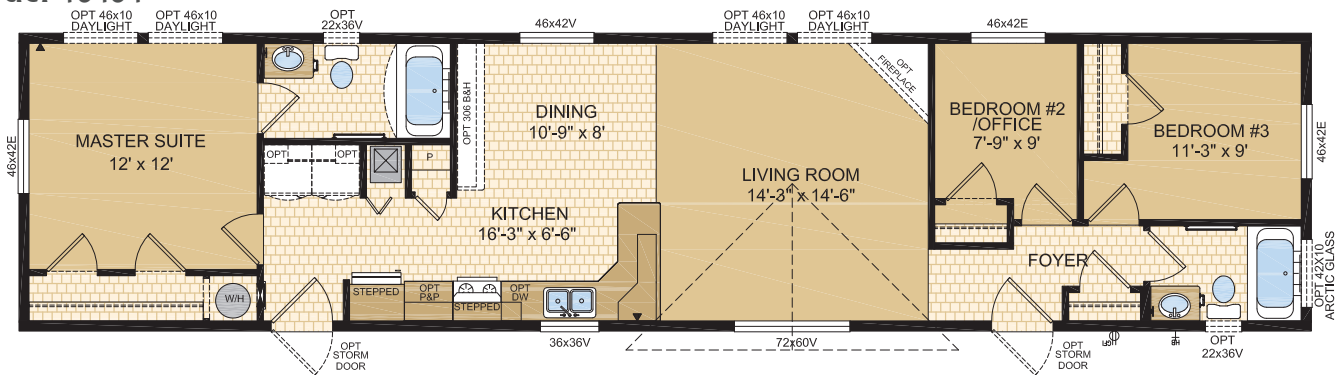
CLAYTON Model 16275

3 Beds | 2 Baths
16' x 68' ~ 1,088 sq. ft.



CASTILLE Model 16464

3 Beds | 2 Baths
16' x 68' ~ 1,088 sq. ft.

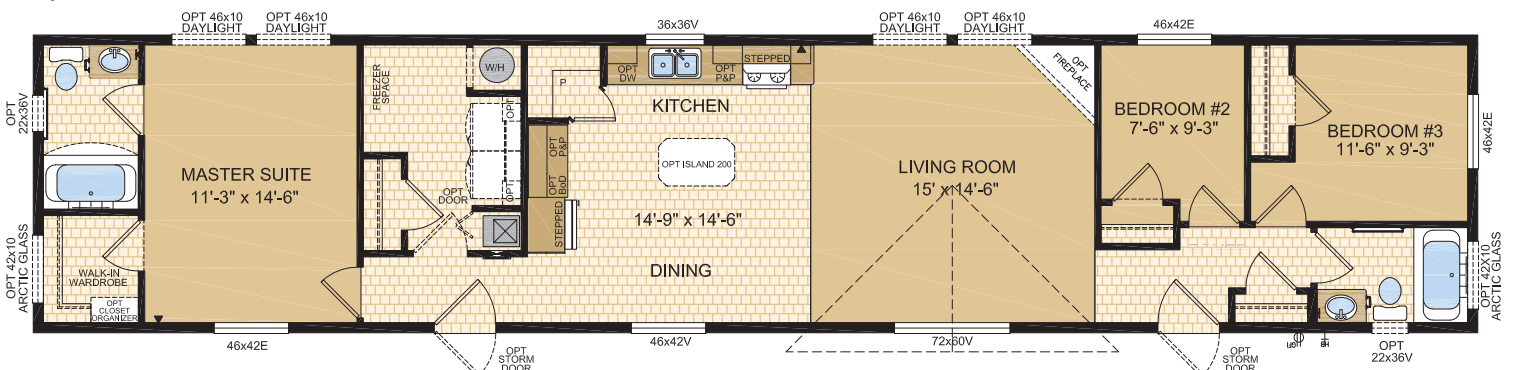


CORTLAND Model 16475

3 Beds | 2 Baths
16' x 76' ~ 1,216 sq. ft.

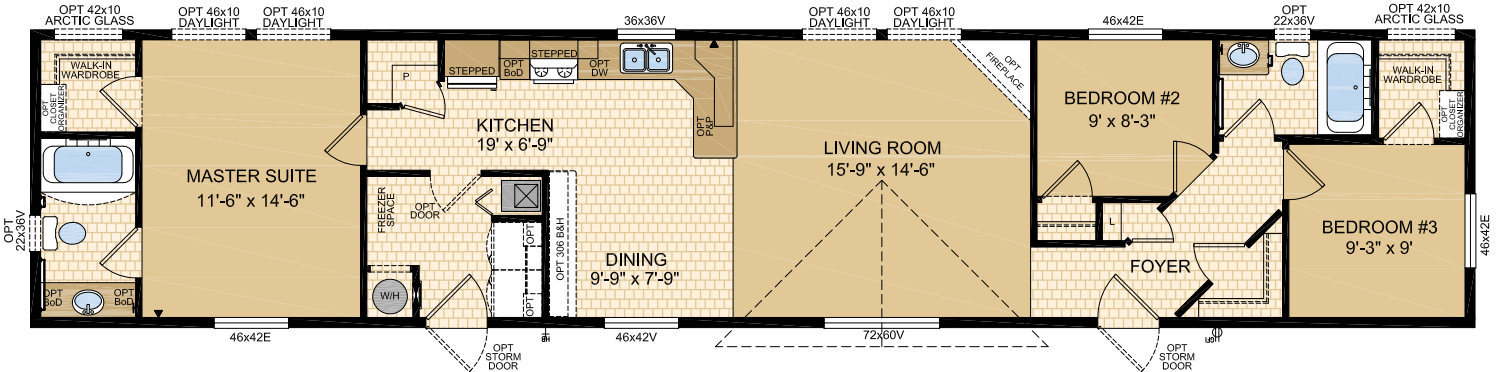


Options shown in image: Cyrene Columns, Painted Smartboard Window Trim, 9 Lite Front Door, 15 Lite Rear Door, Board & Batten, Eyebrow Dormer, Bath Window, Arctic Glass Window, 46x60v Window ILO 46x42v Window in Bedroom #3.



