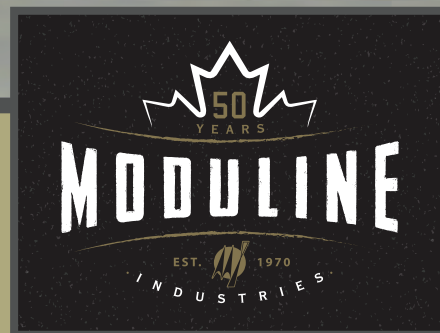


# MANSURA

22' WIDE HOMES



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



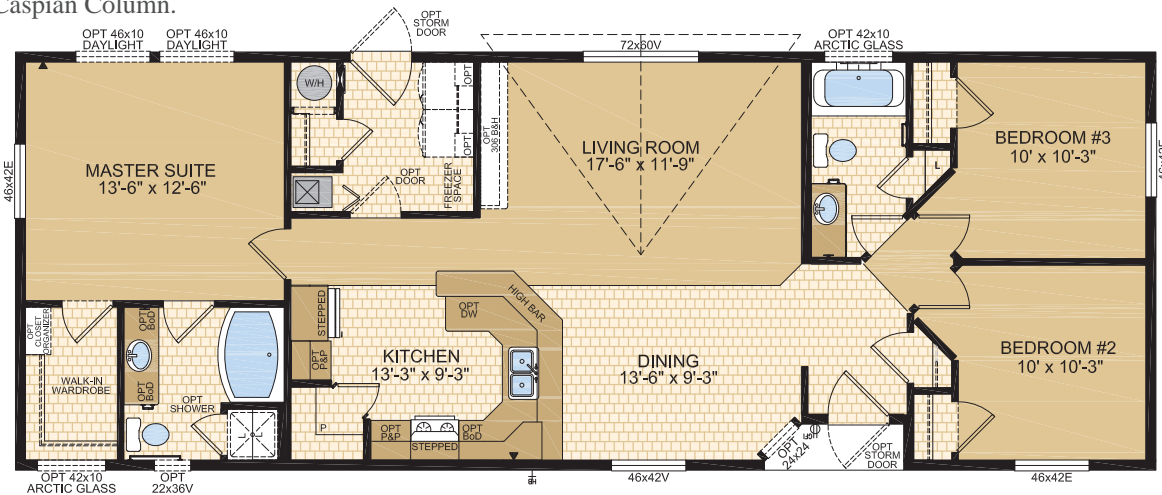
[www.modulinemedicinehat.com](http://www.modulinemedicinehat.com)

**MEADOWLAKE**  
Model 22272

3 Beds | 2 Baths  
22' x 60' ~ 1,320 sq. ft.

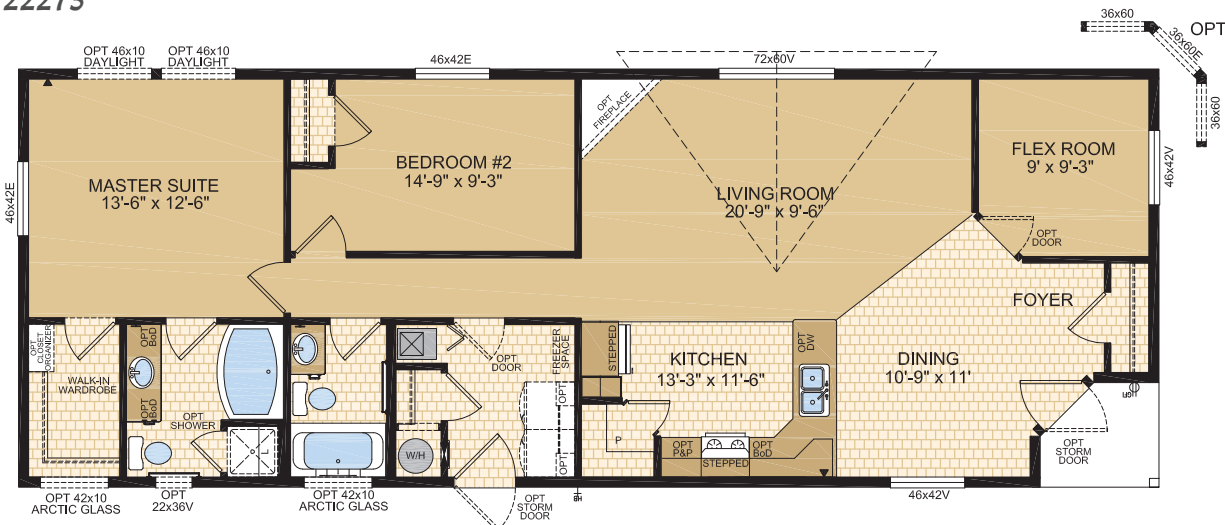


Options shown in image: Alys Front Door, Painted Smartboard Window Trim & Corners, 16' Dormer with Eyebrow, Board & Batten, Bath Window, Arctic Glass Window, 46x60 Windows ILO 46x42 Windows in Bedroom #2 Bedroom #3 & Dining Room Windows, Additional Caspian Column.



**MEADOWPARK**  
Model 22273

2 Beds | 2 Baths | Flex Room  
22' x 60' ~ 1,320 sq. ft.

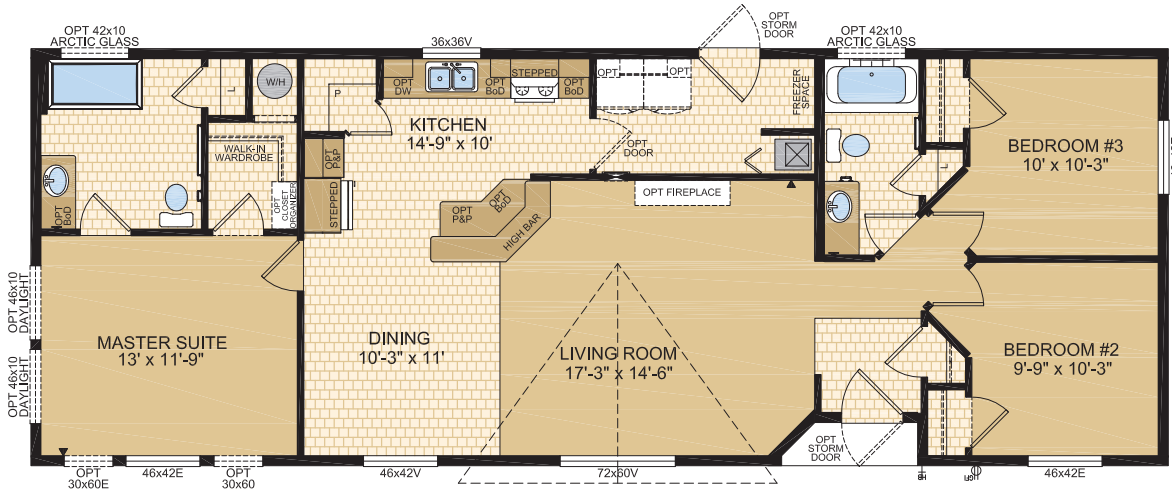


**MEADOWROCK**  
Model 22275

3 Beds | 2 Baths  
22' x 60' ~ 1,320 sq. ft.

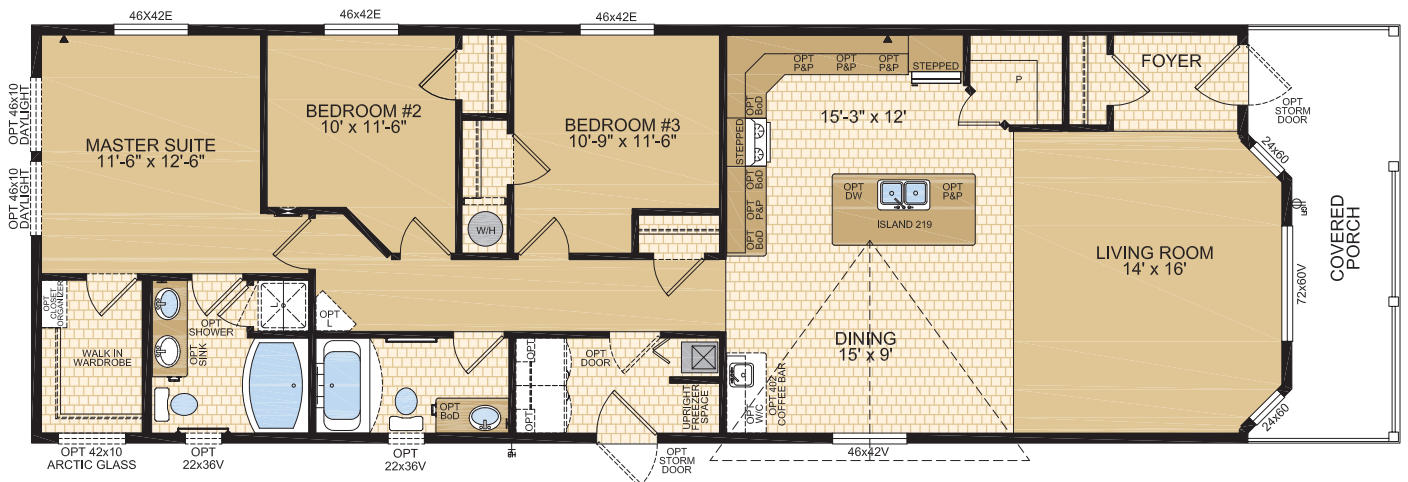


Options shown in image: 15 Lite Front Door, Painted Smartboard Window Trim, Board & Batten, Shakes, Eyebrow Dormer, Olympic Columns, 46x60v Window ILO 46x42E Window in Bedroom #3, 2-46x60 Windows ILO 72x60v in Living Room.



**WATERFORD**  
Model 22392

3 Beds | 2 Baths | Porch  
22' x 72' ~ 1,584 sq. ft.

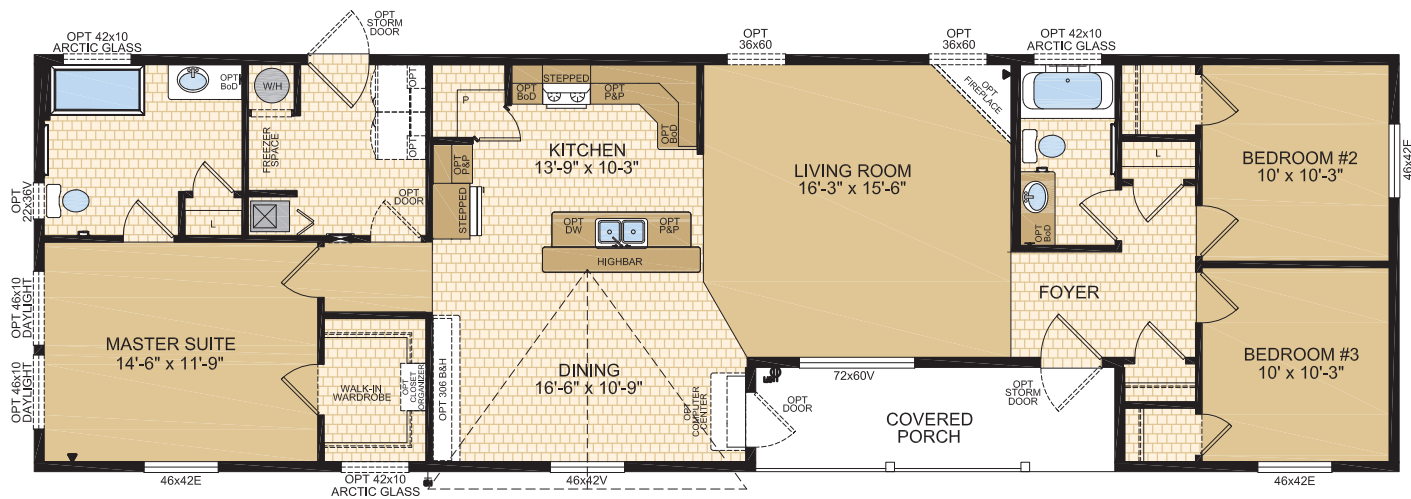


**ALLEGIANCE**  
Model 22491

3 Beds | 2 Baths | Porch  
22' x 72' ~ 1,584 sq. ft.

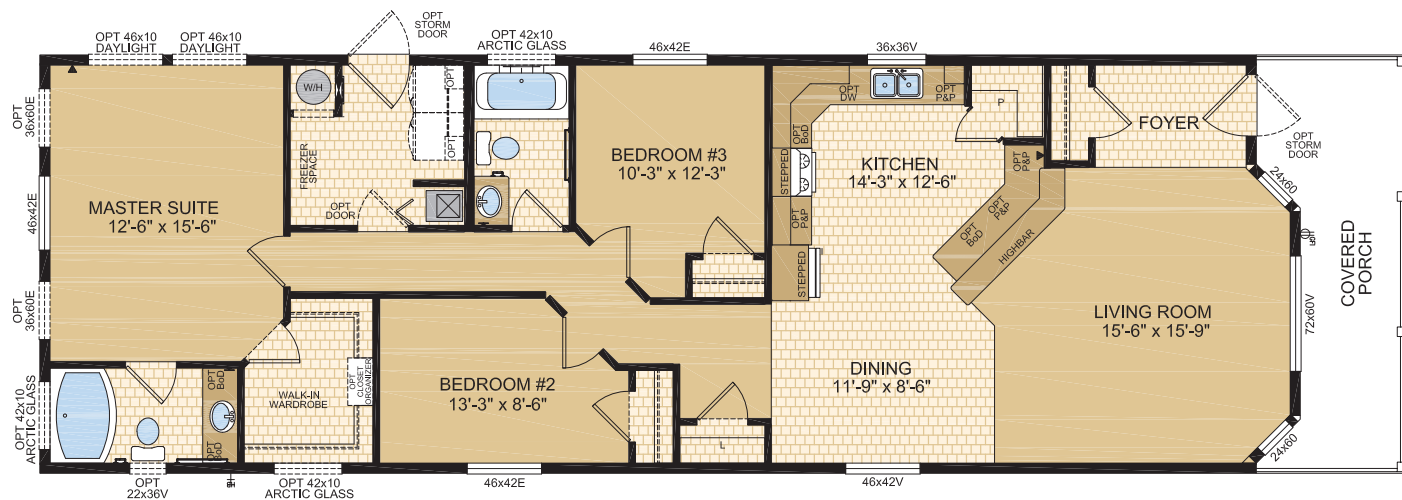


Options shown in image: Alys Front Door, Painted Smartboard Window Trim & Corners, Board & Batten, Stacked Stone, Additional Dormers, Tudor Columns, Artic Glass Window, 46x68v Transom Windows ILO 46x42v Windows in Bedroom #3 Dining & Master Suite.



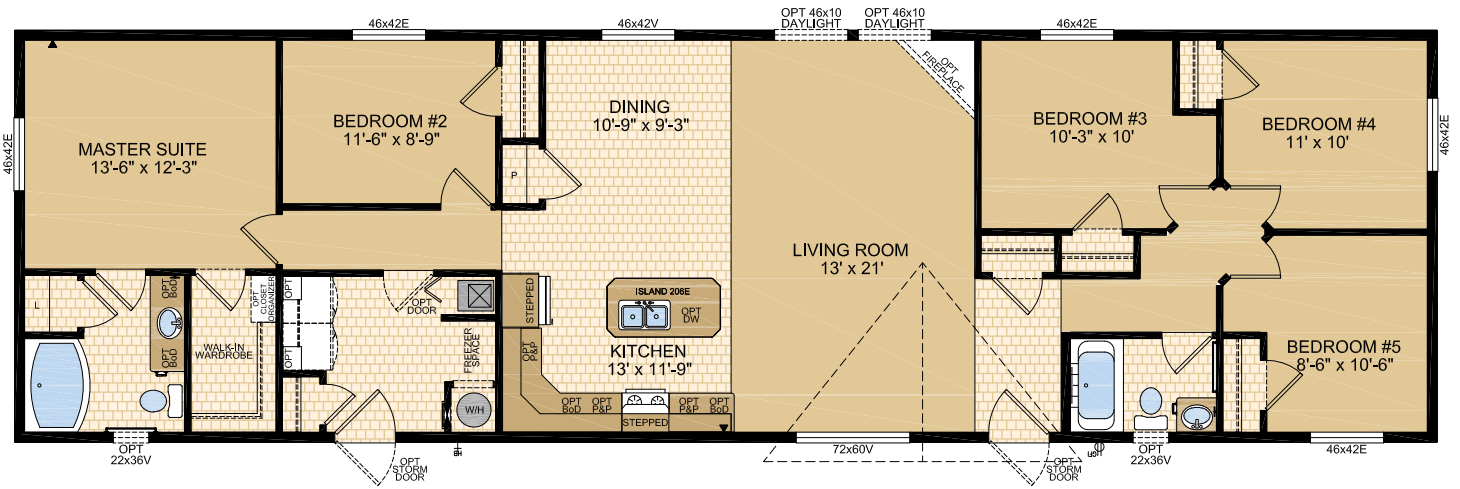
**HERITAGE**  
Model 22492

3 Beds | 2 Baths | Porch  
22' x 72' ~ 1,584 sq. ft.



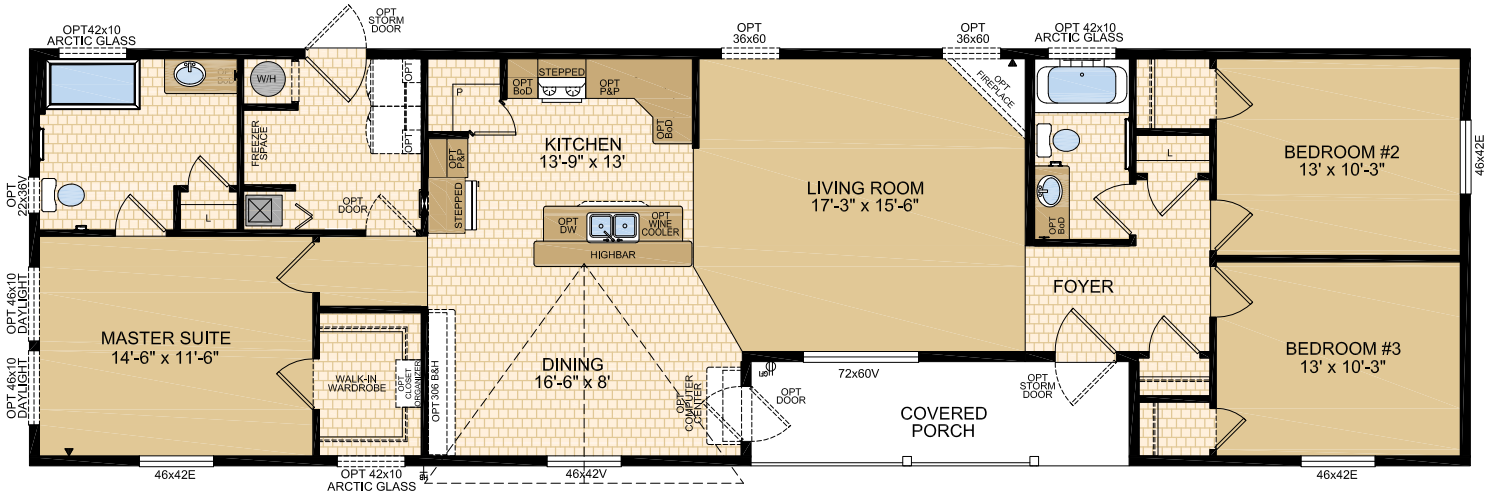
**WINCHESTER**  
Model 22555

5 Beds | 2 Baths  
22' x 76' ~ 1,672 sq. ft.



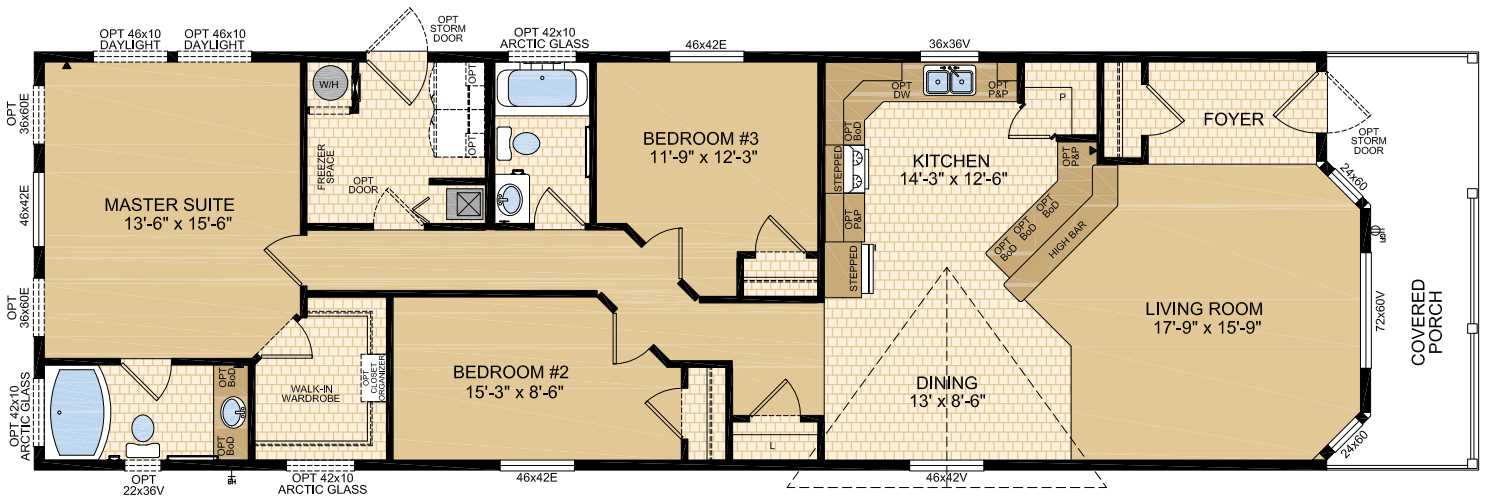
**CHADRON**  
Model 22591

3 Beds | 2 Baths | Porch  
22' x 76' ~ 1,672 sq. ft.



**ALLENTOWN**  
Model 22592

3 Beds | 2 Baths | Porch  
22' x 76' ~ 1,672 sq. ft.

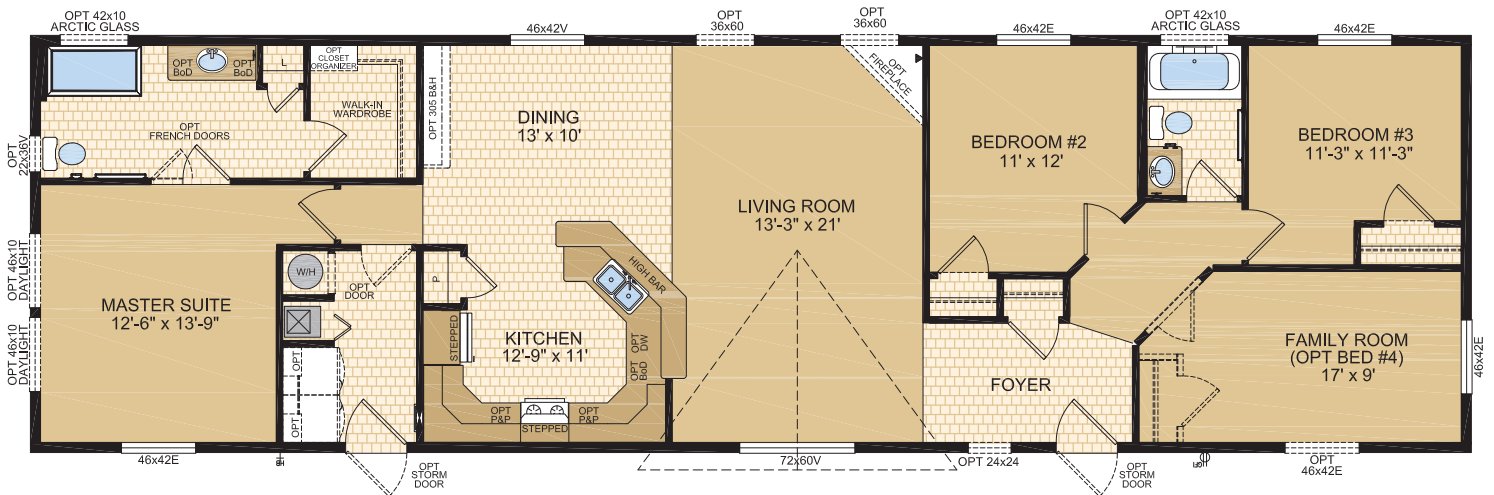


**TRENTON**  
Model 22594

3 Beds | 2 Baths | Family Room  
22' x 76' ~ 1,672 sq. ft.

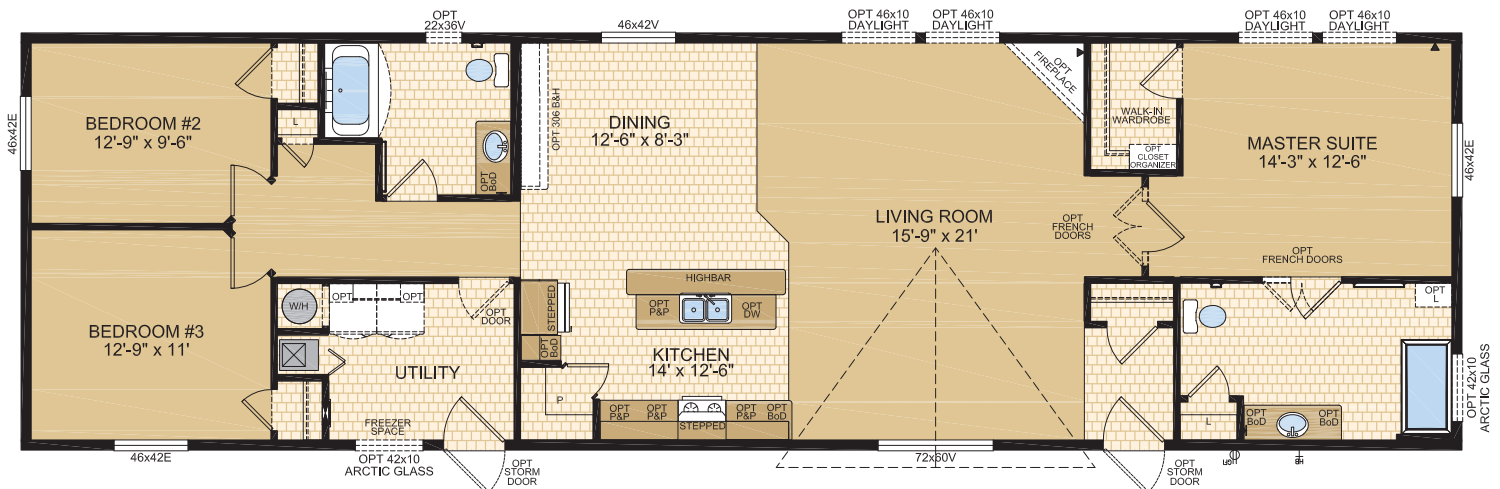


Options shown in image: Alys Front Door, 9-Lite Rear Door, Painted Smartboard Window Trim & Corner, Eyebrow Dormer, Caspian Columns on Hitch End, Painted Cement Board Siding.



**MONTICELLO**  
Model 22595

3 Beds | 2 Baths  
22' x 76' ~ 1,672 sq. ft.

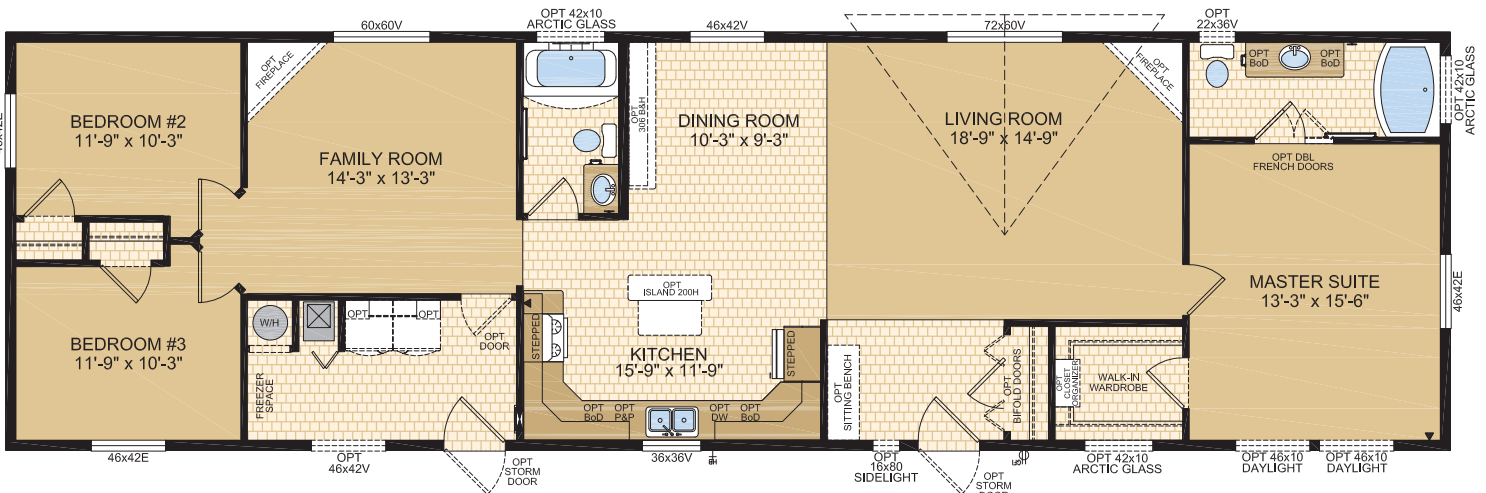


**WATERTOWN**  
Model 22596

3 Beds | 2 Baths | Family Room  
22' x 76' ~ 1,672 sq. ft.

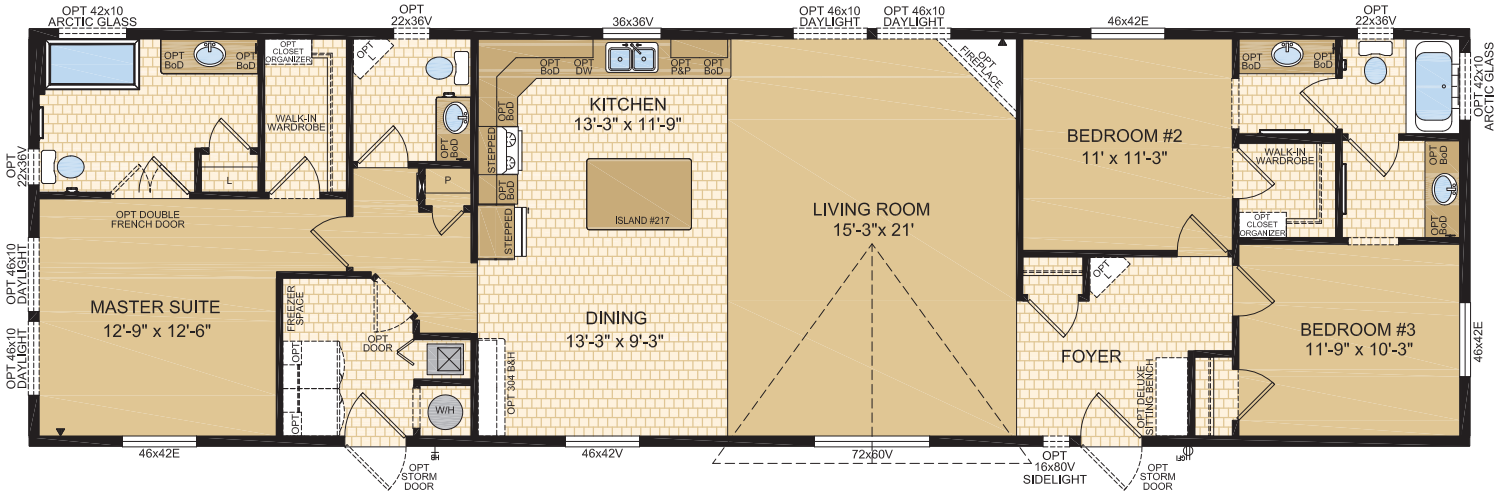


Options shown in image: Alys Front Door, 9-Lite Rear Door, Painted Smartboard Window Trim & Corner, Stacked Stone, Additional Dormer, Arctic Glass Windows, Daylight Windows, 16x80 Sidelight Window, Painted Cement Board Siding.



## BRADFORD Model 22597

3 Beds | 2.5 Baths  
22' x 76' ~ 1,672 sq. ft.

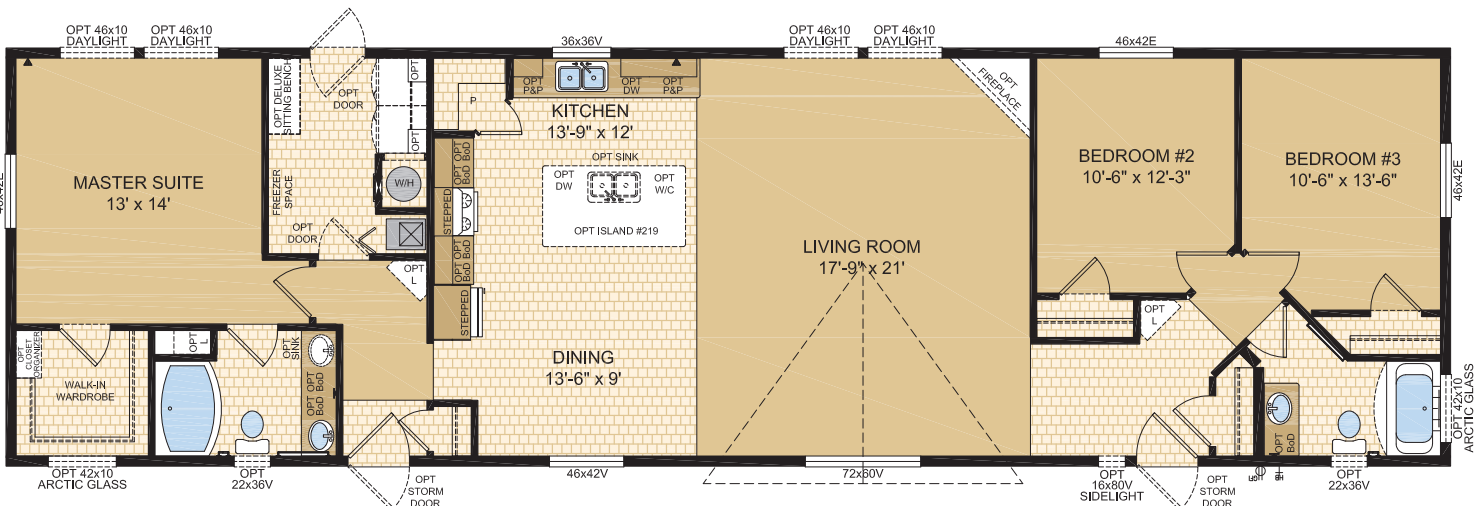


## BANBURY Model 22600

3 Beds | 2 Baths  
22' x 76' ~ 1,672 sq. ft.



Options shown in image: 9-Lite Exterior Doors, Painted Smartboard Window Trim, Eyebrow Dormer, Arctic Glass Windows, 16x80 Sidelight Window, Board & Batten, Tudor Columns, Bath Windows, 46x68v Transom Windows ILO 72x60v & 46x42v Windows.



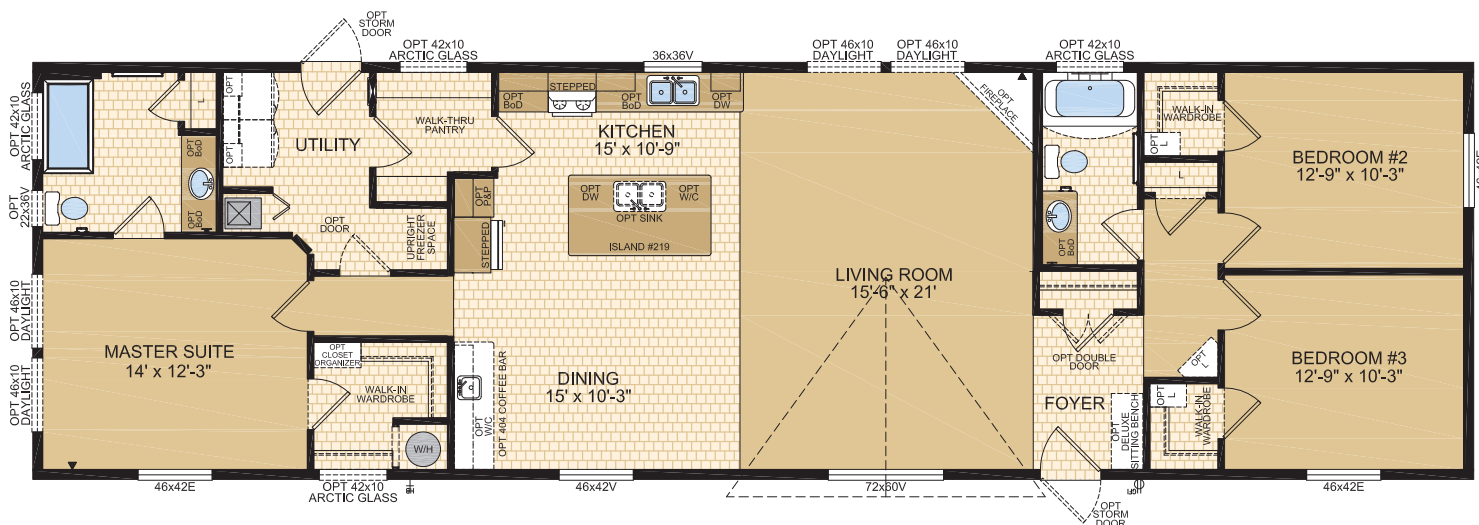


## YORK Model 22650

3 Beds | 2 Baths  
22' x 76' ~ 1,672 sq. ft.

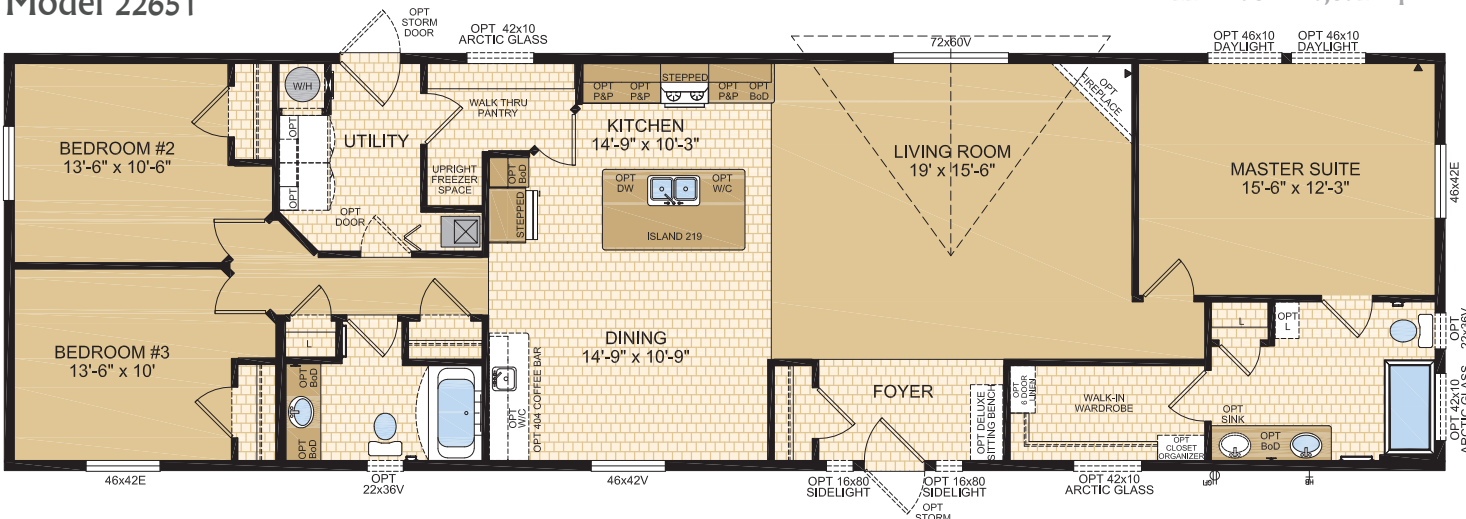


Options shown in image: Alys Front Door, Painted Smartboard Door & Window Trim & Corners, Eyebrow Dormers, Arctic Glass Window, Board & Batten, Olympic Columns, 46x68v Transom Window ILO 46x42v Window in Bedroom #2, Painted Cement Board Siding.



## EXETER Model 22651

3 Beds | 2 Baths  
22' x 76' ~ 1,672 sq. ft.

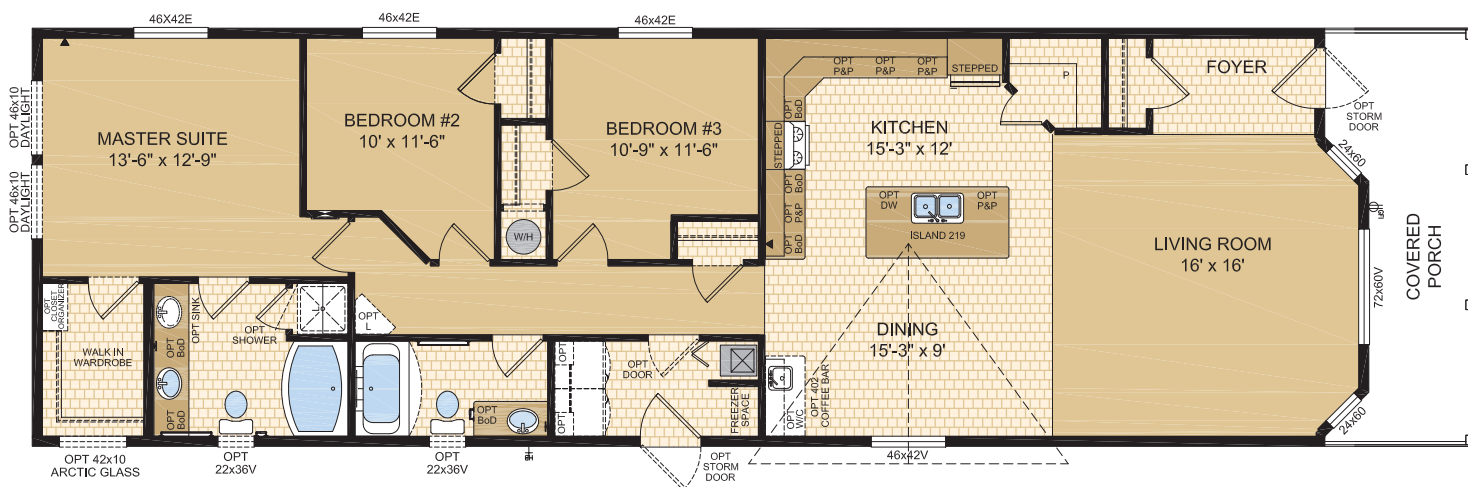


**WEXFORD**  
Model 22692

3 Beds | 2 Baths | Porch  
22' x 76' ~ 1,672 sq. ft.



Options shown in image: Alys Front Door, 9-Lite Rear Door, Painted Smartboard Window Trim & Corners, Eyebrow Dormer, Artic Glass Window, Board & Batten, Tudor Columns, Painted Cement Board Siding, Bath Windows, 2-30x60v Windows ILO 46x42v.



## 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	Engineered open web truss @ 16" o.c. 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)	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

Spacious Baths	
Tile	Single row w/metal tile edging
Fixtures	One-piece quality fiberglass oval tub & shower unit - ensuite One-piece quality fiberglass tub & shower unit - main bath 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

Tasteful Interiors	
Flooring	Carpet in living room, family room, den, hallway & all bedrooms 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 will have privacy set.
Closets	Solid white shelving
Wall Finish	Decorative 1/2" vinyl on gyproc (VOG) Battens on joints
Moulding <sup>1</sup>	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 -
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)

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

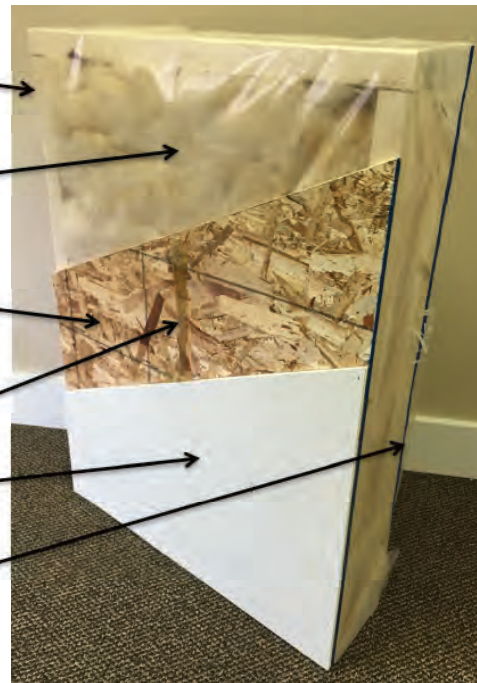
R22 INSULATION WITH 6 MIL POLY (ZONES 6 TO 8 UNDER 9.36 ENERGY CODE)

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 TO OSB USING ALPHA GLUE SYSTEM

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



*"We surpass the competition!"*



Follow us:

