

# BELLA VISTA

the smart choice for

**VALUE** in

**MODULAR HOMES**



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**MODULAR HOMES**

## Floor Plan Index

BELLAVISTA® SERIES	28'-0" WIDE	XL OPTION	AREA
ASPEN	27'4 X 36'	29'8 X 36'	984 / 1068
ALDER	27'4 X 36/40'	29'8 X 36/40'	1039 / 1127
EVERGREEN	27'4 X 44'	29'8 X 44'	1203 / 1305
BIRCH	27'4 X 48'	29'8 X 48'	1312 / 1424
BEECH	27'4 X 52'	29'8 X 52'	1421 / 1543
CEDAR	27'4 X 52'	29'8 X 52'	1421 / 1543
CHESTNUT	27'4 X 52'	29'8 X 52'	1421 / 1543
CAMELLIA	27'4 X 56'	29'8 X 56'	1531 / 1661
CYPRESS	27'4 X 58'	29'8 X 58'	1585 / 1721
HAZEL	27'4 X 60'	29'8 X 60'	1640 / 1780
HEMLOCK	27'4 X 60'	29'8 X 60'	1640 / 1780
OLEANDER	27'4 X 60'	29'8 X 60'	1640 / 1780
IRONWOOD	27'4 X 64'	29'8 X 64'	1749 / 1899
JOSHUA	27'4 X 64'	29'8 X 64'	1749 / 1899
JUNIPER	27'4 X 64'	29'8 X 64'	1749 / 1899
LAUREL	27'4 X 64'	29'8 X 64'	1749 / 1899
MAPLE	27'4 X 64'	29'8 X 64'	1749 / 1899
POPLAR	27'4 X 68'	29'8 X 68'	1859 / 2017
REDWOOD	27'4 X 72'	29'8 X 72'	1968 / 2136
SEQUOIA	27'4 X 76'	29'8 X 76'	2077 / 2255
SUGARBERRY	27'4 X 76'	29'8 X 76'	2077 / 2255
TAMARACK	27'4 X 76'	29'8 X 76'	2077 / 2255
WILLOW	27'4 X 76'	29'8 X 76'	2077 / 2255
SHERMAN	27'4 X 60', 13'8 X 27'4	29'8 X 60', 14'10 X 29'8	2014 / 2220
ADAMS	39'6 X 60	N/A	2370

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# Standard features



## CONSTRUCTION

- \* 3/12 Roof Pitch - 40# Roof Load
- \* R-19 Batt Insulation - Ext. Wall Insulation
- \* R-40 Blown Insulation - Roof/Ceiling
- \* Perimeter Insulation in Floor Cavity
  - \* 8' Sidewalls (w/ Flat Ceilings)
- \* Insulated Door/Window Headers
  - \* 2x10 Floor Jost 16" o.c.
- \* 11-7/8" Marriage Line LVL w/ Inline Heat Duct
  - \* T&G OSB Floor Decking
- \* 2x6 Exterior Wall Framing (Double Top Plate)-16" o.c.
  - \* 7/16" OSB Ext. Wall Sheathing (Typical)
  - \* House Wrap Siding Underlayment
    - \* 4" Dutch Lap Vinyl Siding
    - \* Architectural Shingles
    - \* 12" Overhang

## INTERIOR WALLS/ CEILING

- \* 2x4 Interior Walls
- \* Orange Peel - Interior Drywall Texture
  - \* 1/2" Drywall Walls
  - \* 5/8" Drywall Ceilings
- \* Primed and Painted Interior Walls and Ceilings
  - \* 2 Panel White Painted Interior Doors
    - \* White Painted Base & Case
    - \* Nickel Interior Door Knobs
  - \* Window Blinds (White) - Throughout

## CABINETY & COUNTERS

- \* Kensington Maple Mocha or Kensington Dusk Cabinets
  - \* Stained Wood Stiles & Face Frames
- \* Crown Molding on Overhead Cabinets
  - \* Laminate Counter Tops / Edge

## HVAC

- \* Gas Furnace & Duct Work Installed
- \* Perimeter Heat System w/ Floor Registers
  - \* Indirect Return Air

## WINDOW / EXTERIOR DOORS

- \* Vinyl - Single Hung White Low-E Windows
- \* 36" x 80" 6-Panel Fiberglass - White - Front/Rear Door w/ Nickel Knob & Deadbolt

## ELECTRICAL

- \* 200 Amp Electric Service w/ 40 spaces
- \* Smoke Alarms/CO2 Detection w/ Battery Back-up
- \* (2) Weather Resistant Exterior GFIs (Front/Rear)
- \* Nickel Trimmed Surface Mount Lights- Throughout
  - \* Nail-on Electrical Boxes

## KITCHEN

- \* 6" Tile Backsplash
- \* 18.2 C.F. Frost Free Double Door Refrigerator-White
- \* 30" Freestanding Electric, Self-Clean Range -White
- \* 30" Lighted Range Hood w/Recirculating Vent - White
  - \* 2 Cycle Dishwasher (White)
  - \* Double Bowl Stainless Steel Top-Mount Sink
    - \* Dual Lever Faucet w/Spray - Nickel
- \* 16" x 16" Glue-Down Resilient Vinyl Tile Flooring (Brick Pattern)
- \* (1) Light over Sink, (1) Light Centered in Kitchen
  - \* Pendant Light - Dining & Morning Rooms

## BATHROOM

- \* 6" Tile Backsplash
- \* Bathroom 2-Bulb Vanity Light
  - \* Low Flow Stools - White
  - \* White China Lavs - Dual Lever Nickel Faucets
- \* 1-Piece Fiberglass (White) Tub/Shower in Main Bath
- \* Fan/Light Combination (Separate Switch) in Ceiling
- \* 16" x 16" Glue-Down Resilient Vinyl Tile Flooring (Brick Pattern)
  - \* Designer Mirror Trim

## UTILITY

- \* Laundry Overhead Shelf
- \* 40 Gallon Electric Water Heater
  - \* 1 - Exterior Hydrant (Rear)
- \* 16" x 16" Glue-Down Resilient Vinyl Tile Flooring (Brick Pattern)

## OTHER ROOM FLOORING

- \* Level 1 Shaw Carpet w/6# Rebond Carpet Pad
- \* 16" x 16" Glue-Down Resilient Vinyl Tile Flooring (Brick Pattern)

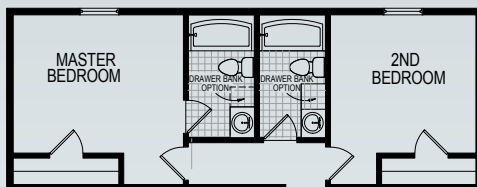




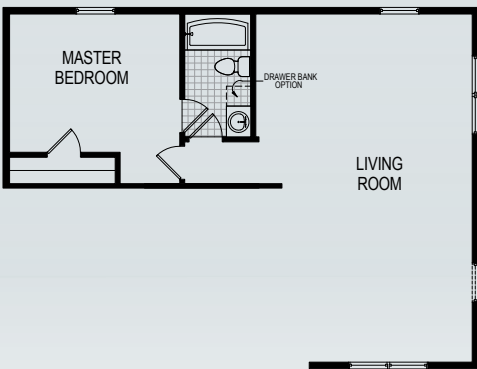
984 / 1068 Sq. Ft.

If you are looking for a smaller home that offers an open living area and maximizes the use of every inch, the Aspen plan is a great solution. With one and two bedroom alternates available, you are able to choose the floor plan which suits the needs of your family.

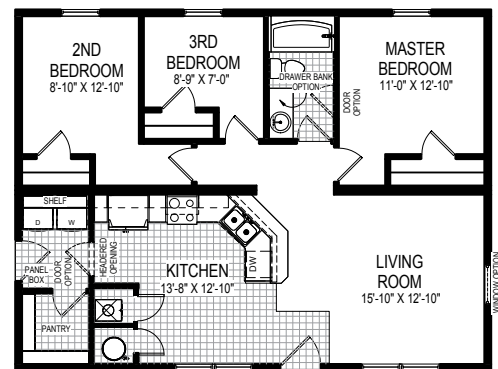
# Aspen



ALTERNATE TWO BEDROOM LAYOUT

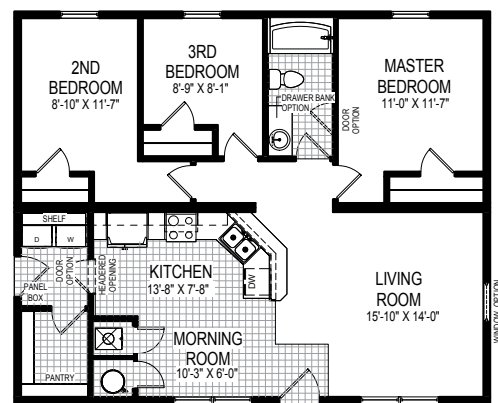


ALTERNATE ONE BEDROOM LAYOUT



SLIDING GLASS DOOR OPTION  
DOUBLE BOX BAY OPTION

984 Sq. Ft.  
27'4" x 36'0"



SLIDING GLASS DOOR OPTION  
DOUBLE BOX BAY OPTION

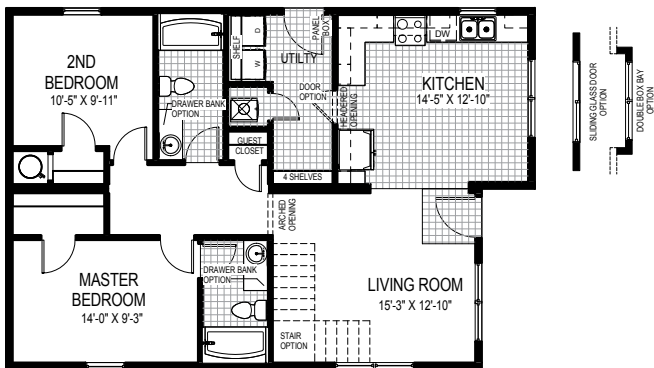
1068 Sq. Ft.  
29'8" x 36'0"



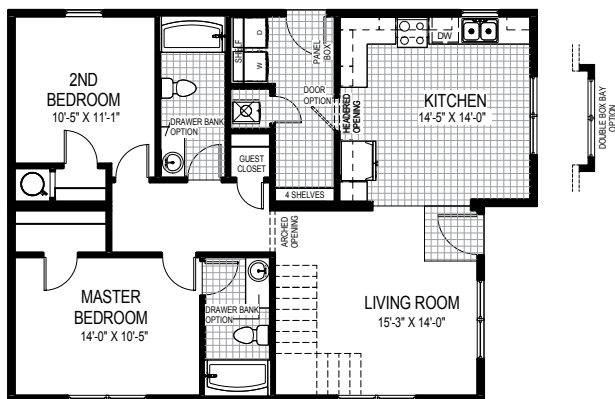
1039 / 1127 Sq. Ft.

# Alder

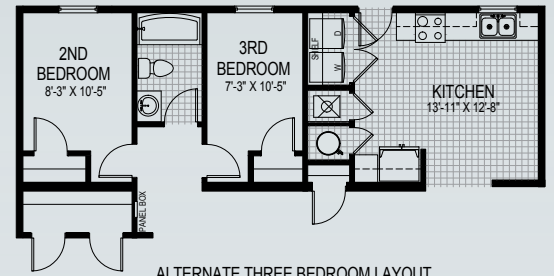
The Alder is a smaller home, yet offers just as many amenities as one of a larger footprint. For instance, a large open kitchen with a dining nook, a master bedroom with its own master bath, as well as a full utility room. An option for a third bedroom is also available.



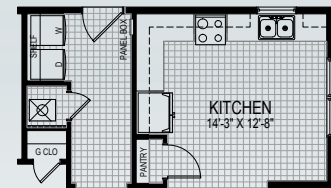
1039 Sq. Ft.  
27'4" x 36'0"/40'0"



1127 Sq. Ft.  
29'8" x 36'0"/40'0"



ALTERNATE THREE BEDROOM LAYOUT



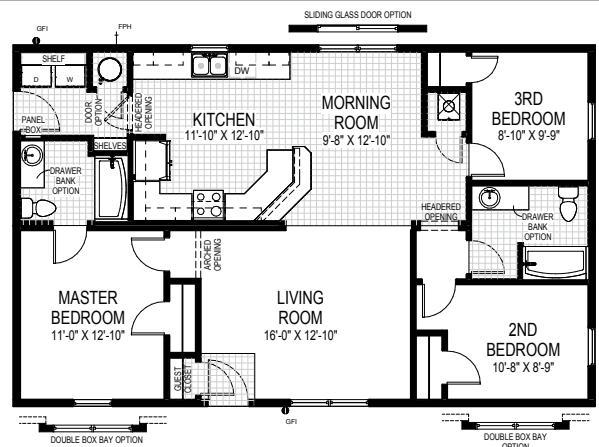
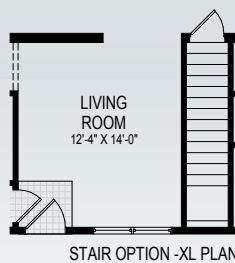
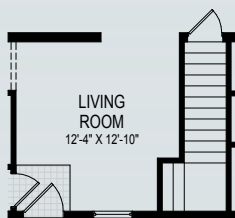
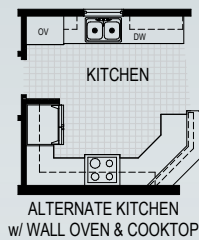
ALTERNATE KITCHEN LAYOUT



1203 / 1305 Sq. Ft.

The Evergreen model enables you to get the most out of every square foot. Boasting three moderately-sized bedrooms in a little over 1200 square foot of space. With a large kitchen and open floor plan, this home can be accented further by adding vaulted ceilings.

# Evergreen



1203 Sq. Ft.  
27'4" x 44'0"



1305 Sq. Ft.  
29'8" x 44'0"

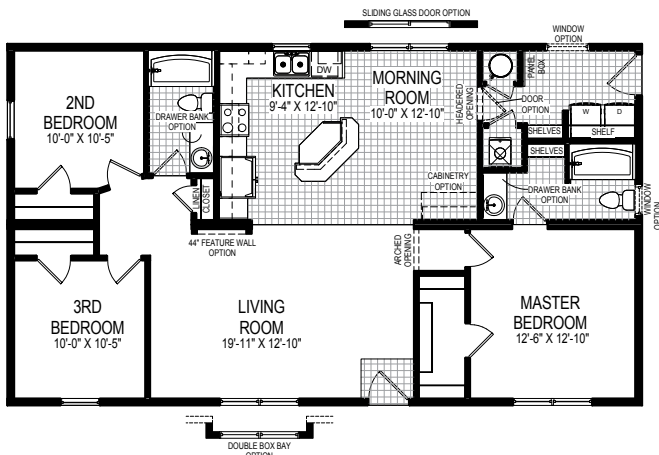




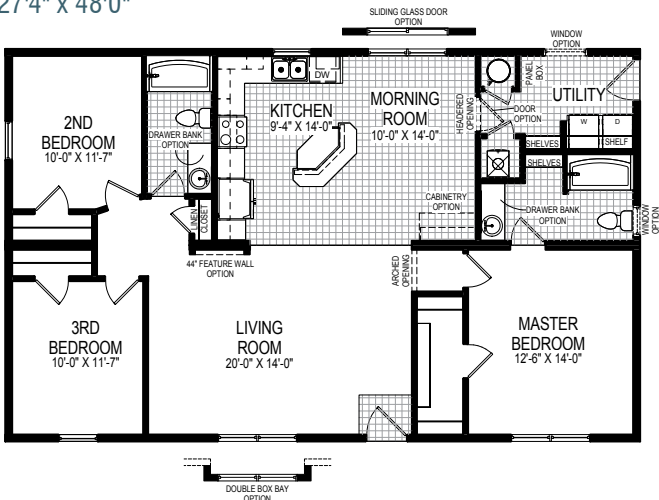
1312 / 1424 Sq. Ft.

# Birch

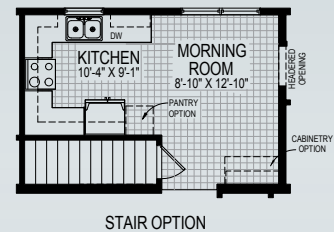
At only 48 feet long, the Birch offers an open floor plan with generously-sized bedrooms. The kitchen, morning room, and living room all merge together to provide one open area. One can add our vaulted ceiling option to make this space seem even more grand.



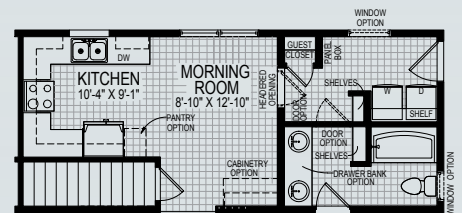
1312 Sq. Ft.  
27'4" x 48'0"



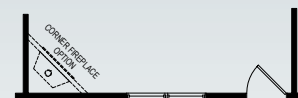
1424 Sq. Ft.  
29'8" x 48'-0"



STAIR OPTION



W/H & FURNACE IN BASEMENT  
w/STAIR OPTION

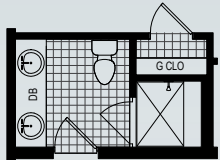




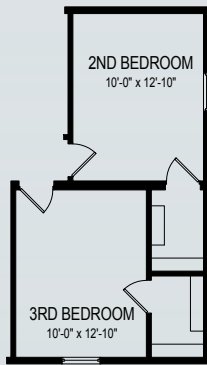
1421 / 1543 Sq. Ft.

If the home you're searching for requires an open floor plan with a large living room and walk-in closets in every bedroom, the Beech floor plan will suit you perfectly. Featuring a walk-in pantry and large center island, this kitchen can pack all the amenities you desire.

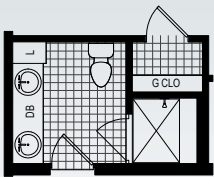
# Beech



ALTERNATE MASTER BATH  
48" x 48" TILE SHOWER W/SEAT



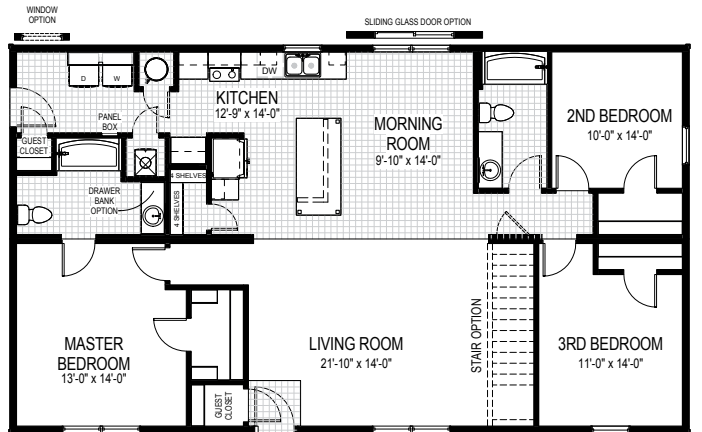
ALTERNATE CLOSET LAYOUT  
2ND & 3RD BEDROOM



ALTERNATE MASTER BATH  
48" x 48" TILE SHOWER w/ SEAT  
XL FLOOR PLAN



1421 Sq. Ft.  
27'4" x 52'0"



1543 Sq. Ft.  
29'8" x 52'0"

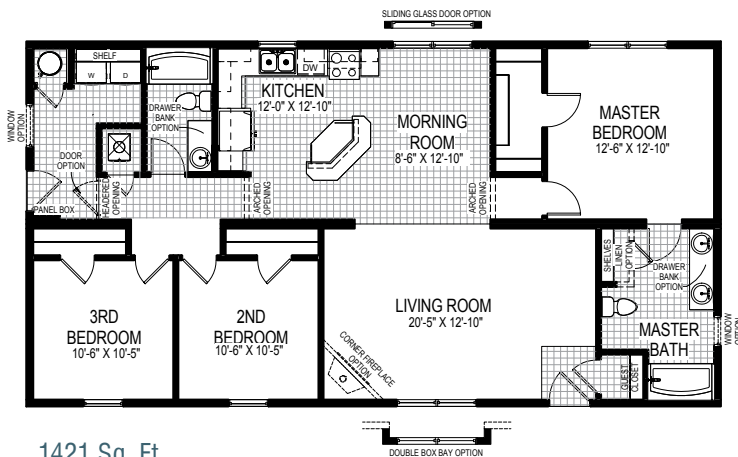




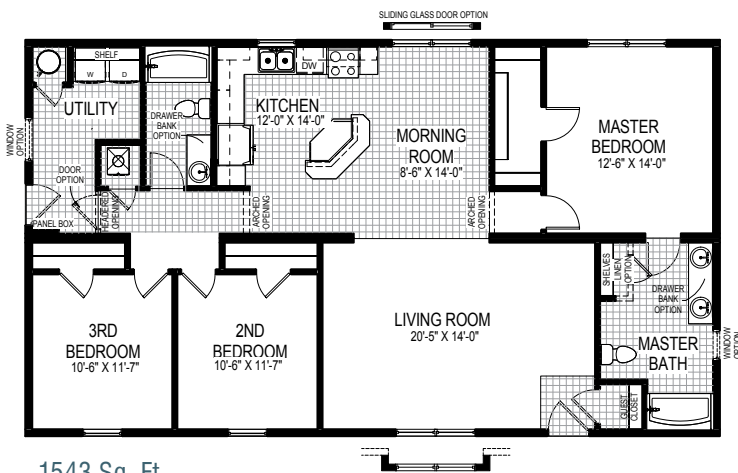
1421 / 1543 Sq. Ft.

# Cedar

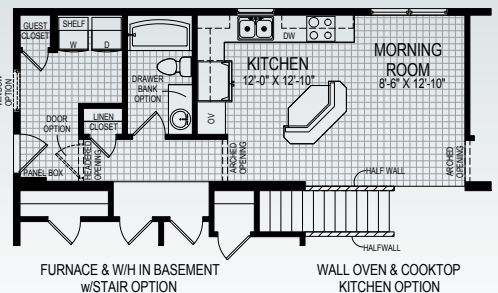
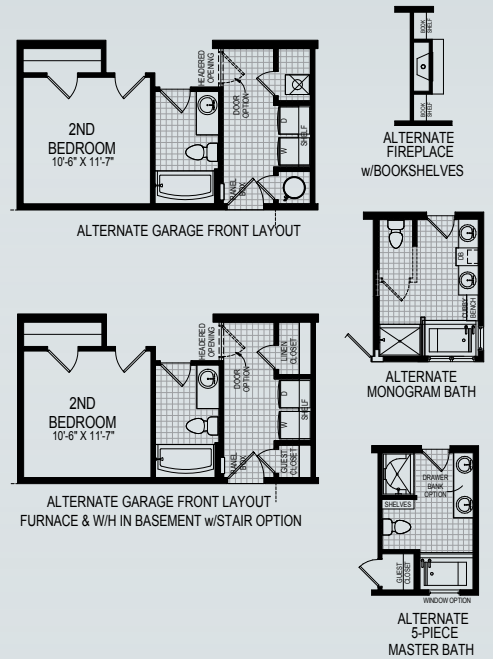
One of the most popular smaller floor plans, the Cedar offers large living while maintaining a small footprint. The expansive master bedroom gives way to a master bathroom suite, with options to upgrade to a 5 piece or Monogram bath to suit your individual style.



1421 Sq. Ft.  
27'4" x 52'0"



1543 Sq. Ft.  
29'8" x 52'0"

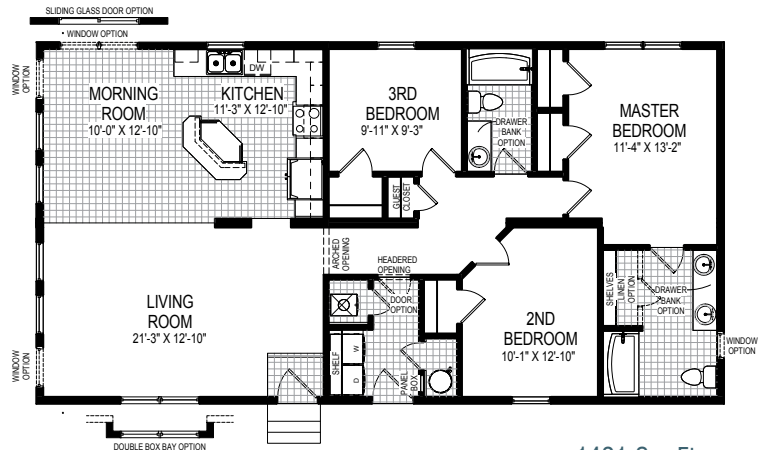
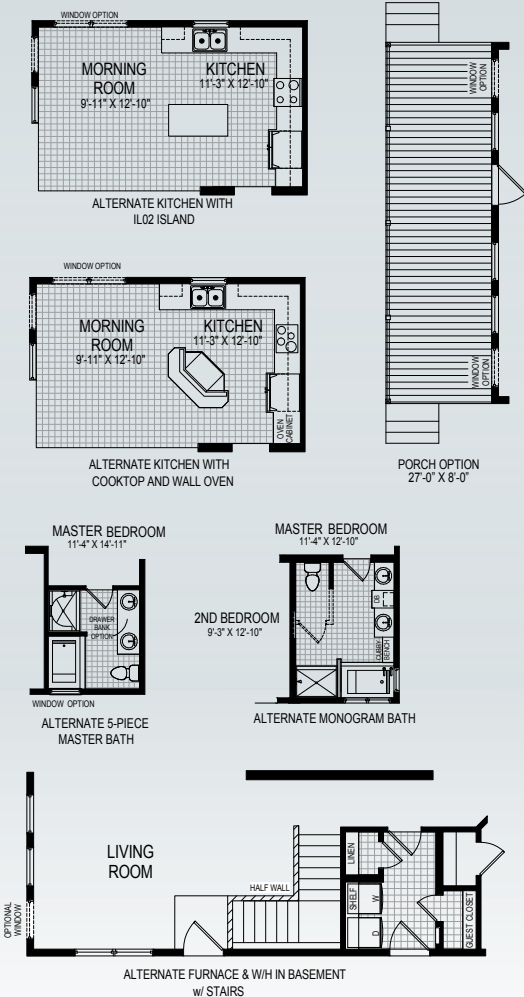




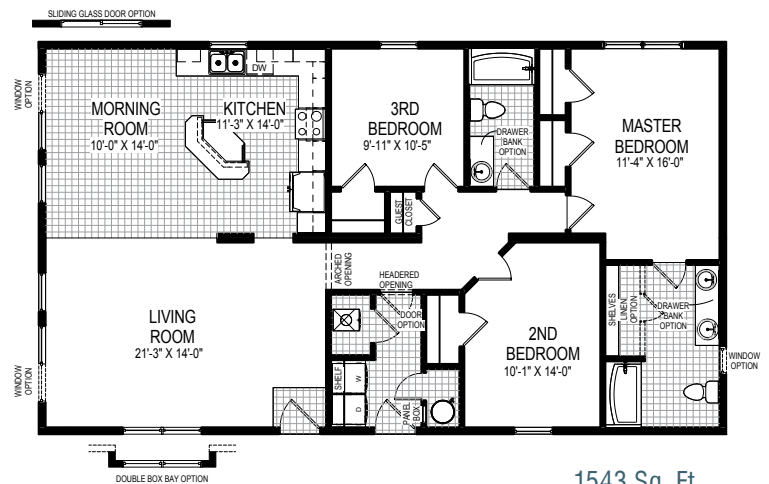
1421 / 1543 Sq. Ft.

If you're looking for a medium-sized floor plan which focuses on a great exterior view, the Chestnut floor plan is it. Add the porch option with windows or custom prow end option and create a cozy front porch.

# Chestnut



1421 Sq. Ft.  
27'4" x 52'0"



1543 Sq. Ft.  
29'8" x 52'0"

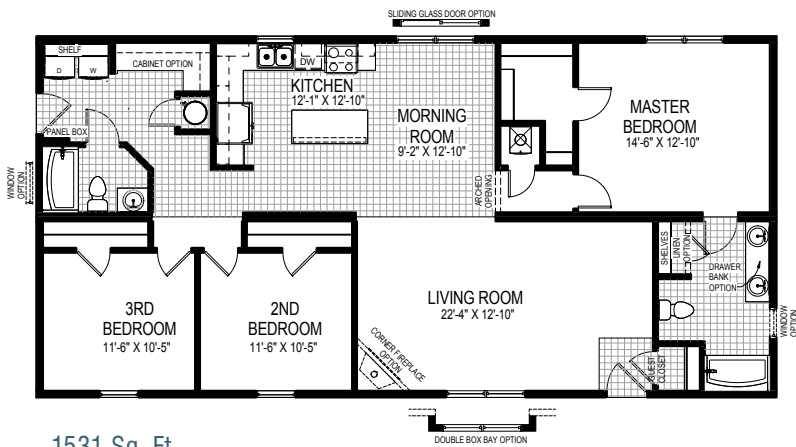




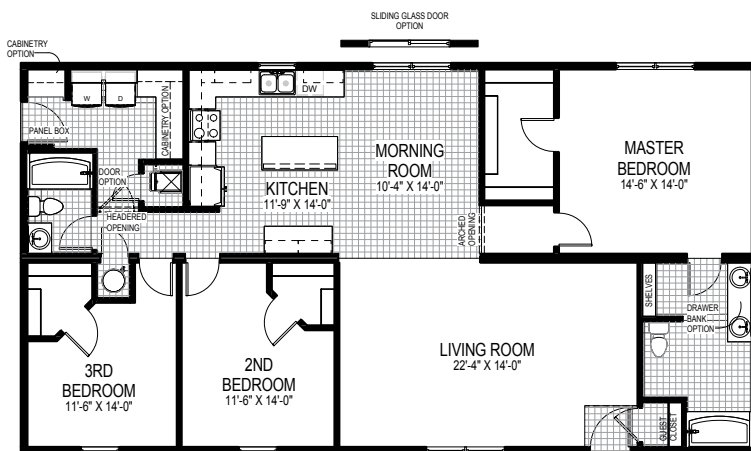
1531 / 1661 Sq. Ft.

# Camellia

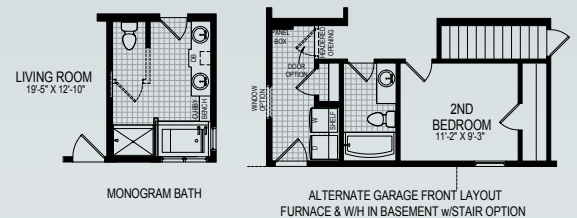
If you are looking for a floor plan which allows you to take full advantage of kitchen and dining space, look no further. With an equally impressive master bedroom suite and numerous options for a front or side garage, this model makes for an impressive home.



1531 Sq. Ft.  
27'4" x 56'0"

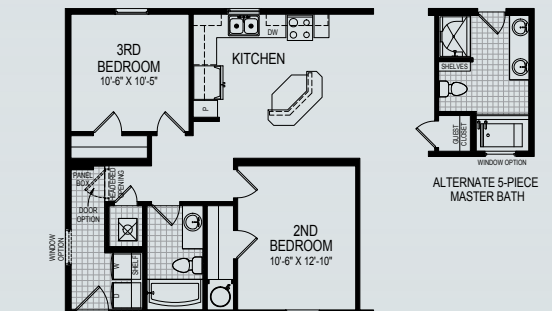


1661 Sq. Ft.  
29'8" x 56'0"



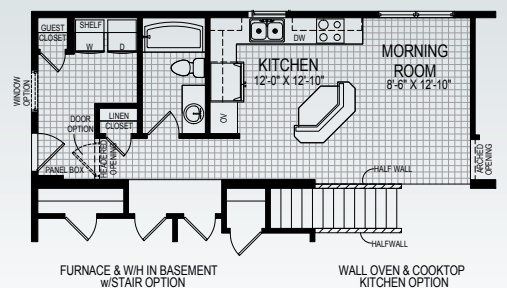
MONOGRAM BATH

ALTERNATE GARAGE FRONT LAYOUT  
FURNACE & WH IN BASEMENT w/STAIR OPTION



ALTERNATE GARAGE FRONT LAYOUT

ALTERNATE 5-PIECE  
MASTER BATH



FURNACE & WH IN BASEMENT  
w/STAIR OPTION

WALL OVEN & COOKTOP  
KITCHEN OPTION

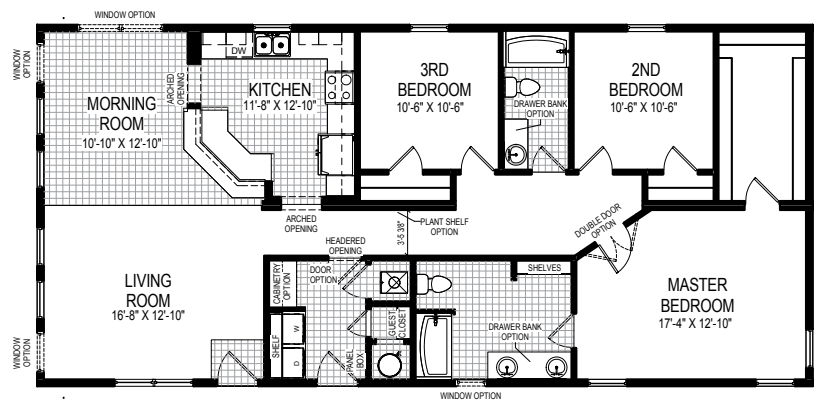
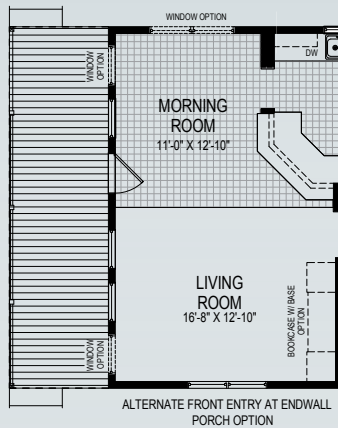




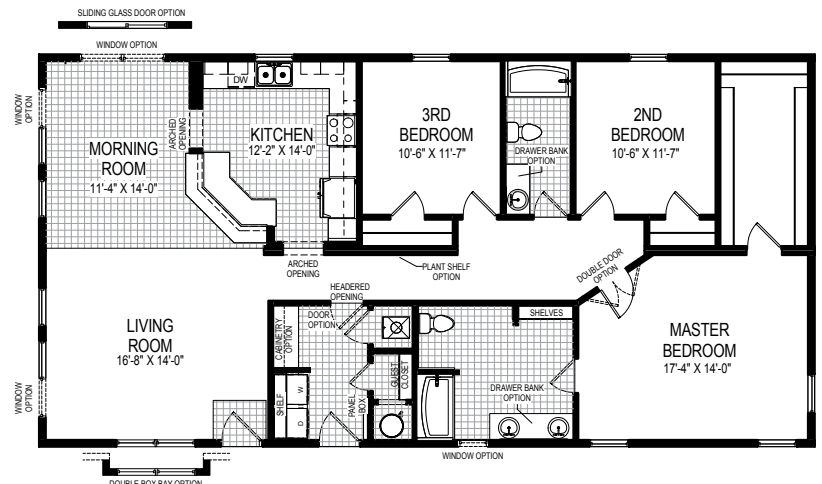
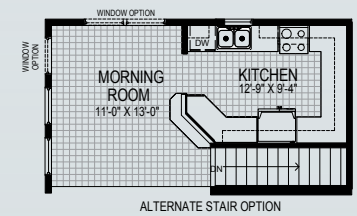
1585 / 1721 Sq. Ft.

A slightly larger version of the Chestnut, the Cypress floor plan offers the perfect solution for focused views from the front room. Add trapezoid transom windows and a front door to the porch option for an elegant touch. A large master suite is an added bonus to this plan.

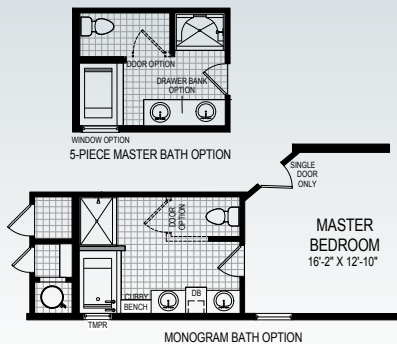
# Cypress



1585 Sq. Ft.  
27'4" x 58'0"



1721 Sq. Ft.  
29'8" x 58'0"

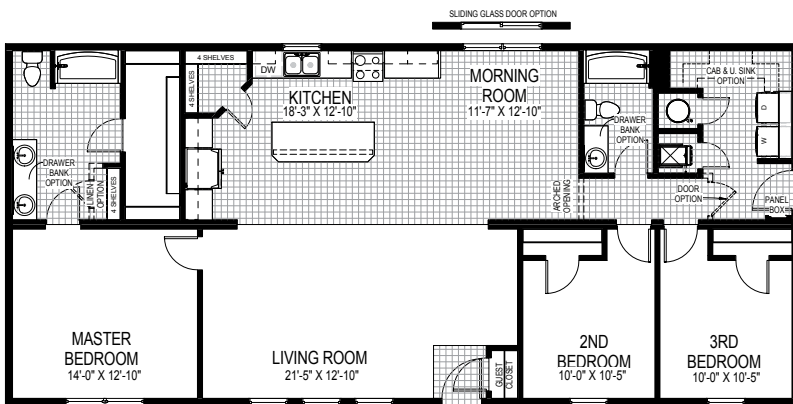




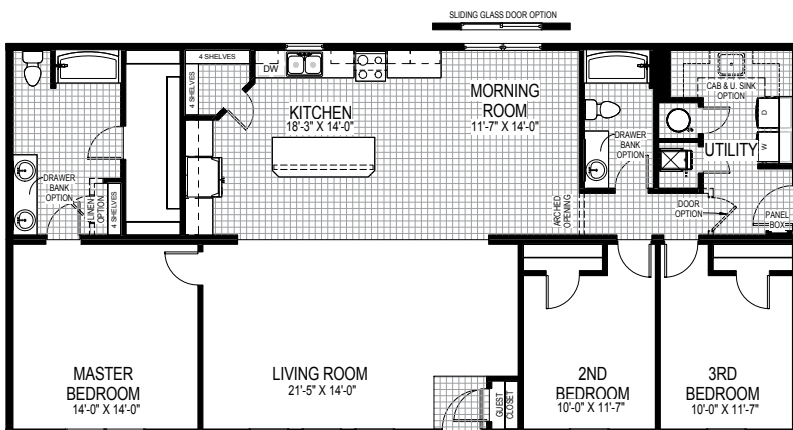
1640 / 1780 Sq. Ft.

# Hazel

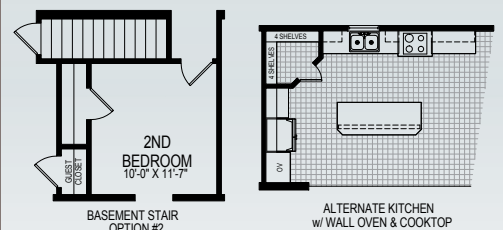
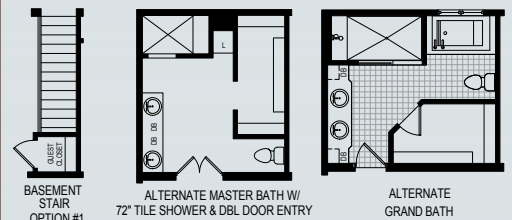
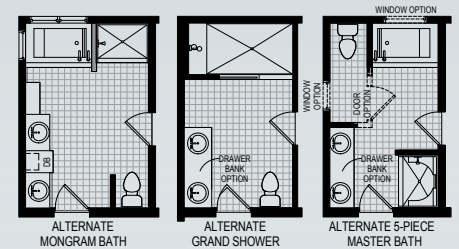
The Hazel floor plan provides a great amount of open space amongst the kitchen, morning room, and living room. This plan also allows for a variety of alternate master bath configurations and lends itself well to adding a 7/12 or 9/12 attic option.



1640 Sq. Ft.  
27'4" x 60'0"



1780 Sq. Ft.  
29'8" x 60'0"



ALTERNATE 2ND & 3RD BEDROOM LAYOUT  
w/ GUEST CLOSET & LINEN CLOSET

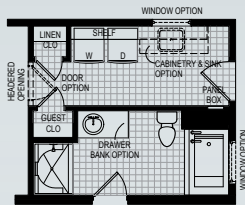




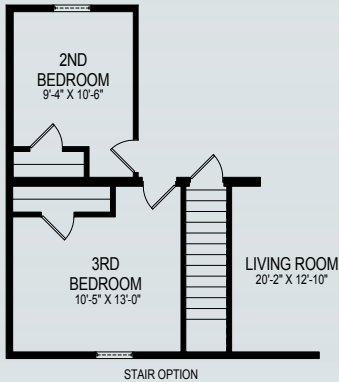
1640 / 1780 Sq. Ft.

Although modest, this specialized floor plan offers everything a person needs. All bedrooms have walk-in closets, the kitchen provides a great central focus for the open floor plan, and the morning room has great potential for adding a sliding glass door to a future patio space.

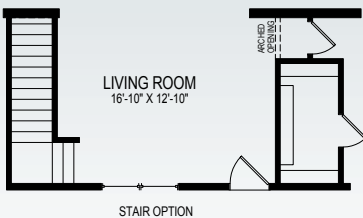
# Hemlock



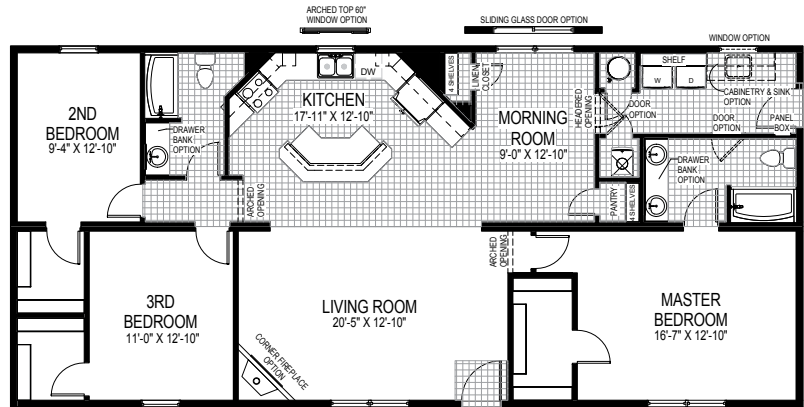
ALTERNATE MASTER BATH  
w/ FURN & WH IN BASEMENT



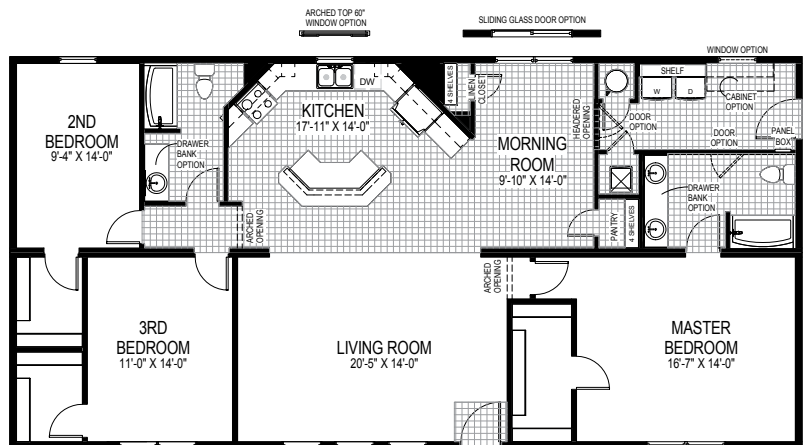
STAIR OPTION



STAIR OPTION



1640 Sq. Ft.  
27'4" x 60'0"



1780 Sq. Ft.  
29'8" x 60'0"

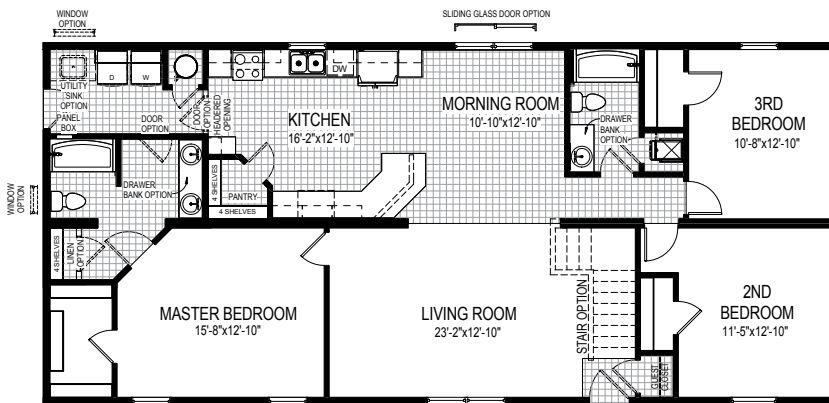




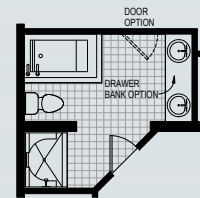
1640 / 1780 Sq. Ft.

# Oleander

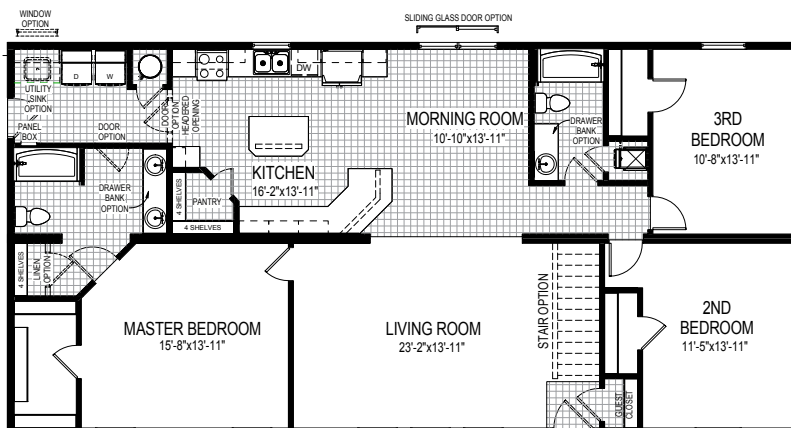
The Oleander plan is often requested due to the proximity of the master bedroom and bathroom to the optional garage location. With privacy from the second and third bedrooms, the master becomes it's own private retreat.



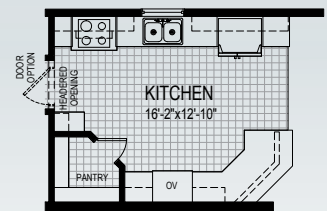
1640 Sq. Ft.  
27'4" x 60'0"



ALTERNATE 5 PIECE  
MASTER BATH



1780 Sq. Ft.  
29'8" x 60'0"



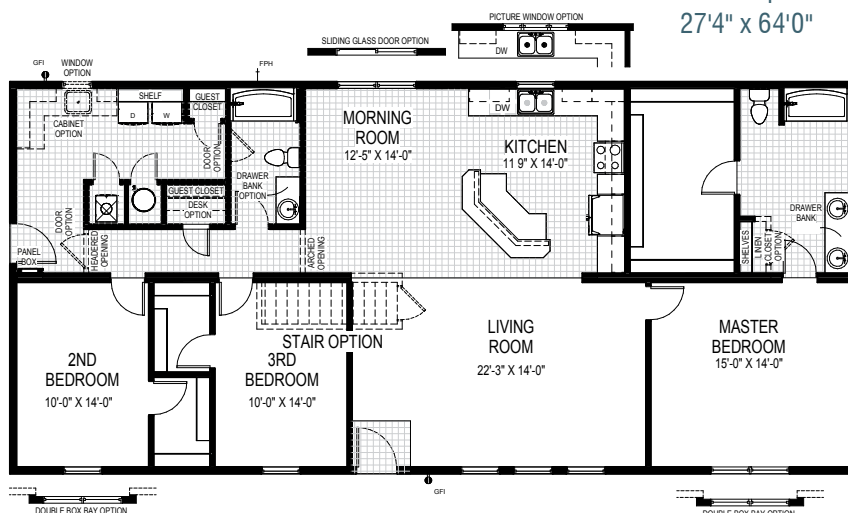
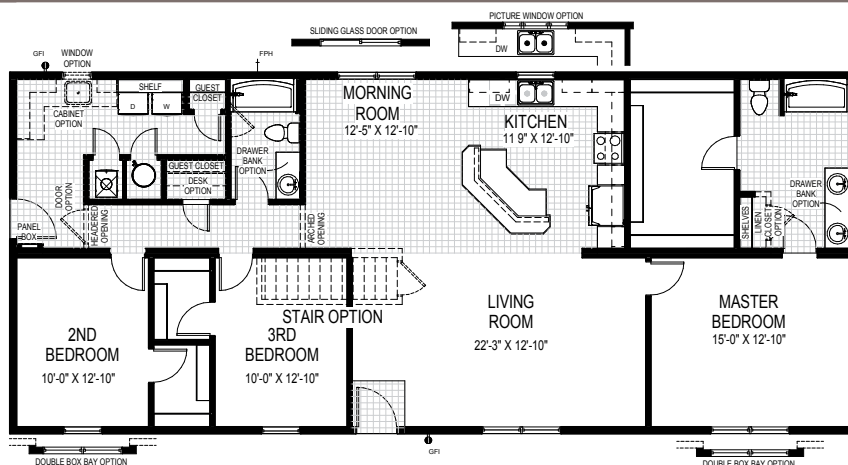
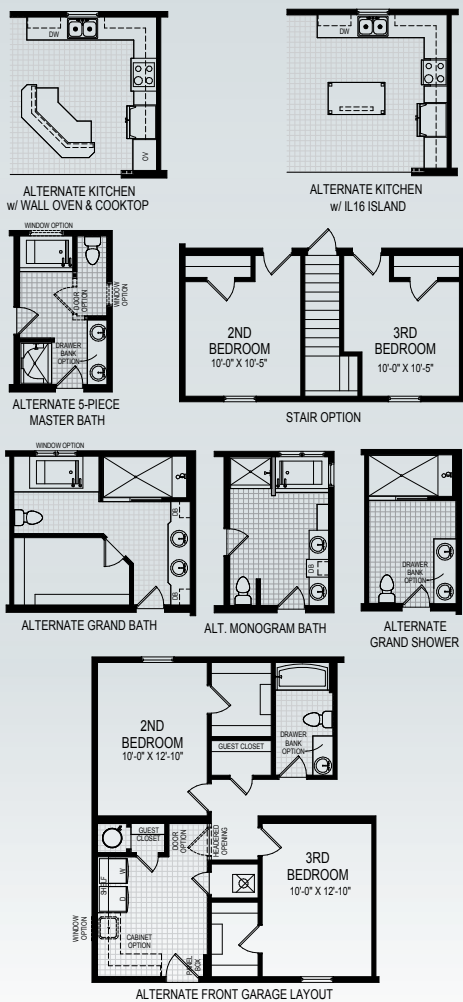
ALTERNATE KITCHEN  
WALL OVEN & COOKTOP



1749 / 1899 Sq. Ft.

At a modest 64'-0", the Ironwood floor plan packs function with formality. With three bedrooms, two baths, and a large living room, your family is sure to have enough space. The generous master bedroom, closet, and bath is an added bonus to this floor plan.

# Ironwood



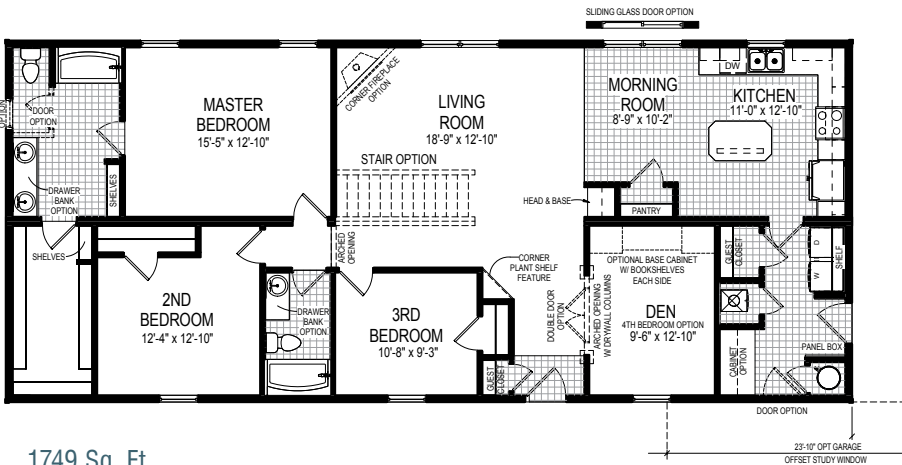




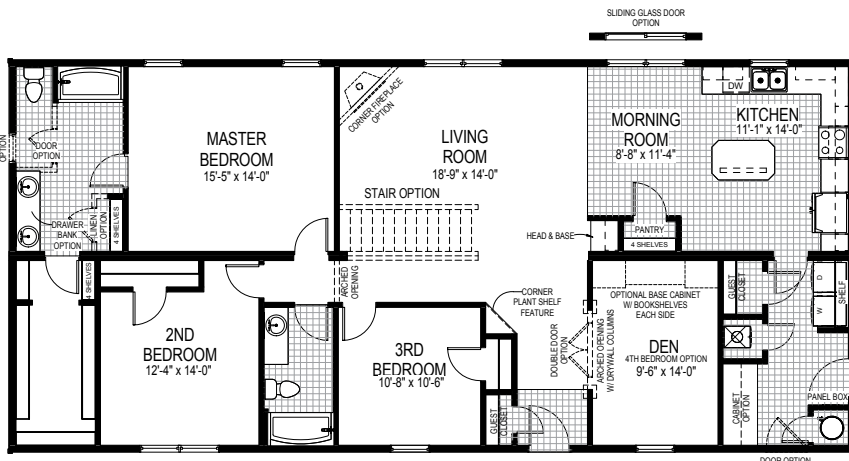
1749 / 1899 Sq. Ft.

# Joshua

Shown above with a 9/12 cape cod roof, imagine the possibilities for this floor plan. With the social areas of the home to one side and the private bedrooms on the other, this home offers a centralized living room, bonus den area (possible fourth bedroom), and a generous master suite.



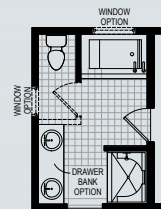
1749 Sq. Ft.  
27'4" x 64'0"



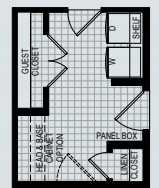
1899 Sq. Ft.  
29'8" x 64'0"



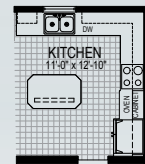
MONOGRAM BATH OPTION



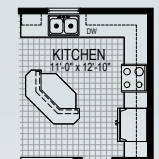
ALTERNATE 5-PIECE MASTER BATH



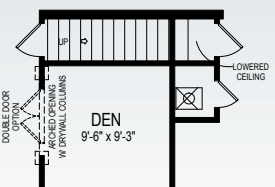
ALTERNATE FURNACE & WIN IN BASEMENT



ALTERNATE KITCHEN LAYOUT w/ WALL OVEN AND COOKTOP



ALTERNATE KITCHEN LAYOUT w/ ISLAND ILR04



ALTERNATE CAPE COD STAIR

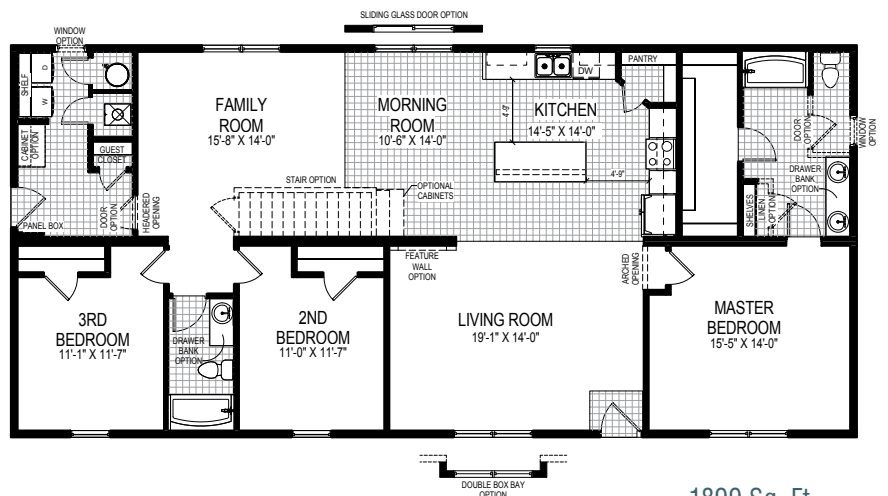
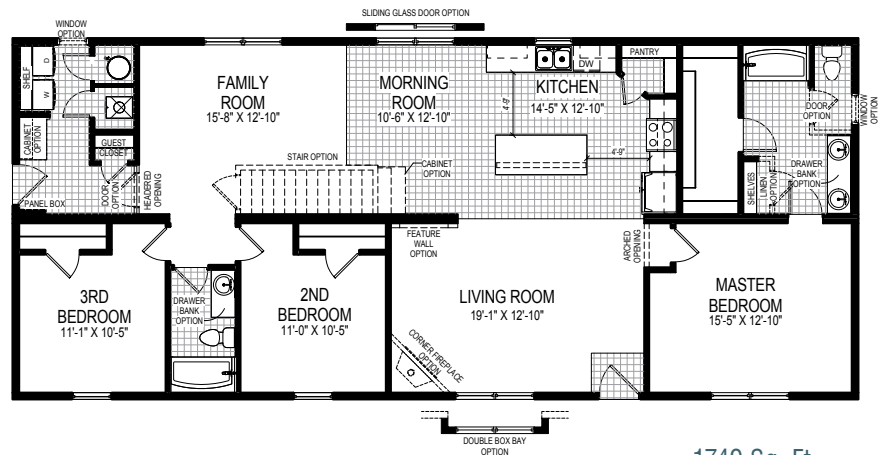
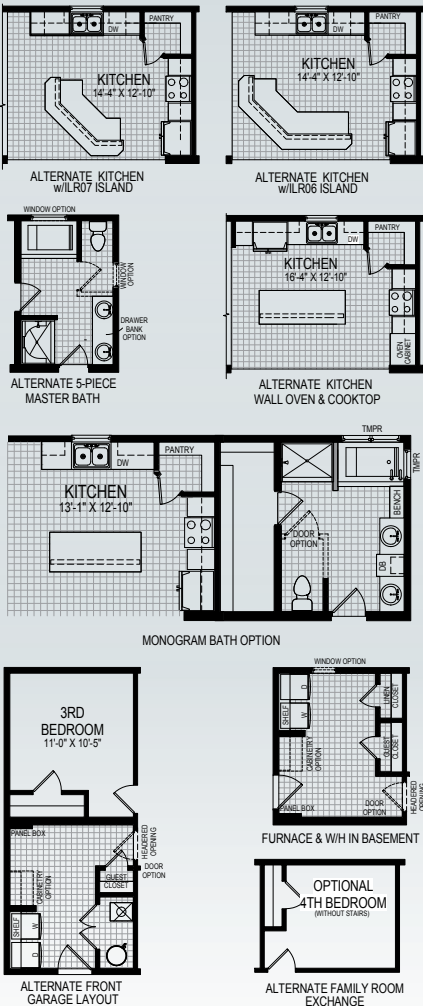




1749 / 1899 Sq. Ft.

This design features an open floor plan which is sure to meet the needs of any family. A variety of custom options are available, including a front garage layout, a cape cod roof design, and even more features for the master bathroom.

# Juniper

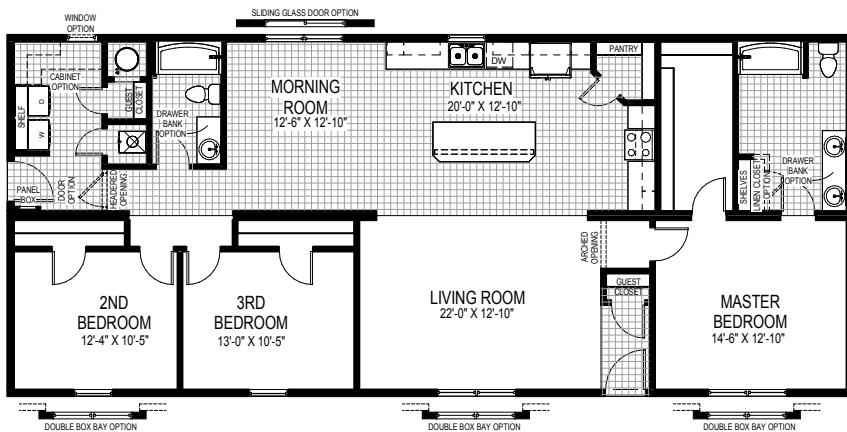




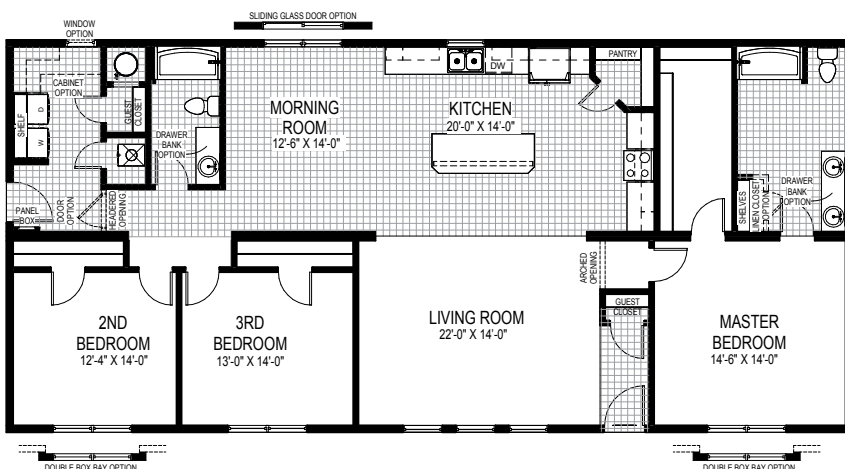
1749 / 1899 Sq. Ft.

# Laurel

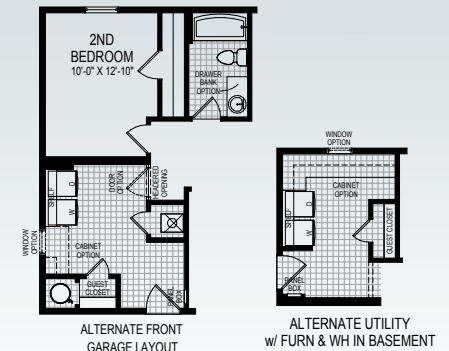
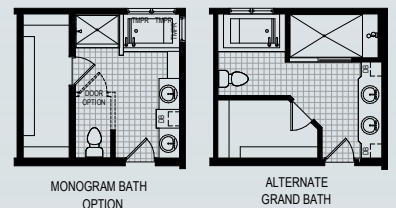
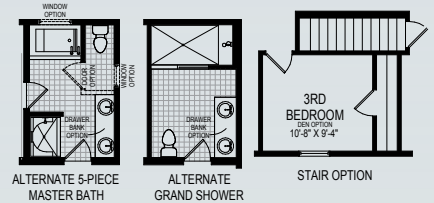
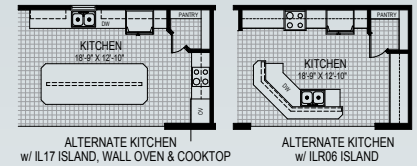
With a wide open kitchen in the Laurel model, this feature is sure to be the focus when entering this home. A grand eating island separates the kitchen from the morning room. With three bedrooms and two baths, this home can be customized to meet your needs.



1749 Sq. Ft.  
27'4" x 64'0"



1899 Sq. Ft.  
29'8" x 64'0"



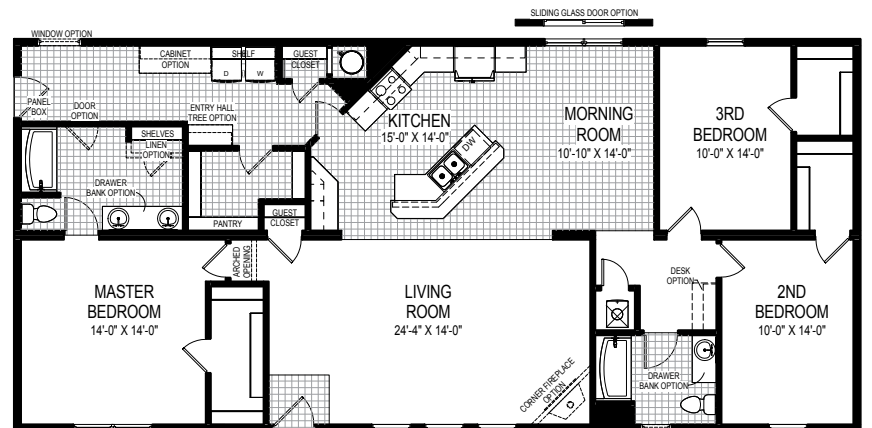
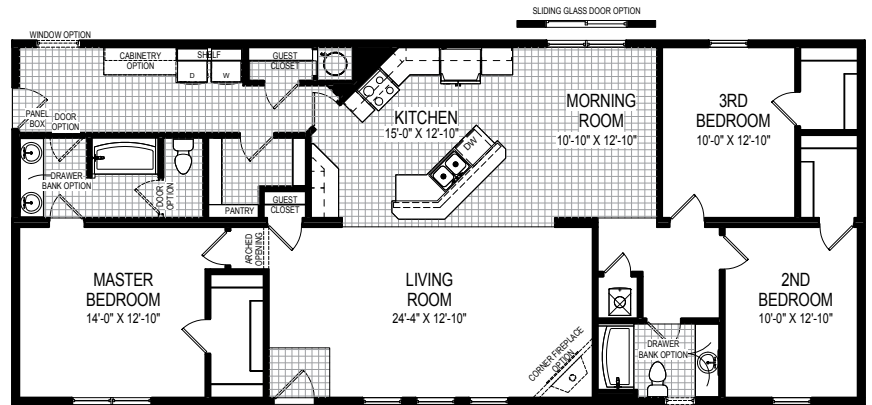
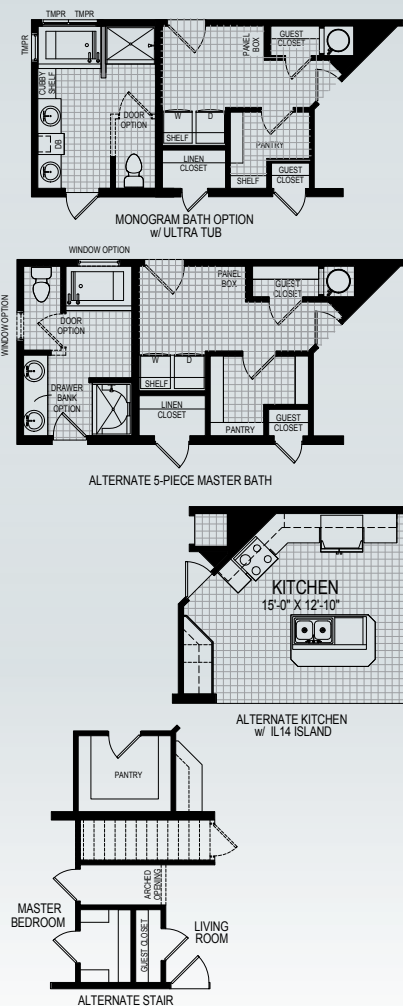




1749 / 1899 Sq. Ft.

With a multitude of possibilities for customizing, this three bedroom, two bath, open floor plan may suit you. The standard layout enables the garage to be added to the end of the home, but view the two alternate configurations for adding the garage to the rear side.

# Maple



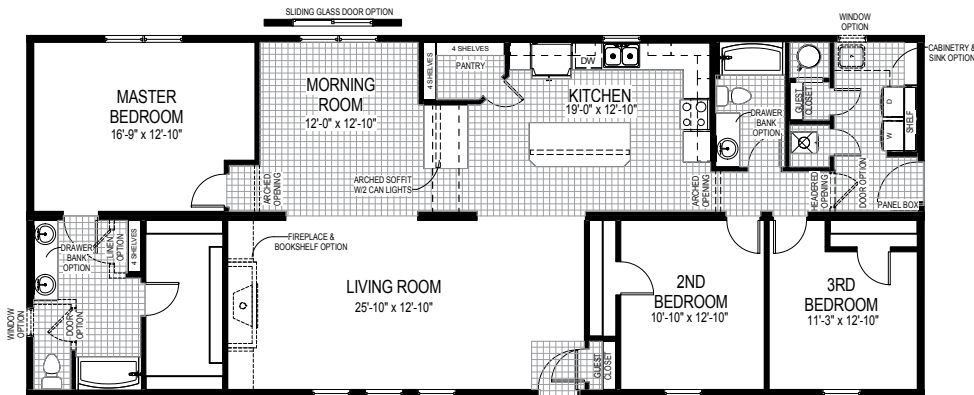




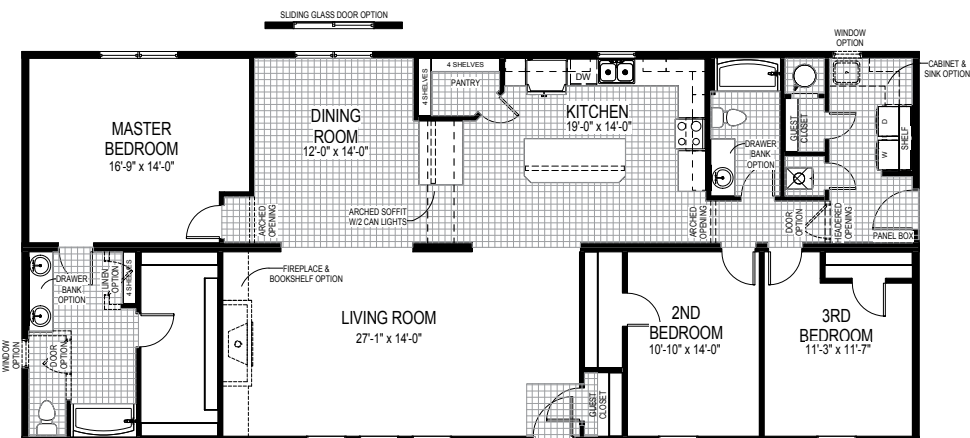
1859/ 2017 Sq. Ft.

# Poplar

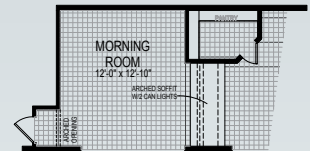
The Poplar plan is perfect for those who want a large kitchen, eat-in area, plus a formal dining room. Added to this plan is a generously sized living room and master suite. The customized arch divider separating the eating spaces is a beautiful focal point in this home.



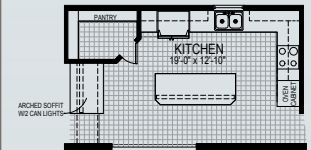
1859 Sq. Ft.  
27'4" x 68'0"



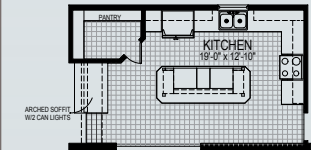
2017 Sq. Ft.  
29'8" x 68'0"



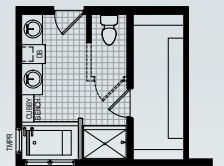
ALTERNATE CABINETS  
@ KITCHEN/MORNING ROOM



ALTERNATE KITCHEN  
w/ WALL OVEN & COOKTOP



ALTERNATE KITCHEN w/ IRLR11 ISLAND



MONOGRAM BATH OPTION



ALTERNATE 5-PIECE  
MASTER BATH

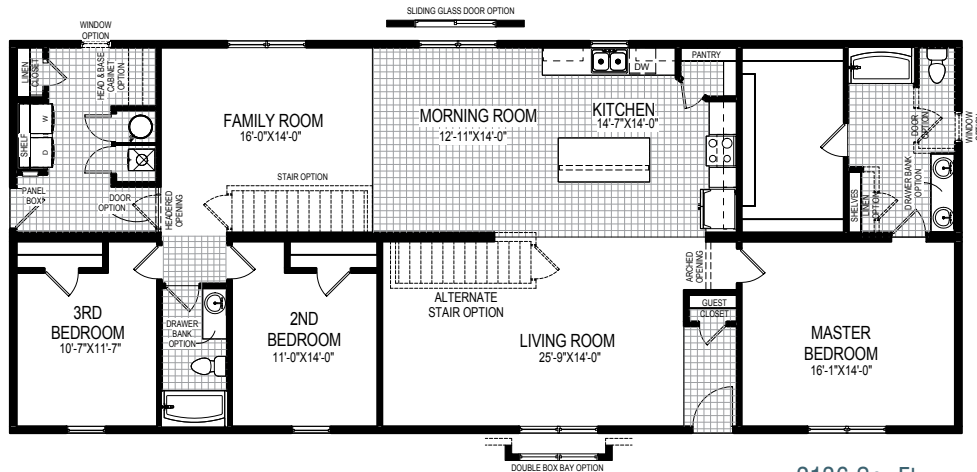
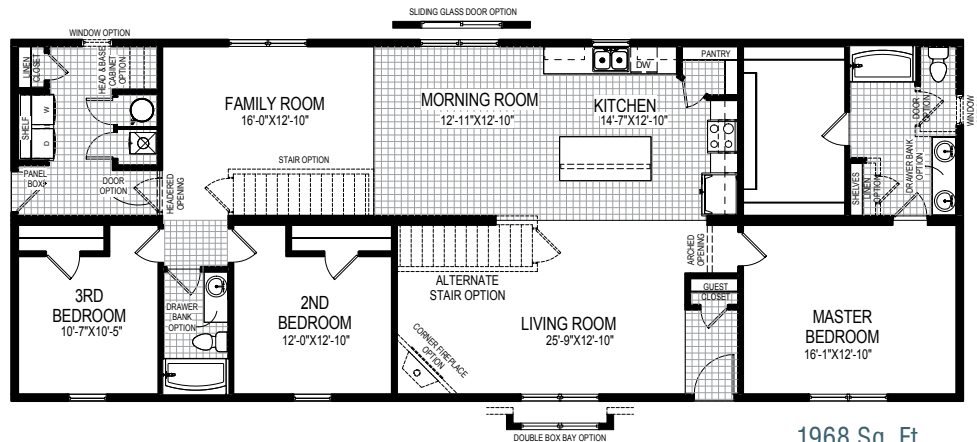
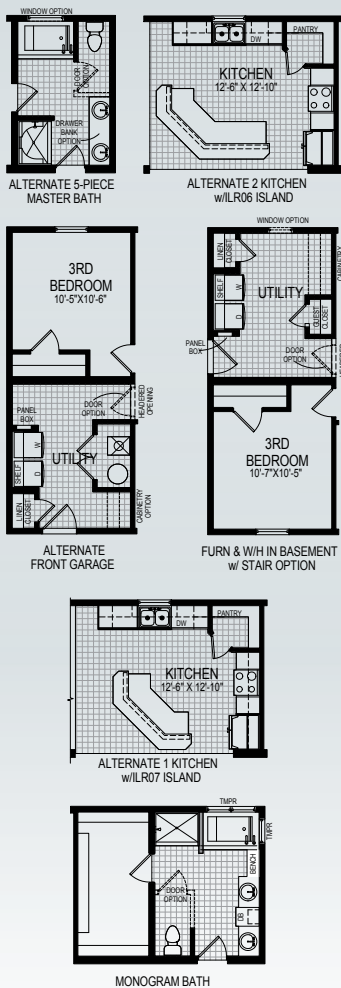
STAIR OPTION



1968 / 2136 Sq. Ft.

This layout is great for people who love open space. With two large bedrooms, one grand master suite, plus two living areas, this home is bound to meet your needs. Choose an alternate layout in order to add a garage to the front side of the home.

# Redwood

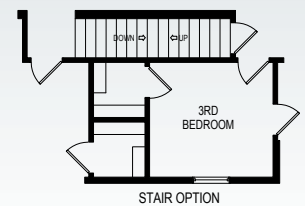
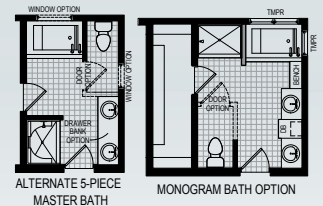
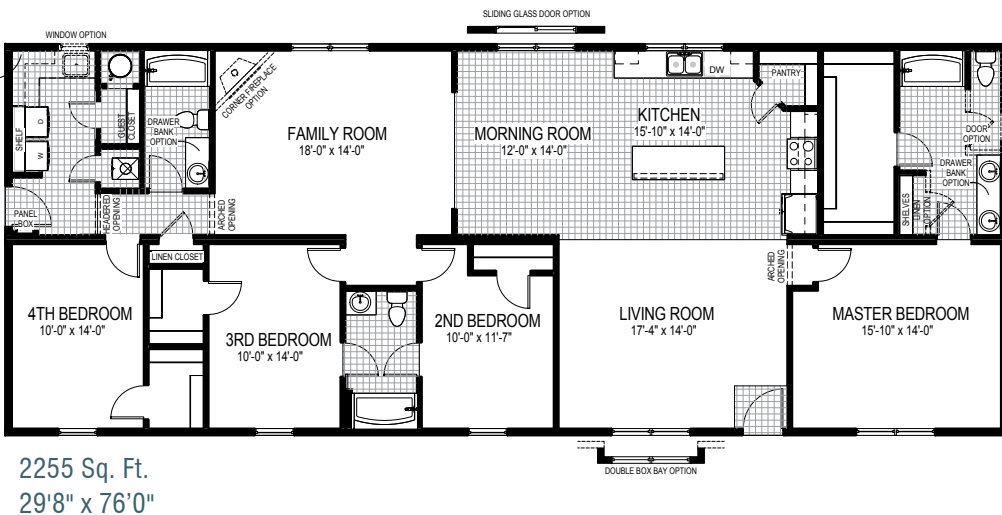
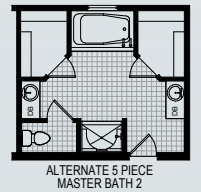
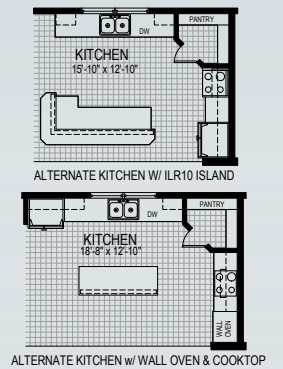
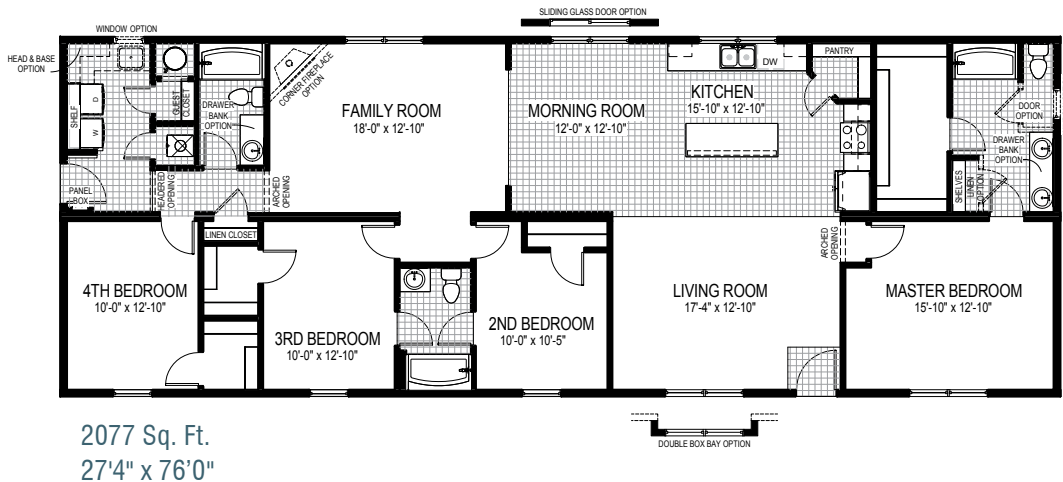




2077 / 2255 Sq. Ft.

# Sequoia

Shown in the view above with a 9/12 cape cod roof option, the Sequoia is a beautiful model with much to offer. With four bedrooms and three baths, this home offers many options to suit the needs of your lifestyle. Add the monogram bath option for a master suite getaway.



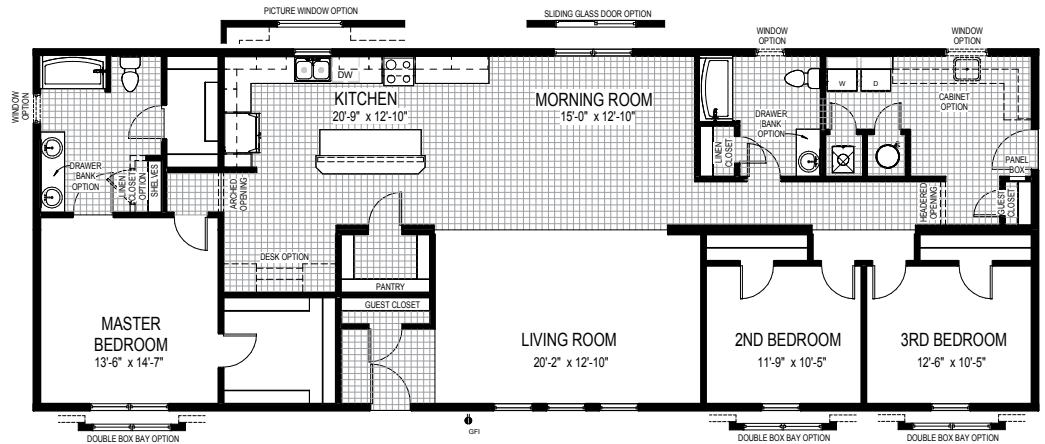
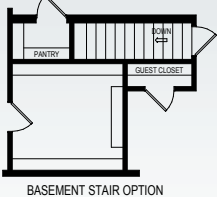
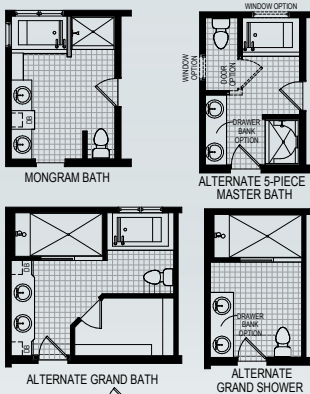
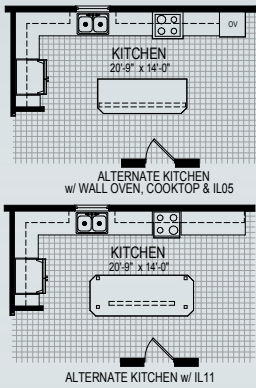




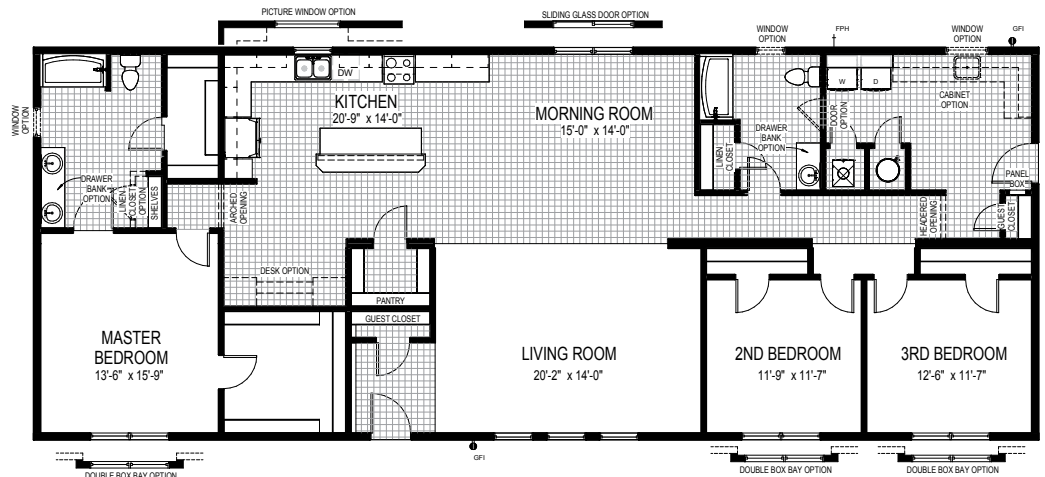
2077 / 2255 Sq. Ft.

The Sugarberry model, shown above with a 5/12 roof with a 24 foot dormer, eyebrow, and return eave, has a large open kitchen, morning room, and living room. With two master closets and an expansive utility room, this home could be the right suit for your family.

# Sugarberry



2077 Sq. Ft.  
27'4" x 76'0"



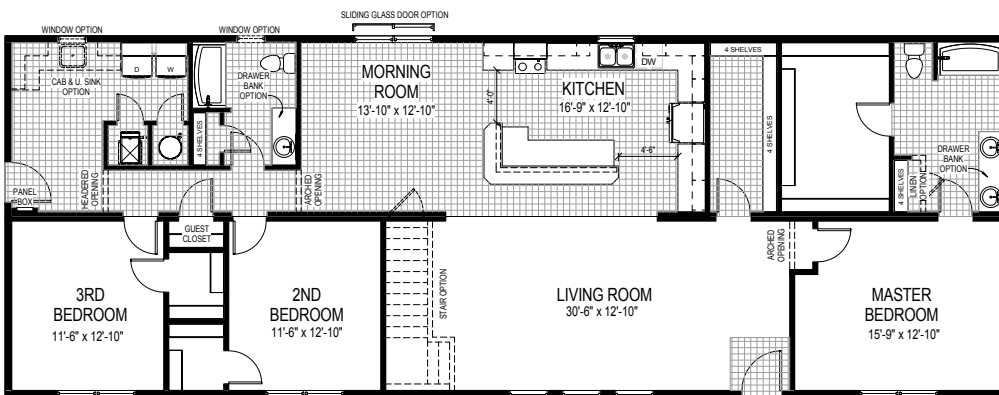
2255 Sq. Ft.  
29'8" x 76'0"



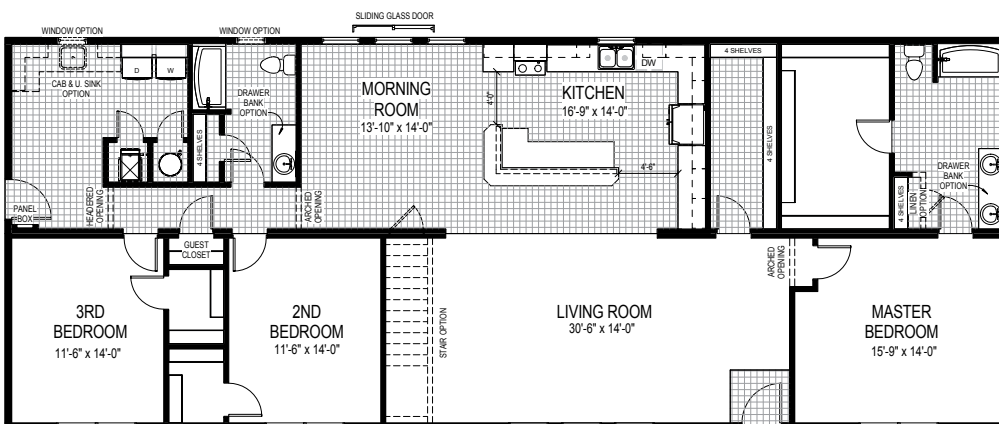
2077 / 2255 Sq. Ft.

# Tamarack

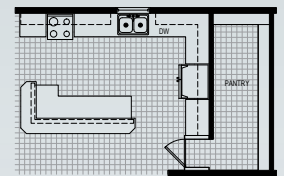
Shown in the view above with a 3/12 hipped roof option, the Tamarack packs all of our homes' best features into one floor plan. With a large utility room, open kitchen, and large bedrooms, this plan is well suited for adding any combination of our alternate options.



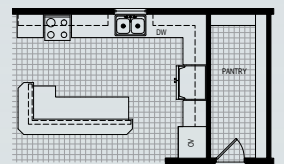
2077 Sq. Ft.  
27'4" x 76'0"



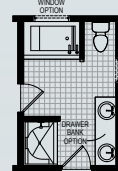
2255 Sq. Ft.  
29'8" x 76'0"



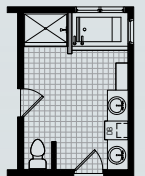
ALTERNATE KITCHEN  
w/ HIDDEN PANTRY



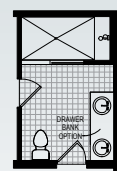
ALTERNATE KITCHEN  
w/ WALL OVEN & COOKTOP



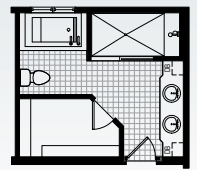
ALTERNATE 5-PIECE  
MASTER BATH



ALTERNATE  
MONOGRAM BATH



ALTERNATE  
GRAND SHOWER



ALTERNATE GRAND BATH

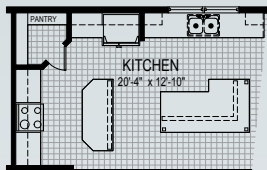




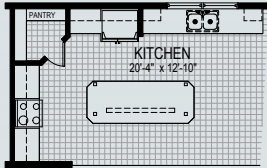
2077 / 2255 Sq. Ft.

The Willow plan, shown above with a 9/12 cape cod roof option, has both a formal living room and separate family room to meet the needs of your lifestyle. With an added option for stairs to both the basement and the attic bonus room, one can add even more space to this home.

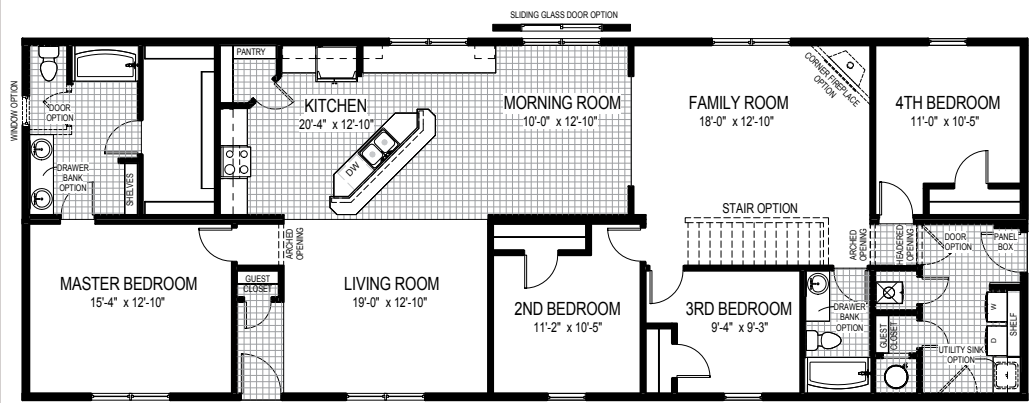
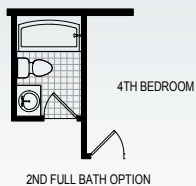
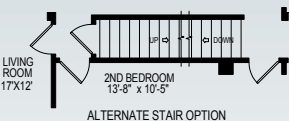
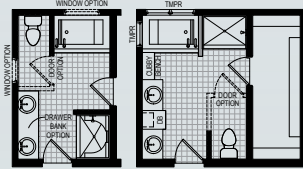
# Willow



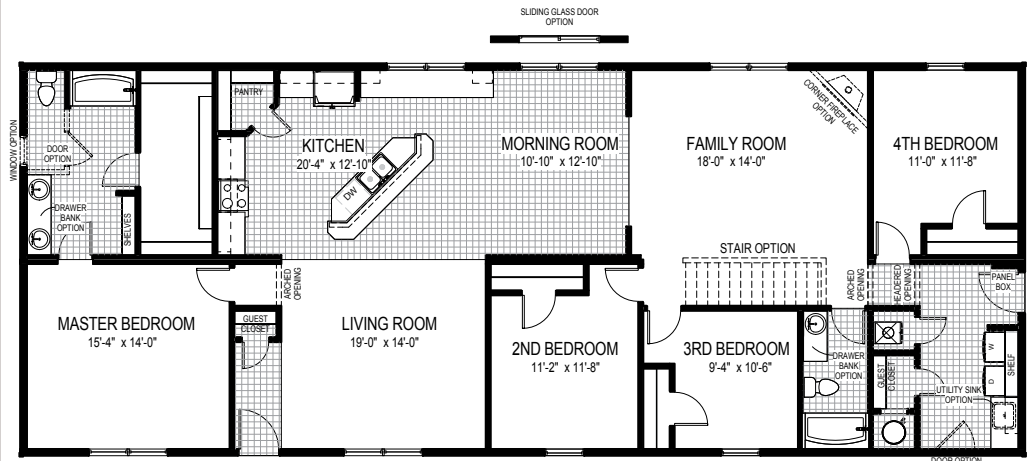
ALTERNATE KITCHEN w/ IL09 & IL10 ISLANDS



ALTERNATE KITCHEN w/ IL11 ISLAND



2077 Sq. Ft.  
27'-4" x 76'-0"



2255 Sq. Ft.  
29'-8" x 76'-0"

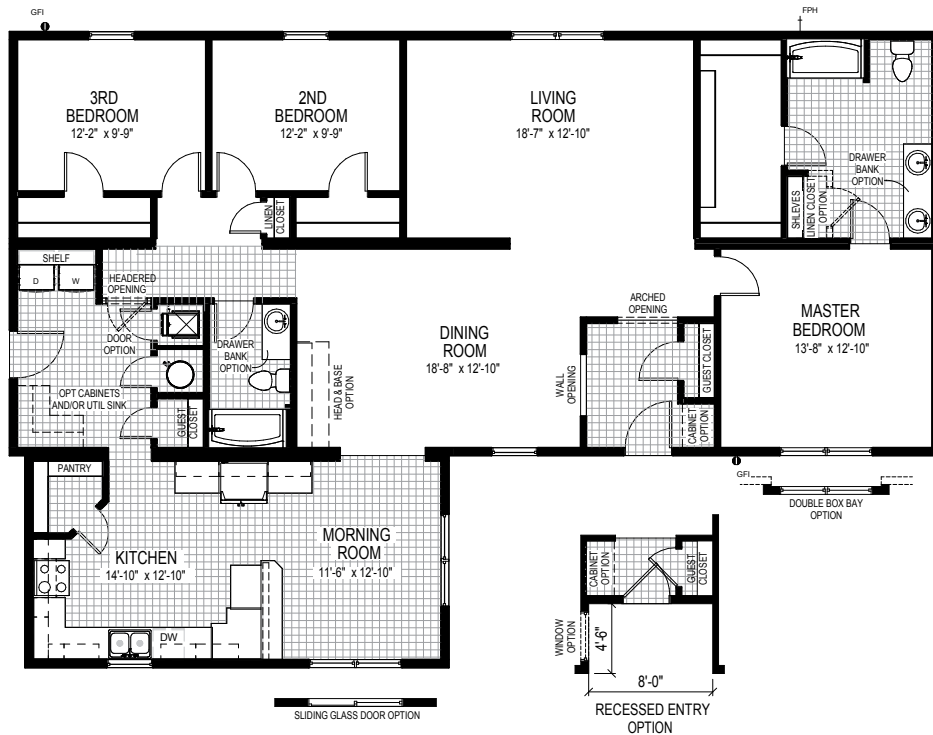




2014 / 2220 Sq. Ft.