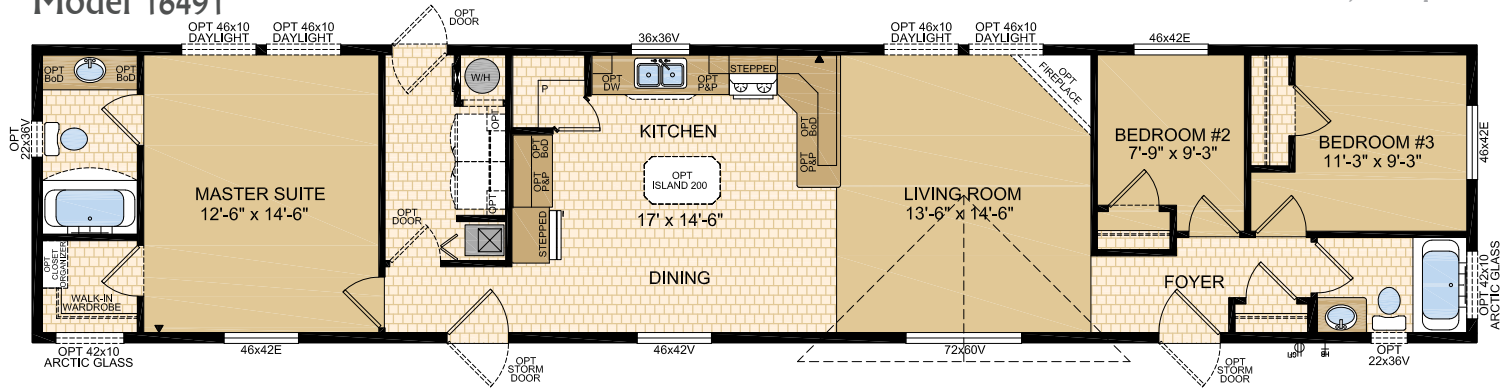
DALTON Model 16478

3 Beds | 2 Baths
16' x 76' ~ 1,216 sq. ft.



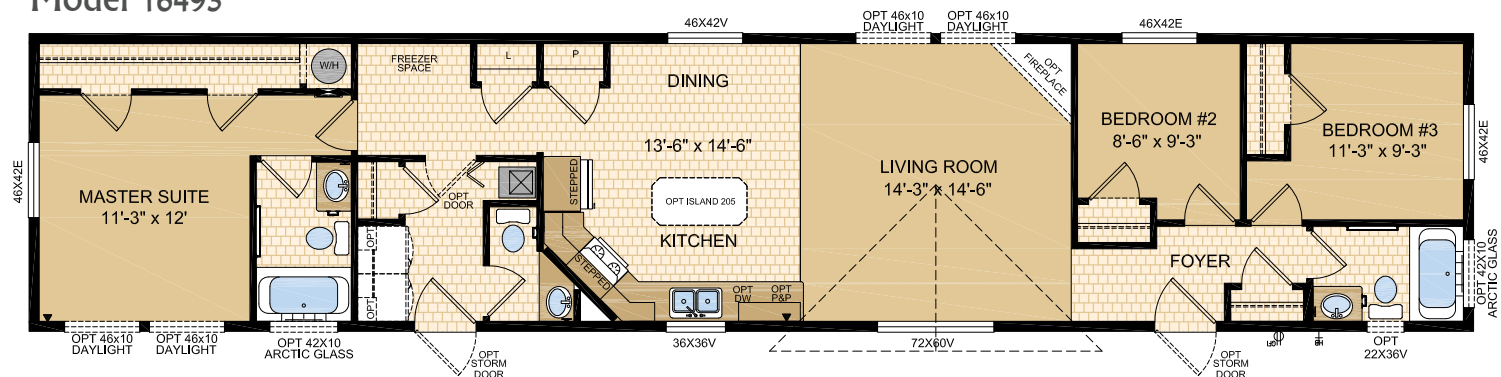
DAYTON Model 16491

3 Beds | 2 Baths
16' x 76' ~ 1,216 sq. ft.



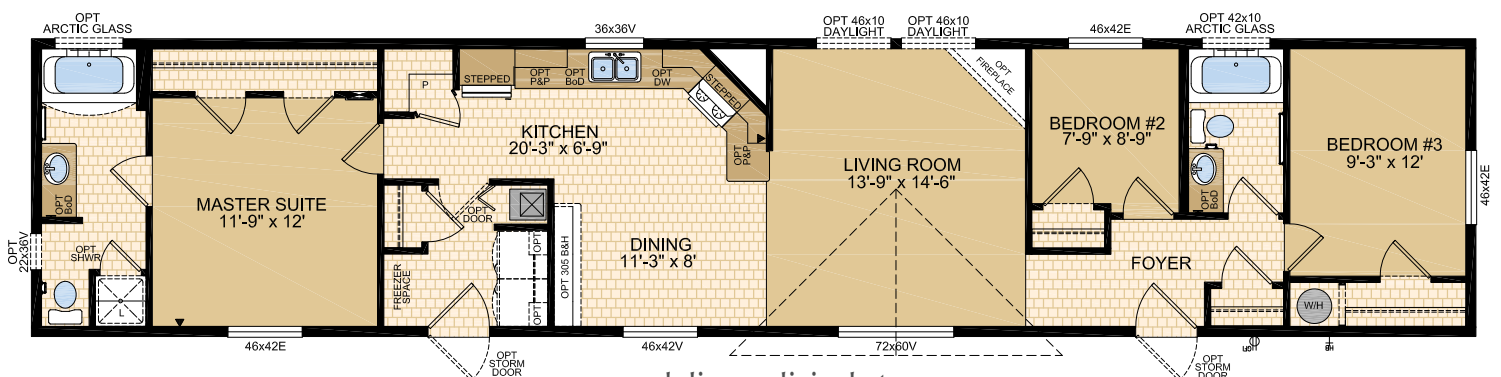
BRISTOL Model 16493

3 Beds | 2 Baths
16' x 76' ~ 1,216 sq. ft.



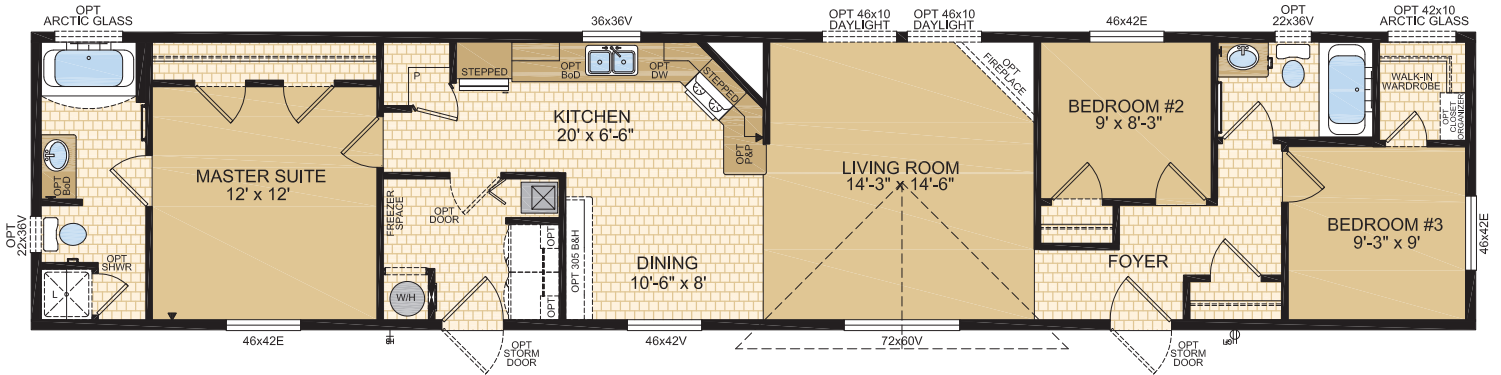
BELVIDERE Model 16494

3 Beds | 2 Baths
16' x 76' ~ 1,216 sq. ft.



ASHVILLE Model 16497

3 Beds | 2 Baths
16' x 76' ~ 1,216 sq. ft.

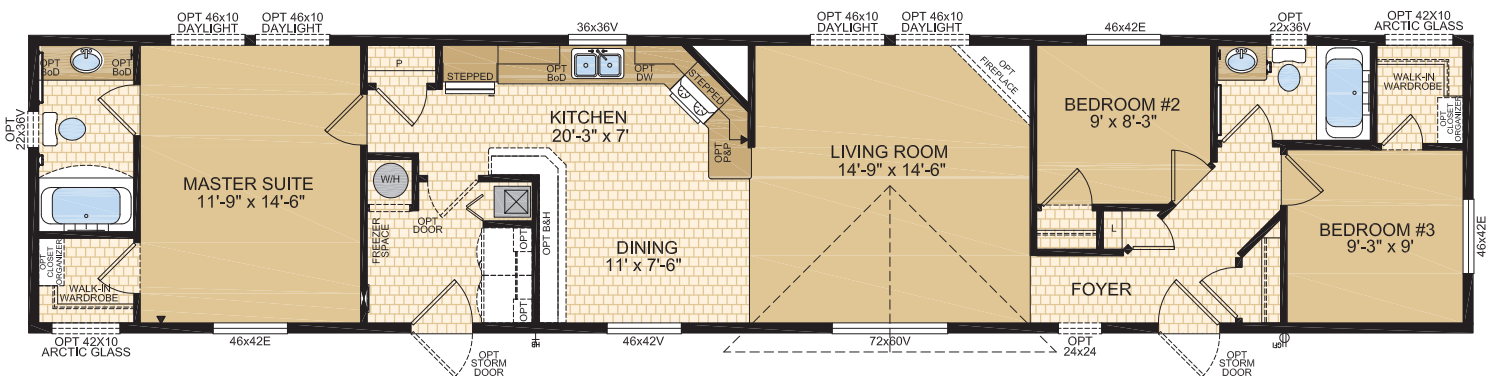


JENSEN Model 16500

3 Beds | 2 Baths
16' x 76' ~ 1,216 sq. ft.



Options shown in image: Painted Smartboard Window Trim, 9 Lite Exterior Doors, Stacked Stone, Board & Batten, Caspian Columns on Hitch End, Eyebrow Dormer, Arctic Glass Window, 46x60V ILO 46x42E Bedroom #3.

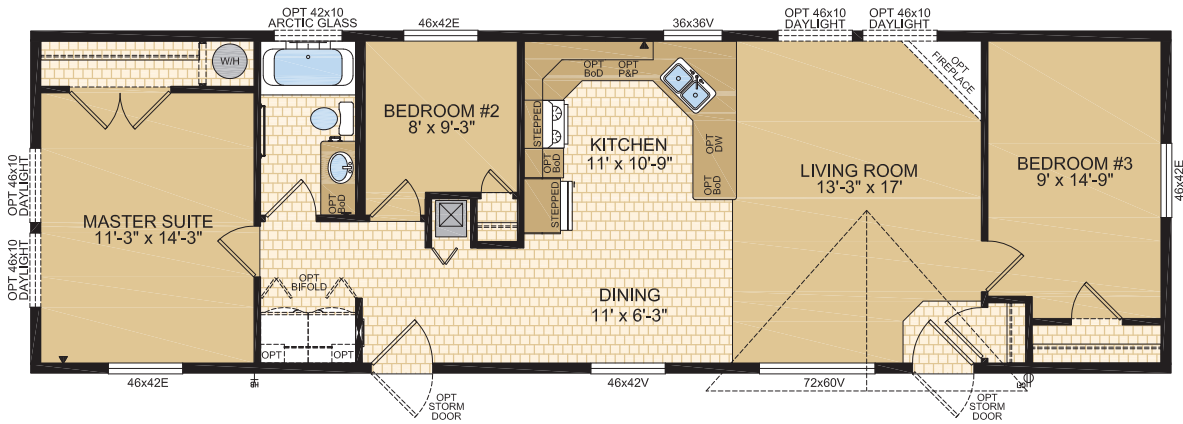


CODERRE
Model 18770

3 Beds | 1 Bath
18' x 60' ~ 1,080 sq. ft.

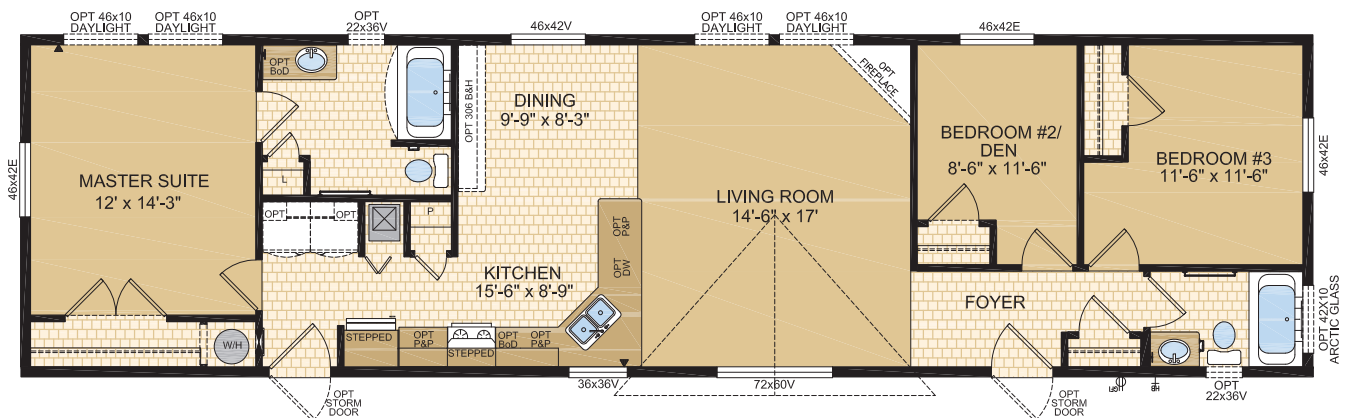


Options shown in image: Tudor Columns, Painted Smartboard Window Trim, Alys Front Door, 15 Lite Rear Door, Stacked Stone, Board & Batten, Eyebrow Dormer, 46x60v Window ILO 46x46E Bedroom #3.



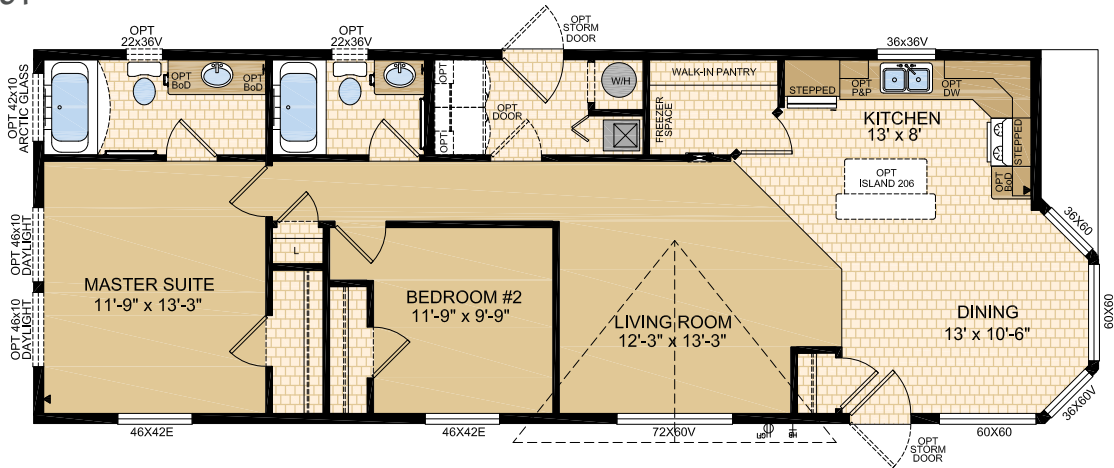
BENTLEY
Model 18771

3 Beds | 2 Baths
18' x 68' ~ 1,224 sq. ft.



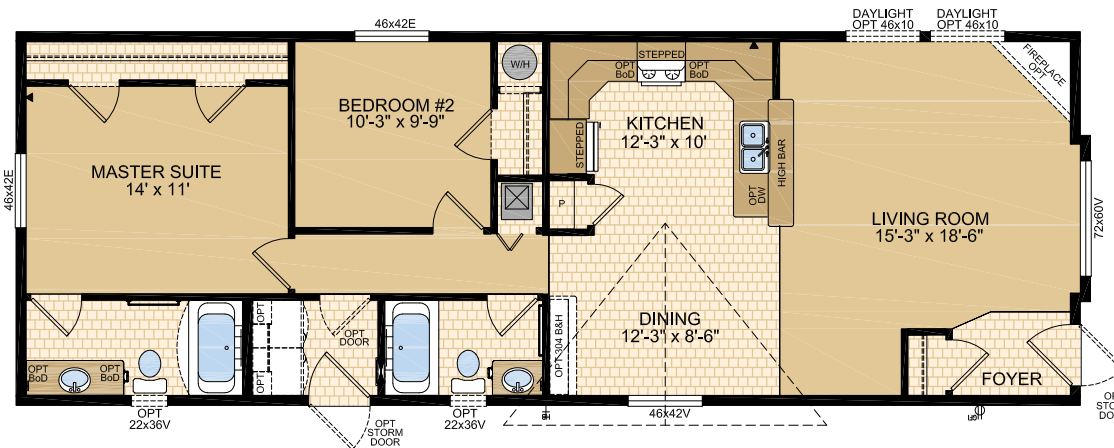
EASTWOOD
Model 20181

2 Beds | 2 Baths
20' x 56' ~ 1,120 sq. ft.



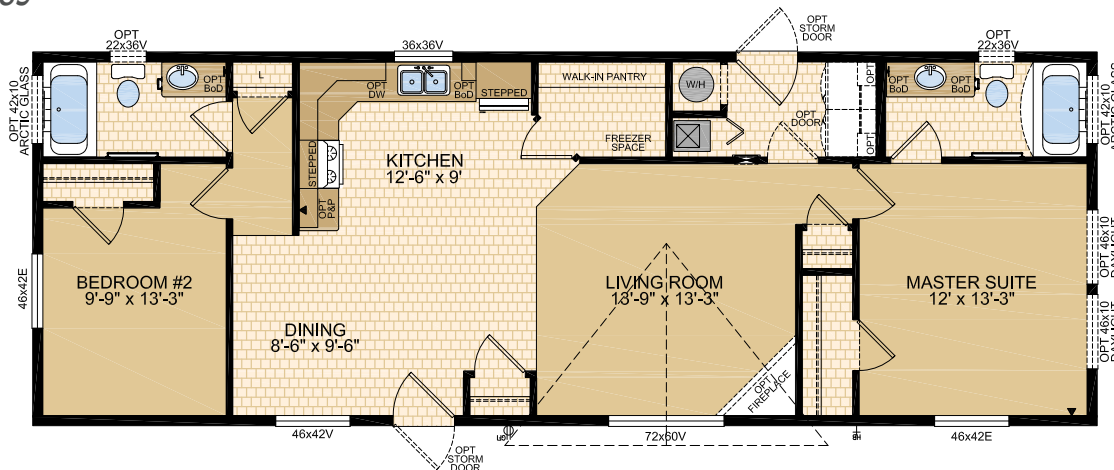
BRIERCREST
Model 20182

2 Beds | 2 Baths
20' x 56' ~ 1,120 sq. ft.



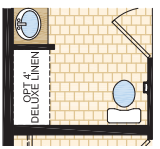
GREENSTONE
Model 20183

2 Beds | 2 Baths
20' x 56' ~ 1,120 sq. ft.



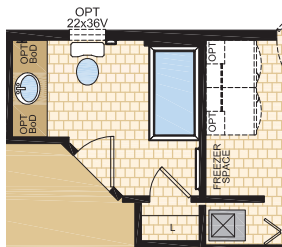
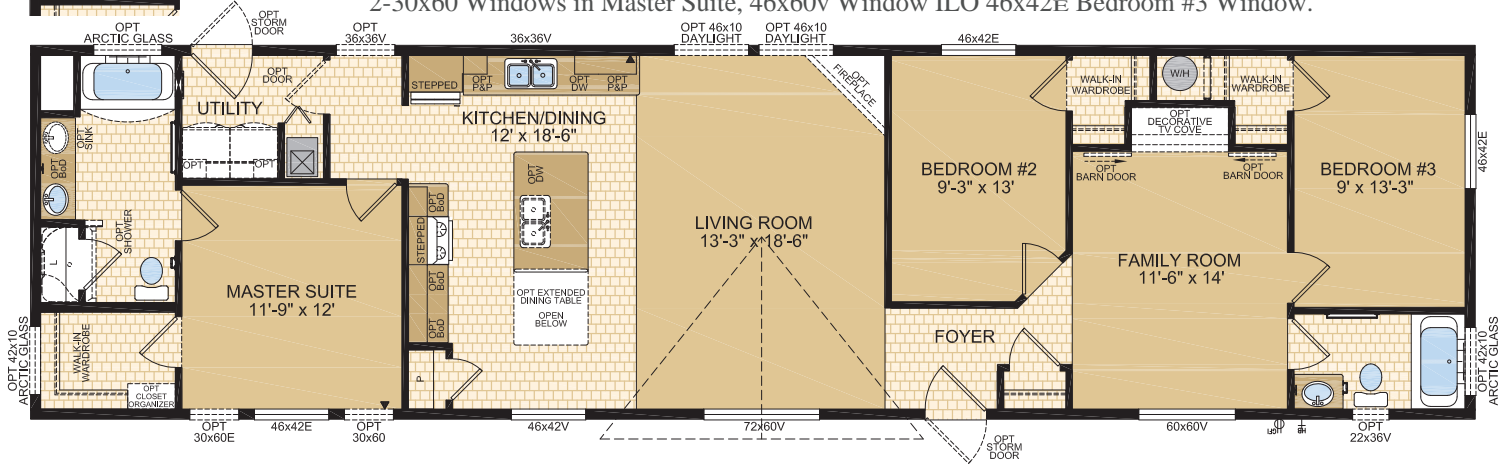
GRANBY
Model 20203

3 Beds | 2 Baths | Family Room
20' x 76' ~ 1,520 sq. ft.



Optional Layout

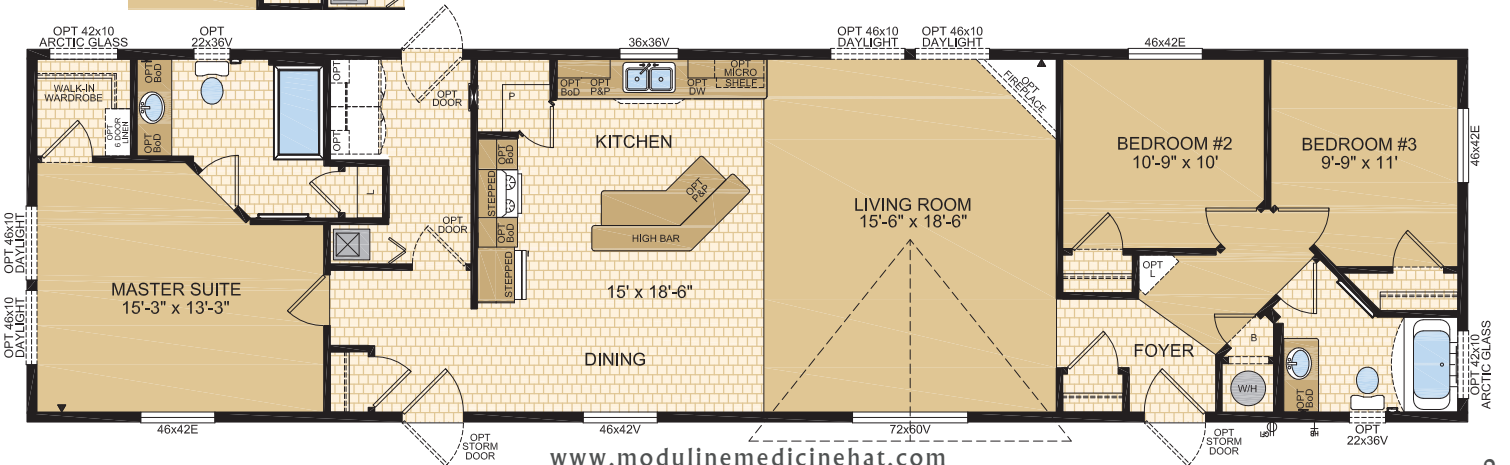
Options shown in image: Painted Cement Board Siding, Stacked Stone, Painted Smartboard Window Trim & Corners, Caspian Columns on Hitch End, Alys Front Door, Bath Window, Artic Glass Window, 2-30x60 Windows in Master Suite, 46x60v Window ILO 46x42E Bedroom #3 Window.



Optional Layout

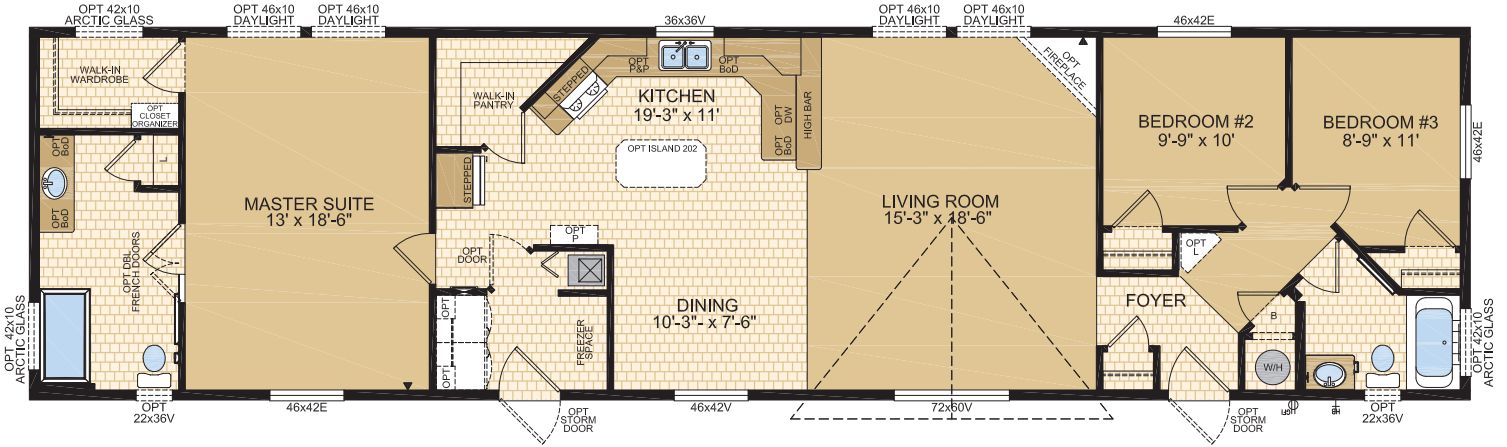
TEMORA
Model 20252

3 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.



CANBERRA
Model 20254

3 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.

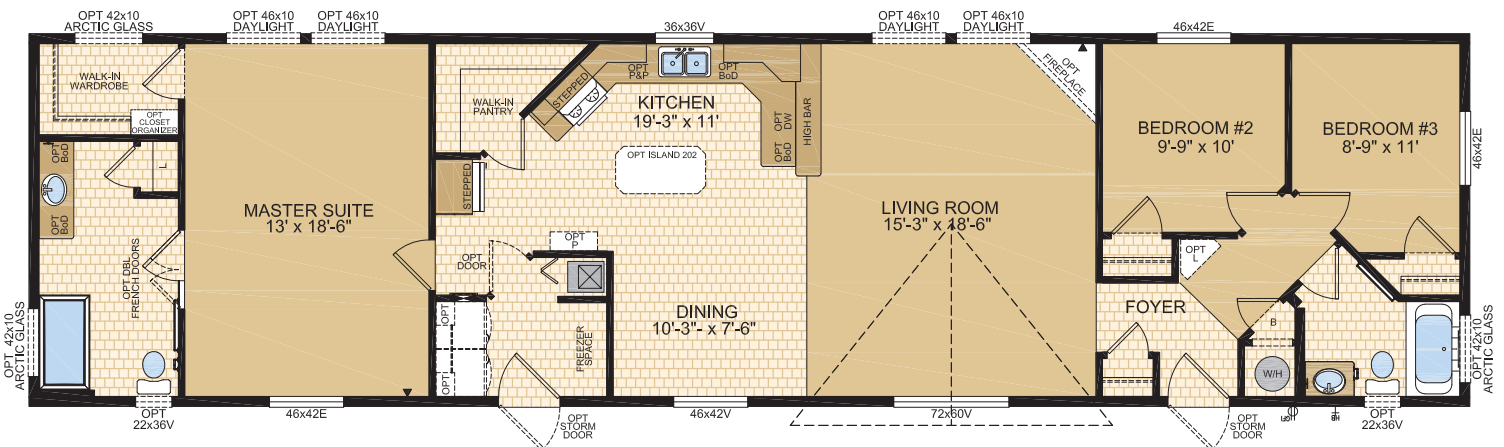


CAPELLA
Model 20256

4 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.

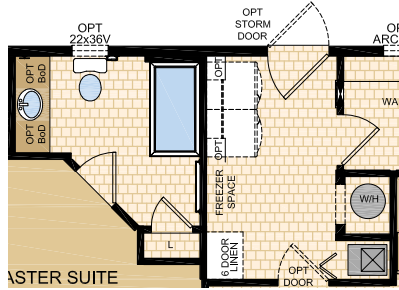


Options shown in image: 9 Lite Front Door, 15 Lite Rear Door, Painted Cement Board Siding, Stacked Stone, Board & Batten, Painted Smartboard Window Trim & Corners, 46x60v Window ILO 46x42v Master Suite Dining & Bedroom #4 Windows, Bath Window.

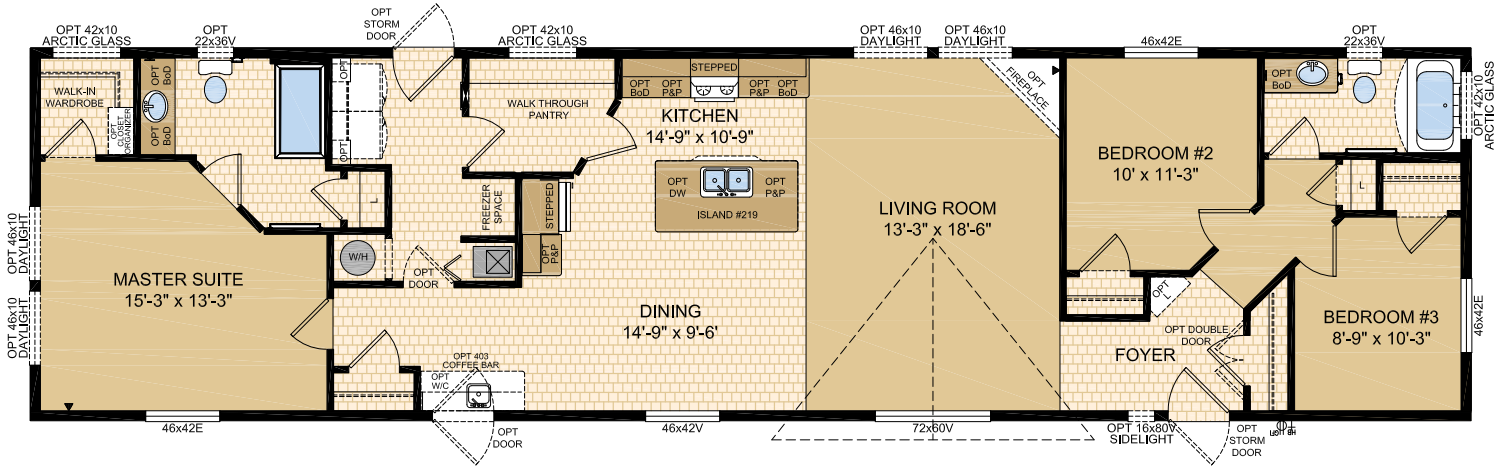


ABERDEEN
Model 20258

3 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.

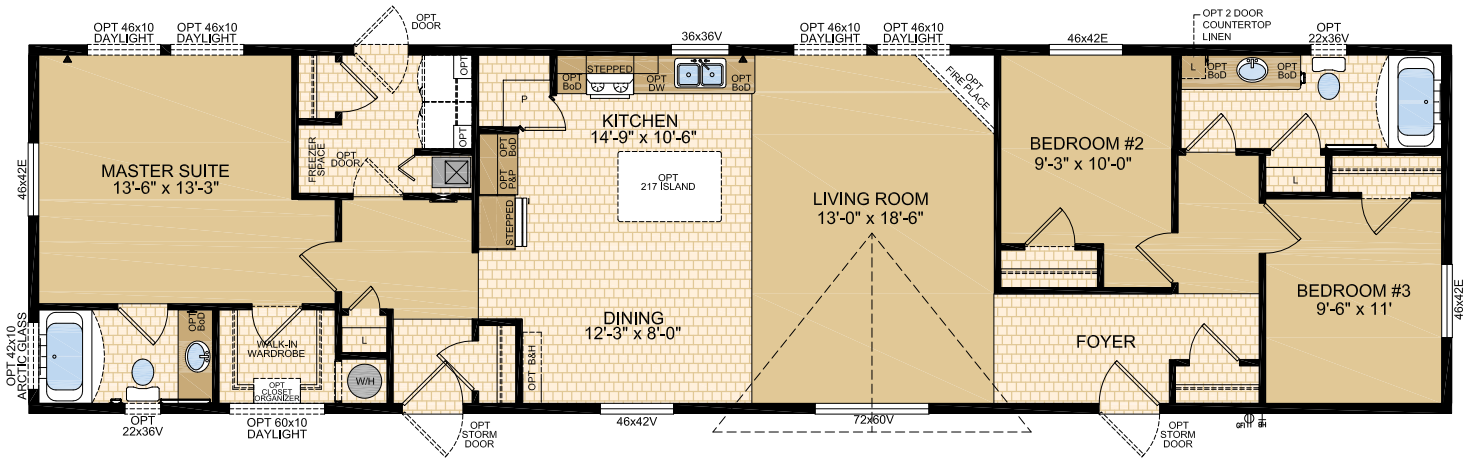


Optional
Layout



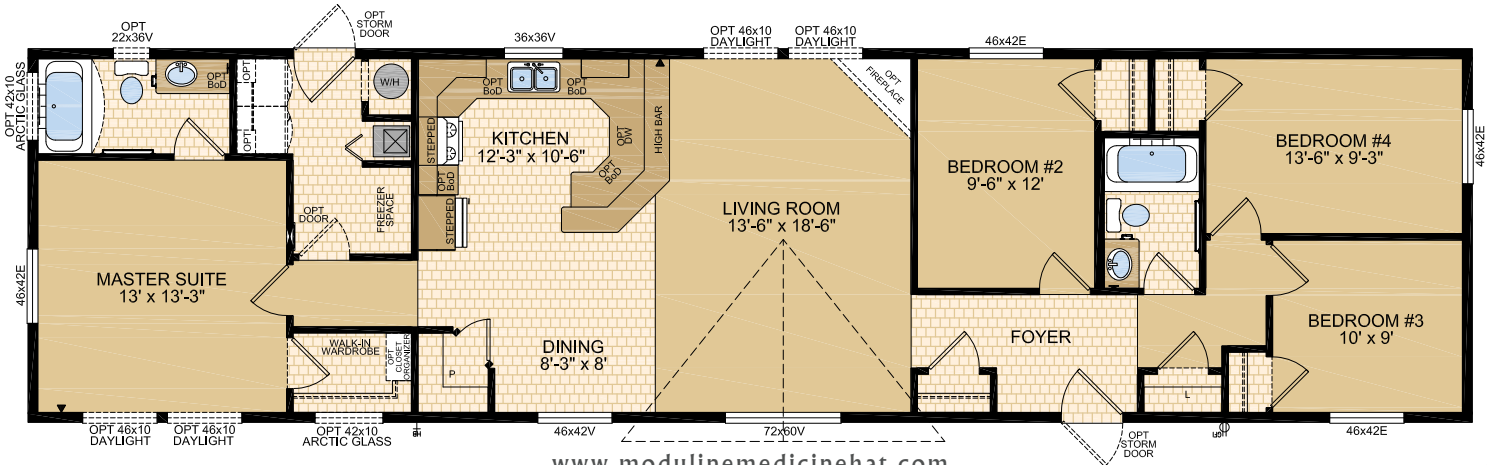
OAKWOOD
Model 20265

3 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.



GAINSVILLE
Model 20300

4 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.

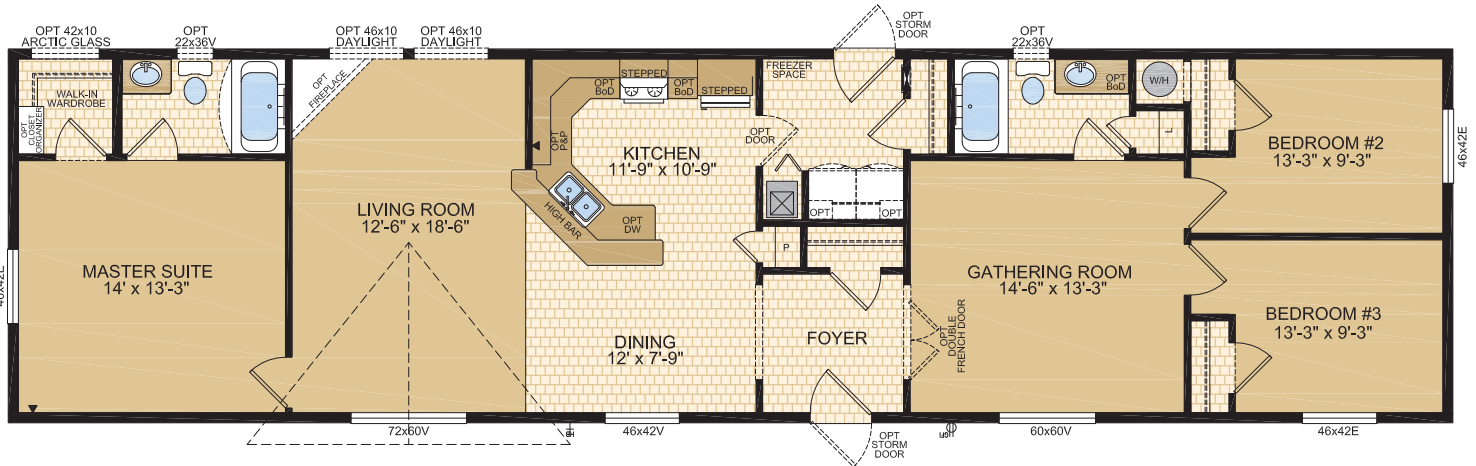


LOCKPORT
Model 20301

3 Beds | 2 Baths | Gathering Room
20' x 76' ~ 1,520 sq. ft.

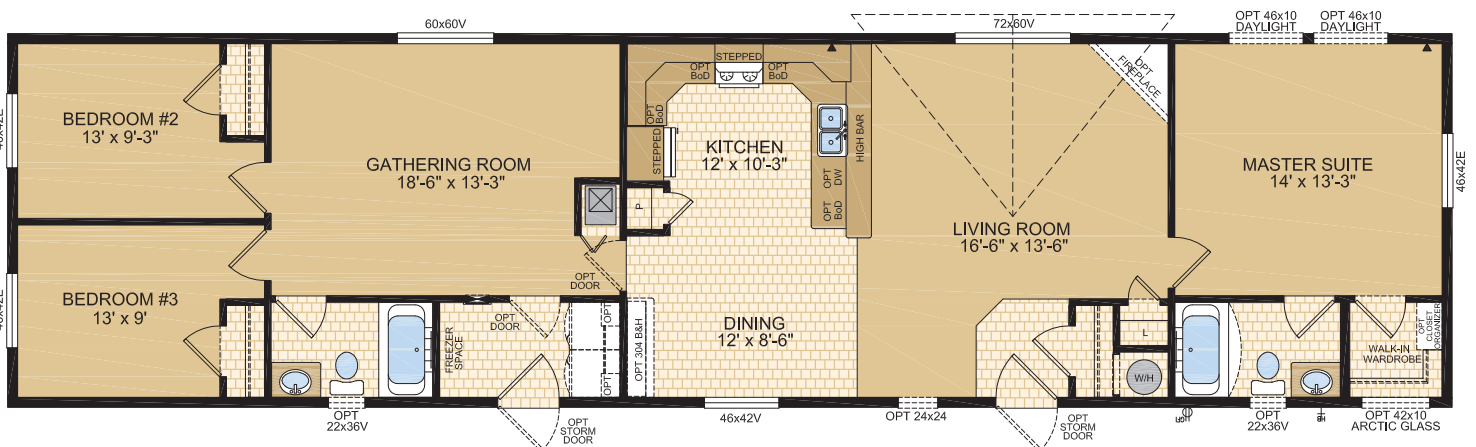


Options shown in image: Cyrene Columns, Painted Cement Board Siding, Stacked Stone, Painted Smartboard Window Trim & Corners, 9 Lite Front Door, Shakes, 46x60v Window ILO 46x42v Bedroom #2 Bedroom #3 & Dining Windows, Eyebrow Dormer.



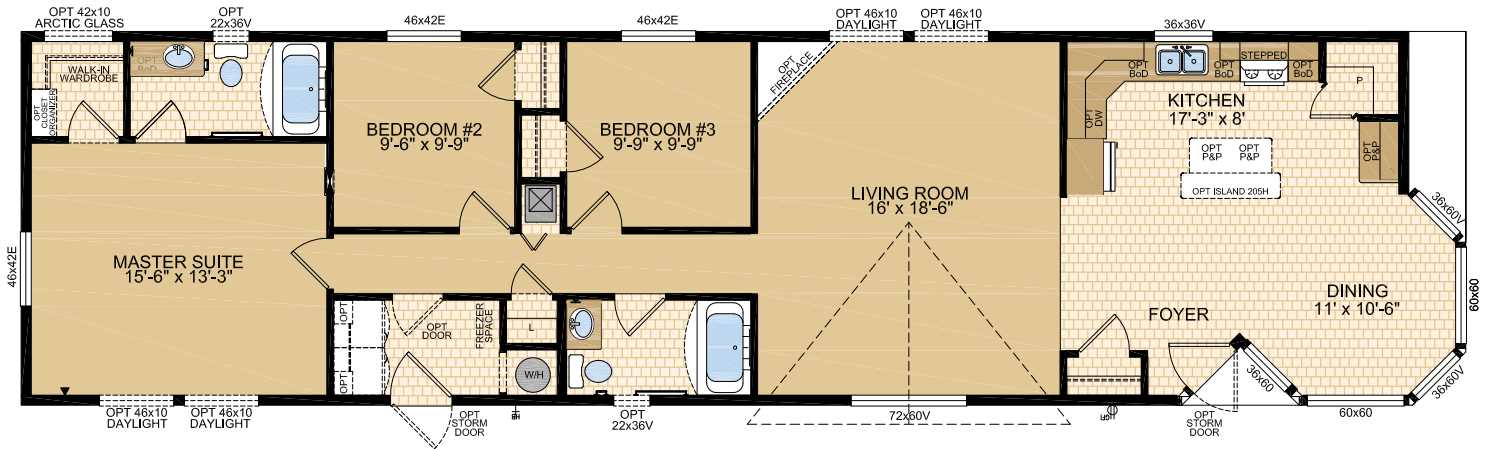
KINGSTON
Model 20302

3 Beds | 2 Baths | Gathering Room
20' x 76' ~ 1,520 sq. ft.



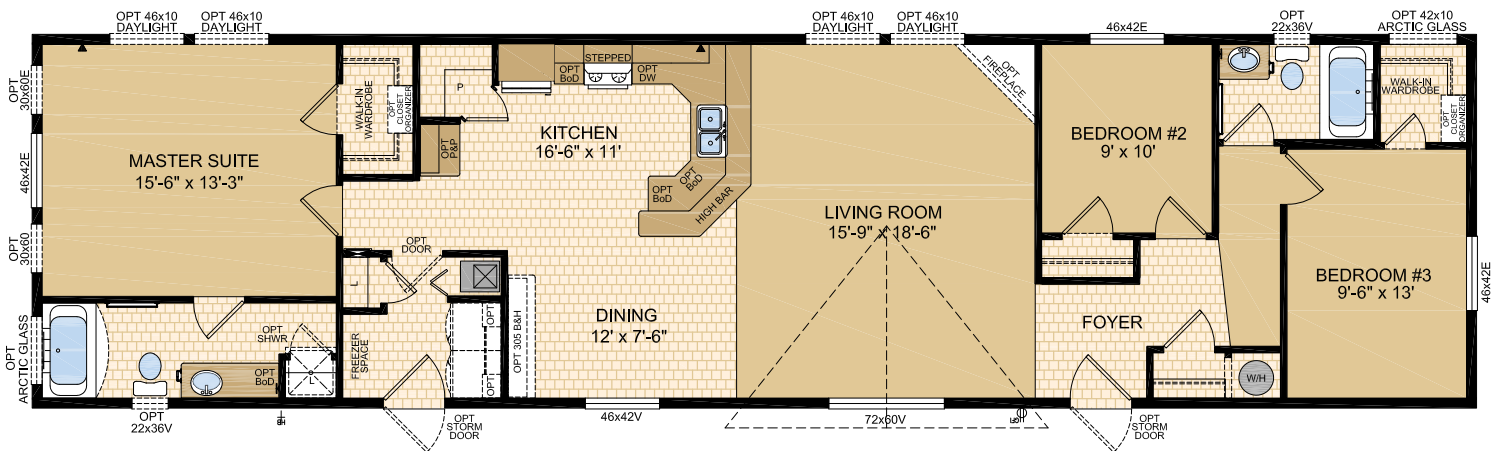
LAGUNA Model 20307

3 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.



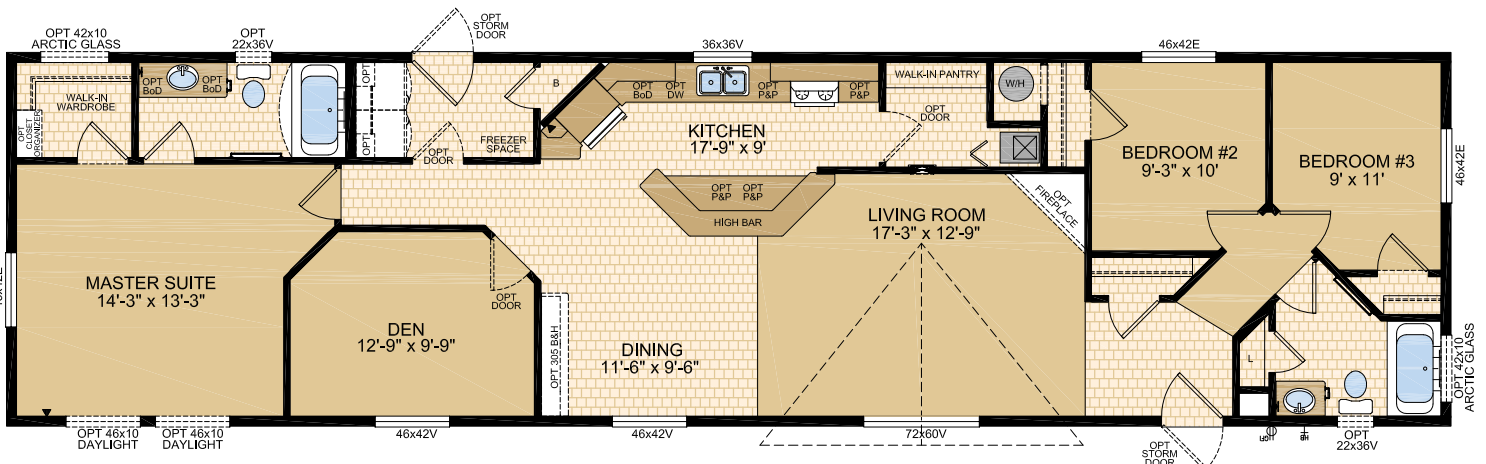
KENDALL Model 20311

3 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.



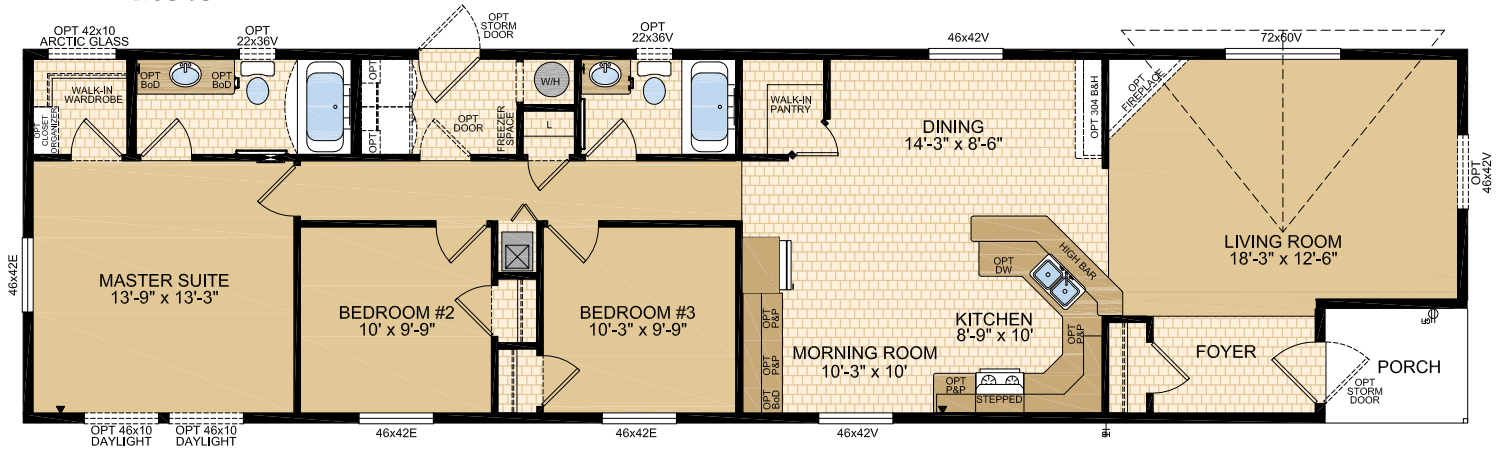
GARRISON Model 20312

3 Beds | 2 Baths | Den
20' x 76' ~ 1,520 sq. ft.



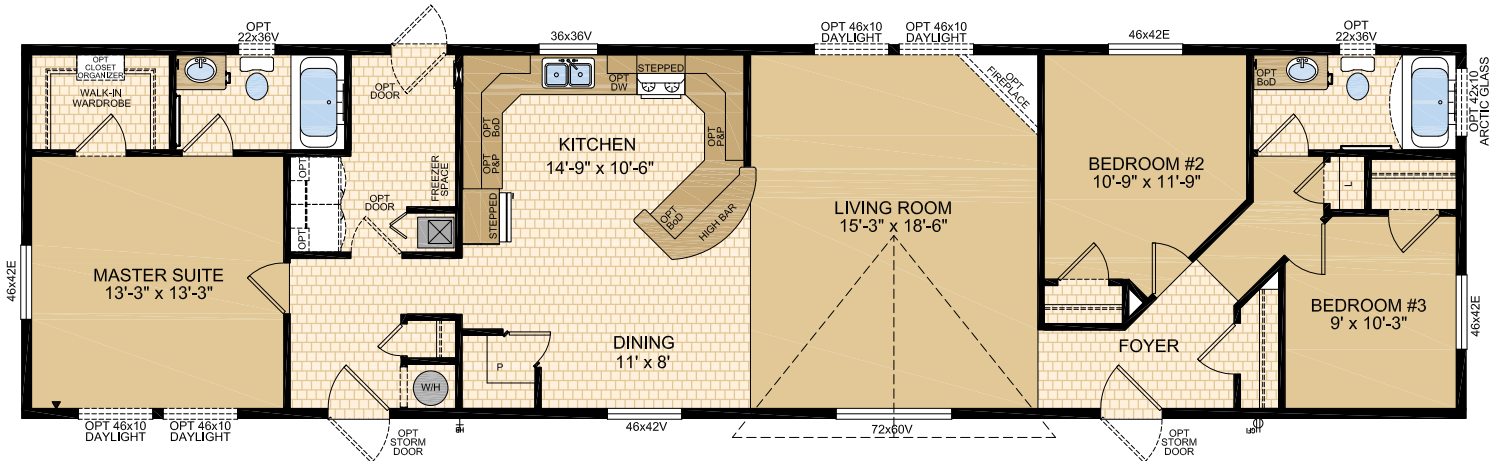
HUNTINGTON
Model 20315

3 Beds | 2 Baths | Morning Room
20' x 76' ~ 1,520 sq. ft.



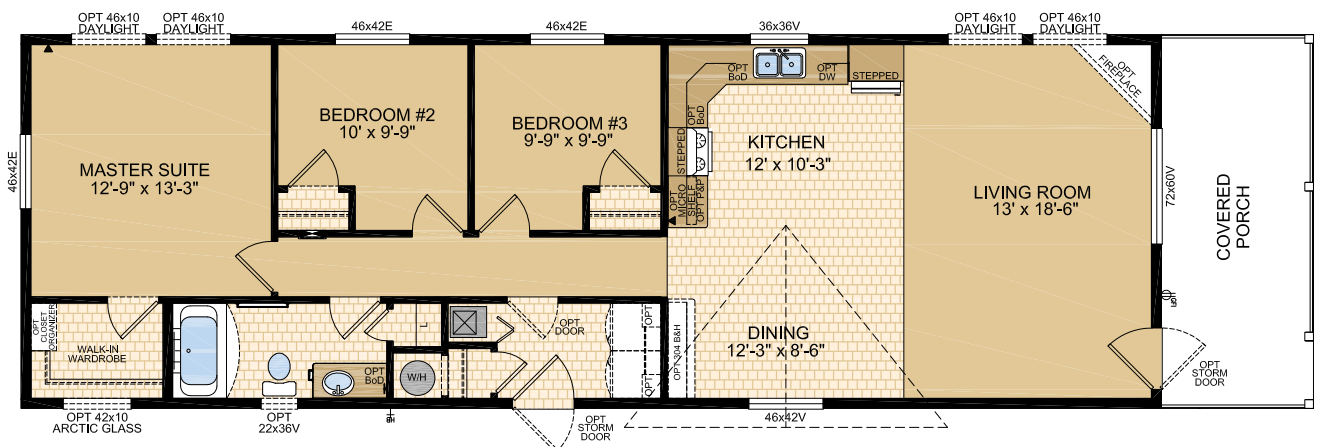
JASPER
Model 20320

3 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.



AMESBURY
Model 20321

3 Beds | 1 Bath | Porch
20' x 68' ~ 1,360 sq. ft.

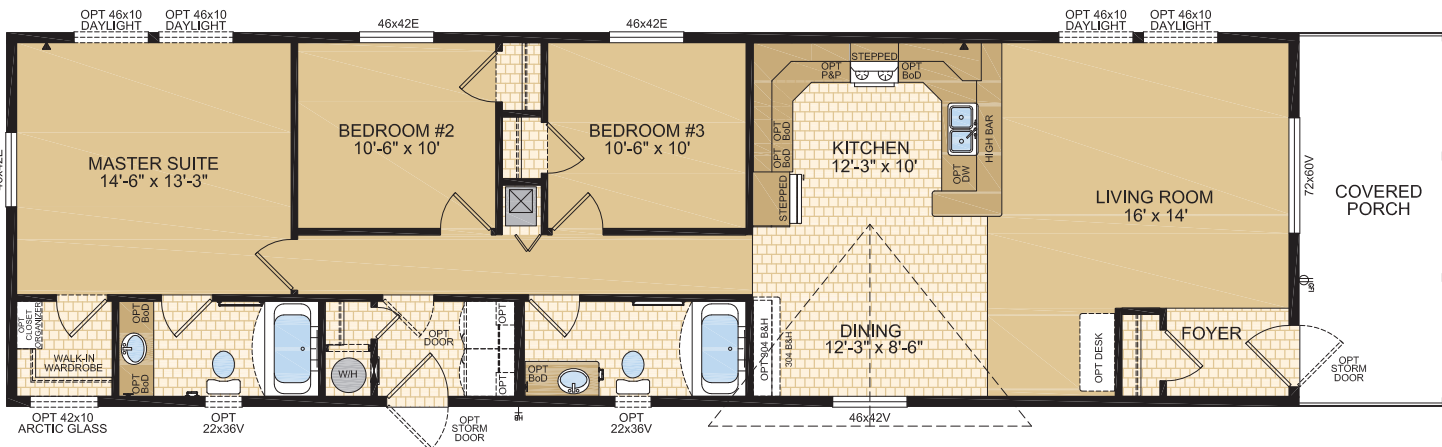


BROOKFIELD
Model 20322

3 Beds | 2 Baths | Porch
20' x 76' ~ 1,520 sq. ft.

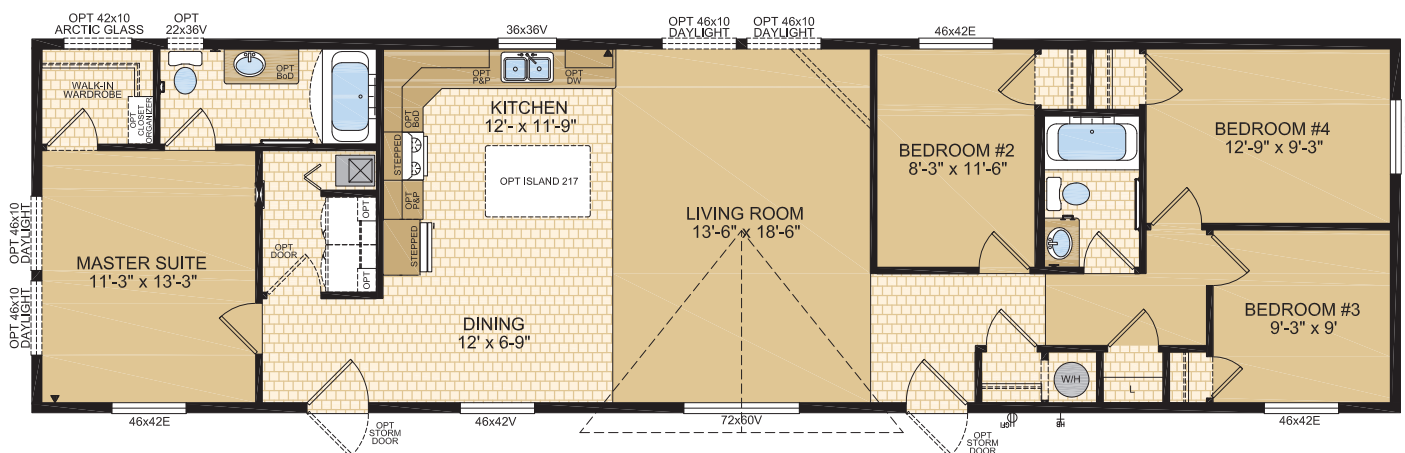


Options shown in image: Tudor Columns, 15 Lite Front Door, 9 Lite Rear Door, Board & Batten, Stacked Stone, Painted Smartboard Window Trim & Corners, Bath Windows, Artic Glass Window, 72x60 Window ILO of 46x42v Dining Room Window.



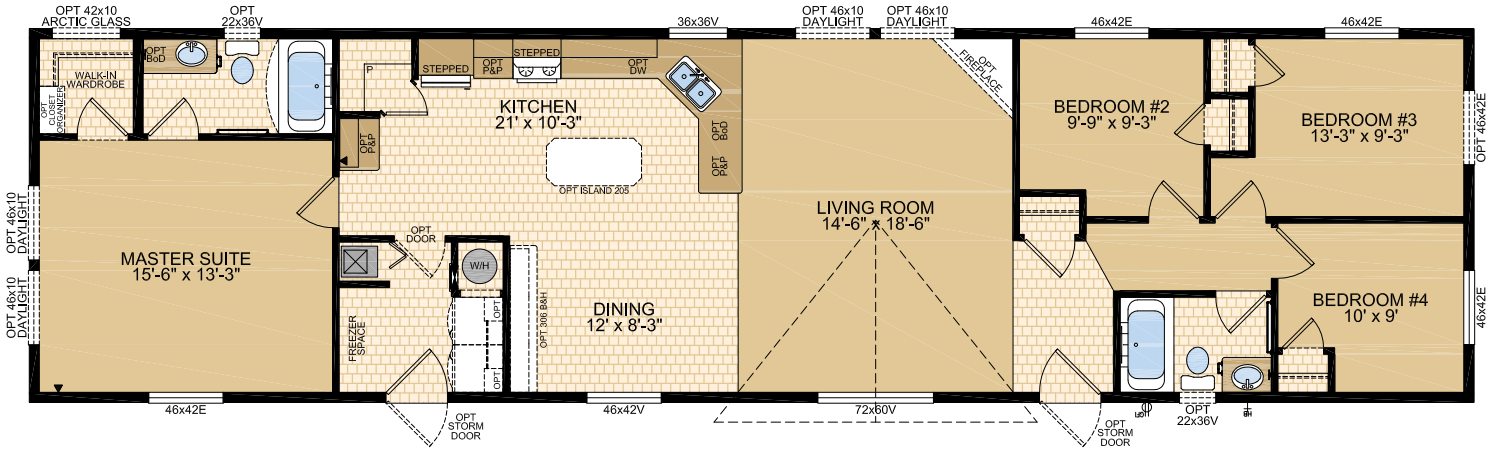
RADISSON
Model 20324

4 Beds | 2 Baths
20' x 72' ~ 1,440 sq. ft.



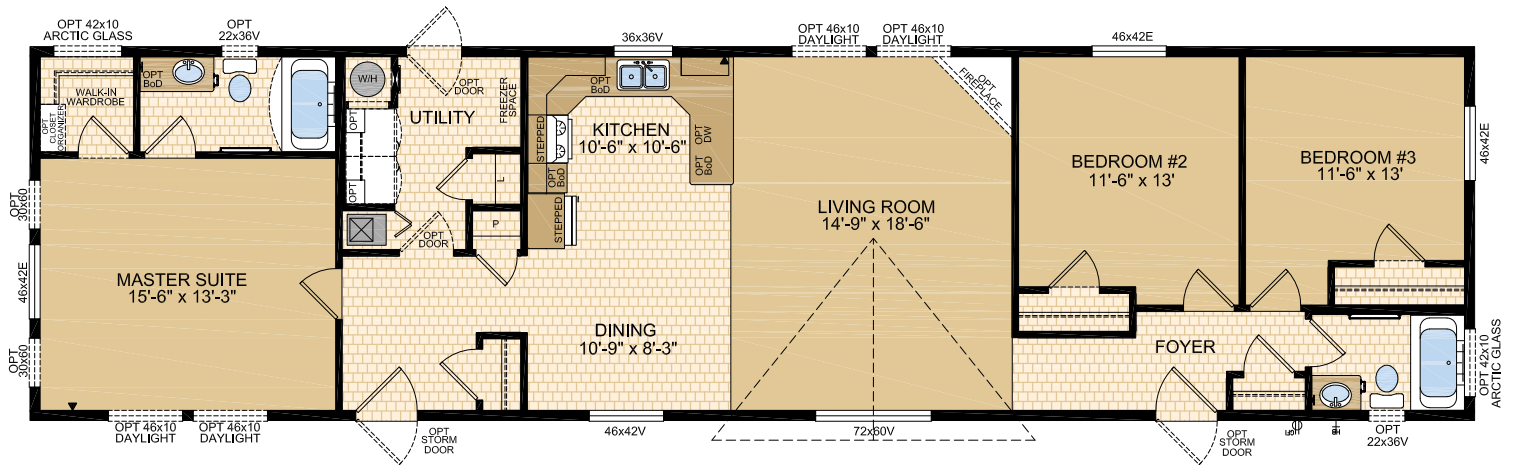
WHITE ROCK
Model 20325

4 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.



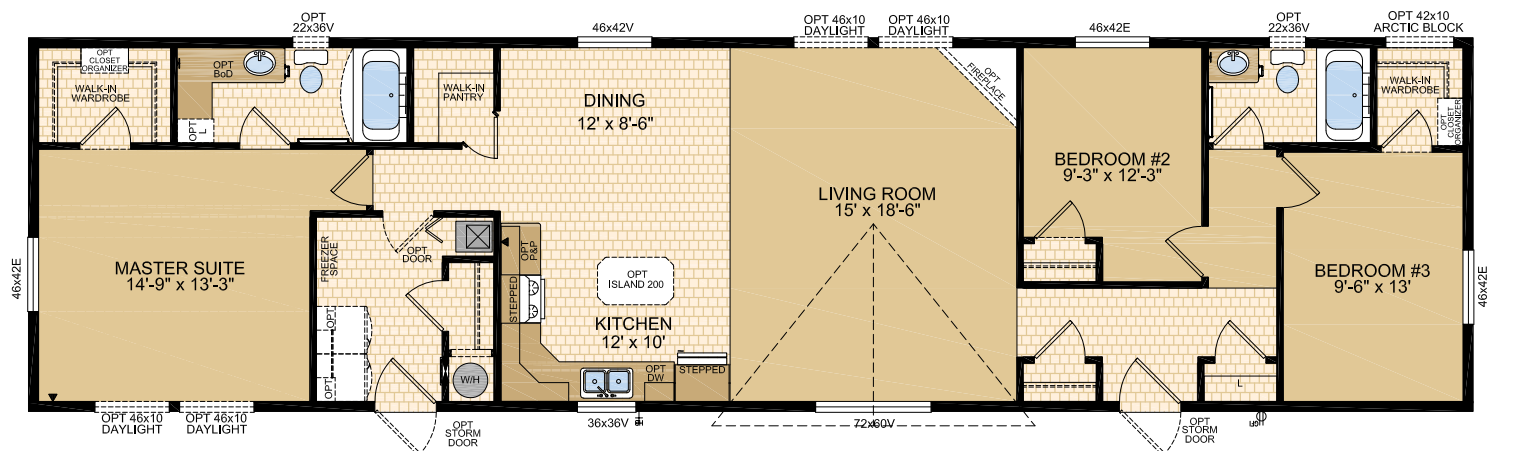
CORONADO
Model 20326

3 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.



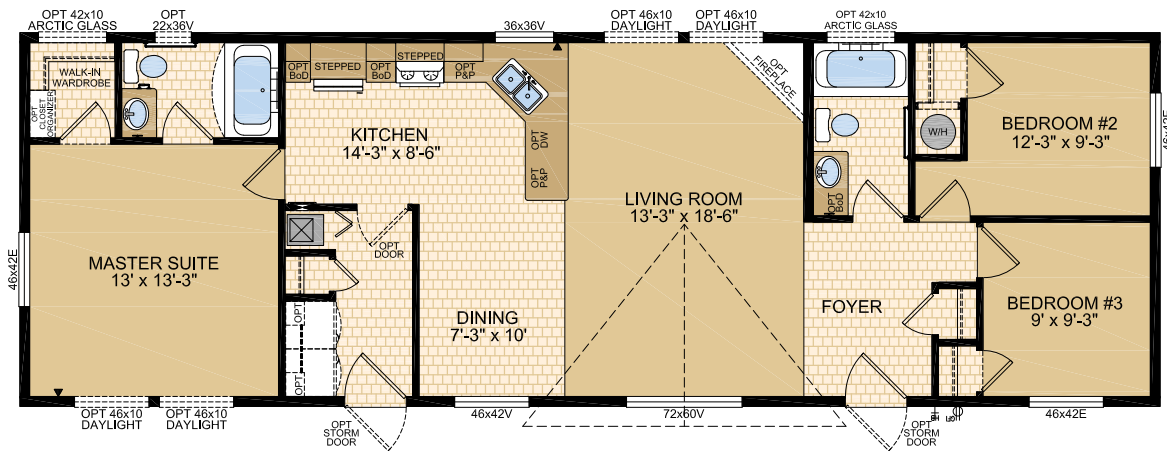
LIBERTY
Model 20450

3 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.



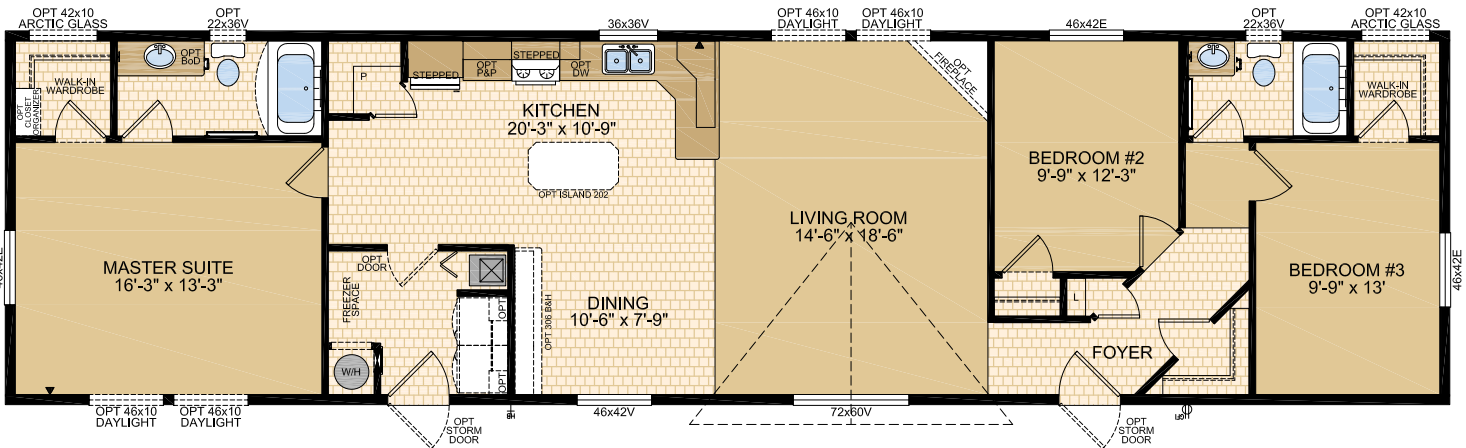
GLENROSA Model 20451

3 Beds | 2 Baths
20' x 60' ~ 1,200 sq. ft.



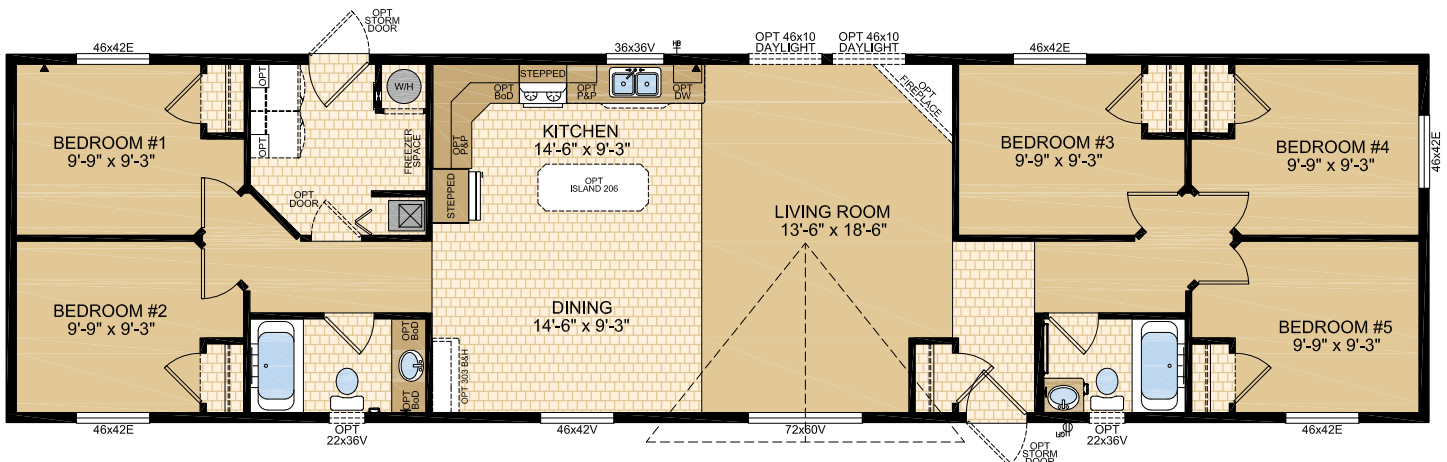
HAMILTON Model 20454

3 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.



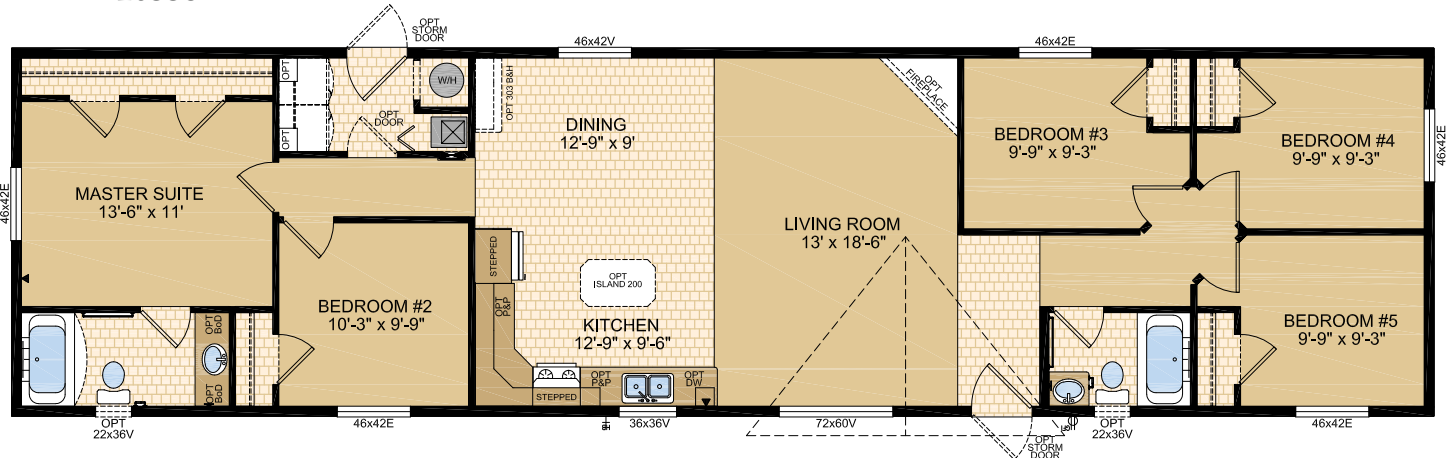
WESTLAND Model 20555

5 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.



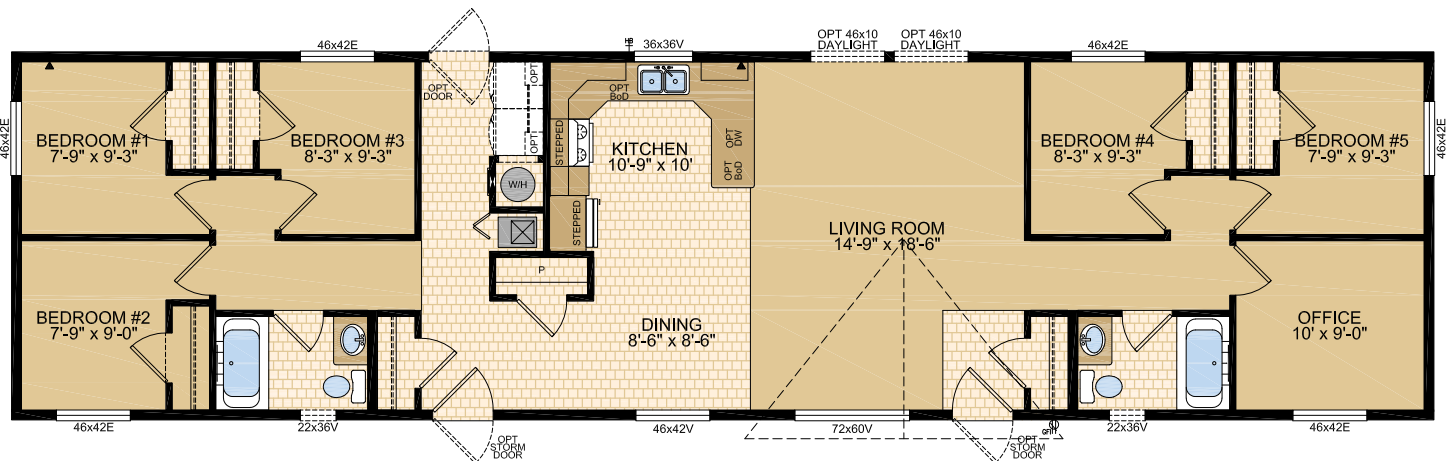
WOODBURY Model 20556

5 Beds | 2 Baths
20' x 76' ~ 1,520 sq. ft.



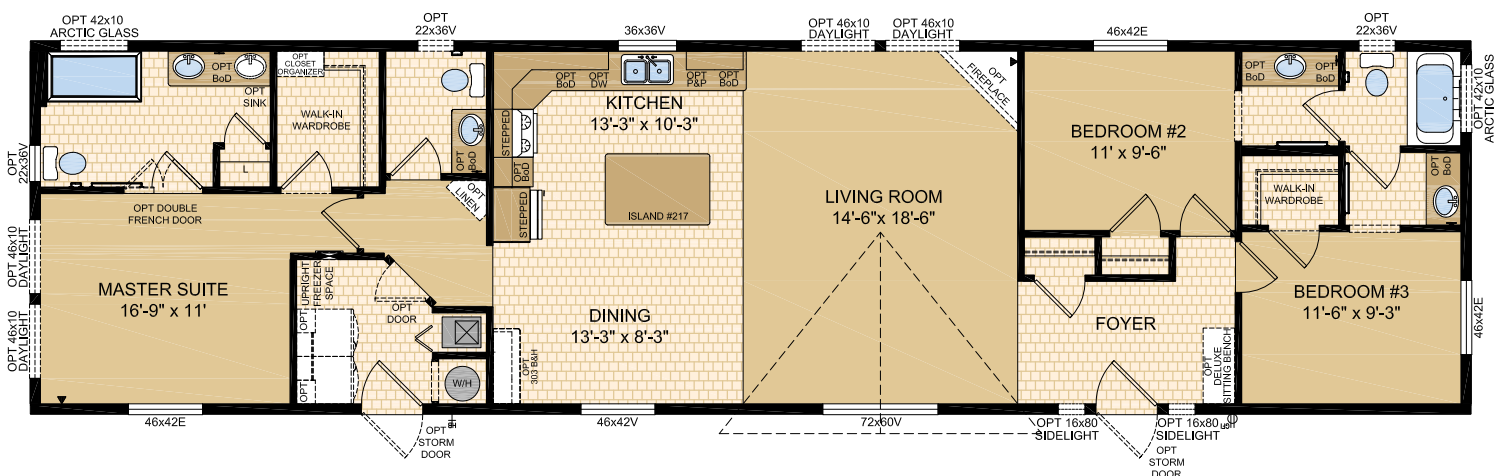
WESTON Model 20557

5 Beds | 2 Baths | Office
20' x 76' ~ 1,520 sq. ft.



CAMBRIDGE Model 20597

3 Beds | 2.5 Baths
20' x 76' ~ 1,520 sq. ft.



STANDARD FEATURES & SPECIFICATIONS

General Construction	
Building Code	A-277 Zone 7A*
Snow Load	Live load 42 psf (2.01 kPa) Ground snow load 72.6 psf (3.48 kPa)
Insulation R Values	Floors R-48, Walls R-22 & Ceiling R-40 (min) Meets zone 8 of the 9.36 Energy Code**
Floor	2"x10" floor joists @ 16" o.c. (16' & 18') 2"x12" floor joists @ 16" o.c. (20') Heavy tubular steel frame w/detachable hitch
Decking	19/32" T & G OSB floor decking; glued and screwed
Roof	4/12 roof pitch; engineered roof trusses 7/16" roof sheathing Architectural asphalt shingles - limited lifetime warranty
Eaves	12" sides, 18" front & rear vented eaves
Siding	Maintenance free vinyl lap siding & corners
Fascia	Coloured metal
Soffit	White vinyl
Building Envelope	Meets 0.20 L/M2S
Exterior Walls	2"x6", 24" o.c. 3/8" OSB sheathing inside & outside of wall
Interior Walls	2"x4" Interior walls 8' ceilings Cathedral ceiling in living, dining, and kitchen
Ceiling	Textured (primed) gyproc ceiling
Windows	1.36 U-value, dual low E argon filled PVC (meets zone 8 of the 9.36 Energy Code)* c/w vinyl sills, screens and security locks
Living Room	72x60v - Sliding
Dining Room	46x42v - Sliding
Bedrooms	46x42v - Sliding
Kitchen (most models)	36x36v - Sliding
Family Room (if app.)	60x60v - Sliding
Exterior Doors	36" Decorative insulated entry doors - front & rear Includes deadbolt & peephole Single lever door handle - satin nickel Coach lights at all exterior entrances Pot light ILO coach light at porch entrances
Exterior Decorative Features	Dormer over living room window Caspian columns at living room dormer

Tasteful Interiors	
Flooring	Carpet in living room, family room, den and all bedrooms Hallways: carpet in 18' & 20' wides (most models); lino in 16' wides Quality linoleum flooring all other areas
Blinds	Cellular cordless blinds (excl bathrooms)
Interior Doors	Conmore passage doors - white Louvered bifold at furnace location - white
Interior Door Handles	Single lever in satin nickel Privacy locks on bathroom doors excluding ensuites. If bathroom is an ensuite, bdrm door will have privacy set.
Closets	Solid white shelving
Wall Finish	Decorative 1/2" vinyl on gyproc (VOG) Battens on joints
Moulding ¹	Vinyl wrapped Colour - décor specific
Windows & Doors	#3007 (2-1/4")
Ceiling	Flat #3007 (2-1/4"); Vault #451 (2-5/8")
Baseboards	#3007 (2-1/4")
Electrical	Decora switches & recepts - white
Lighting	Ceiling mount in all bdrms, halls & utility room Decorative chandelier in dining room - chrome Wired for ceiling fan in living room (2 switches)

Bright, Beautiful Kitchens	
Tile	Single row w/metal tile edging
Range	30" electric - white Range hood w/light - white
Fridge	19 cu.ft., 2-door, frost free - white Opening: 34"x73"
Sink	Double stainless steel sink Single lever faucet w/veggie sprayer - chrome
Pantry	Most models
Cabinets	Doweled, full modular cabinetry Cabinet crown moulding Five distinctive colors of cabinet doors Stepped cabinet over fridge & range
Countertop	Arborite
Lighting	Pot lights (x5)

Spacious Baths	
Tile	Single row w/metal tile edging
Fixtures	One-piece quality fiberglass tub & shower units White oval drop in sink Single flush toilet
Faucets	Dual handle vanity faucets Single lever faucet on tub/shower unit
Hardware	Curved Shower rods in all tubs Towel bar, ring & paper holder - chrome
Vanity	Expansive vanity mirrors
Countertop Heights:	32" in main & secondary bathrooms 36" in ensuite
Electrical	GFI receptacle Power bath fan(s)
Lighting	Hampton light fixture

Utility Services	
Electrical Service	100 amp
Heating	High efficiency (95+AFUE) single stage furnace Natural gas / propane Programmable thermostat
Water Heater	33 Imp. (40 US) gallon natural gas 3m Insulated water lines on hot & cold
Washer / Dryer	Plumbed, wired & vented for side by side Solid shelf above washer/dryer location
Electrical - Other	Primary exhaust fan w/dehumidistat & switch Smoke detectors w/battery backup in bdrms CO/Smoke Detector(s) w/battery backup locations as per code Arc fault protection as required by code GFI protected receptacle for heat tape Dedicated receptacle in "Freezer Area" Exterior GFI electrical outlet by front door Blank communication outlet: kitchen (1), master bdrm (1)
Plumbing - Other	Exterior frost free water tap Shut off valves all fixtures (excl tubs)





www.modulinemedicinehat.com

Exterior Wall Construction

Best Standard in the Housing Industry!

2"X6" EXTERIOR WALLS CONSTRUCTED @ 24" O/C TO MAXIMIZE ENERGY EFFICIENCY

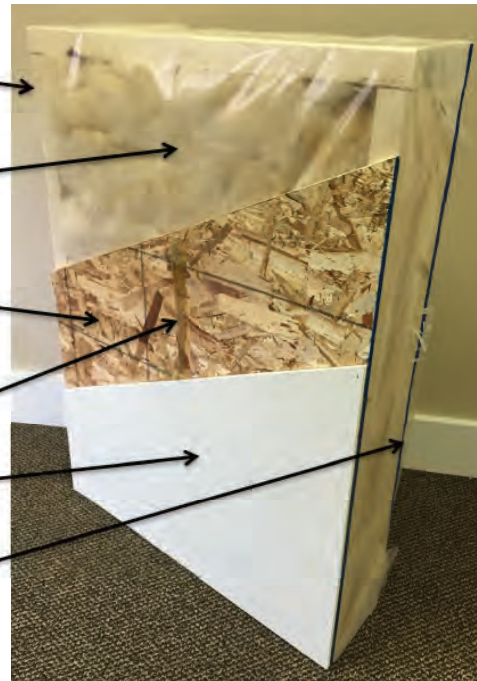
R22 INSULATION WITH 6 MIL POLY (ZONES 6 TO 8 UNDER 9.36 ENERGY CODE)

3/8" STRUCTURAL INTERIOR OSB FOR THE STRONGEST WALL IN THE INDUSTRY

ALPHA GLUE TO MAXIMIZE STRENGTH AND MAINTAIN HOMES INTEGRITY

1/2" VINYL COVERED GYPROC FASTENED OSB USING ALPHA GLUE SYSTEM

3/8" STRUCTURAL EXTERIOR OSB FASTENED TO STUDS WITH SHEATHING STAPLES



"We surpass the competition!"



Follow us:

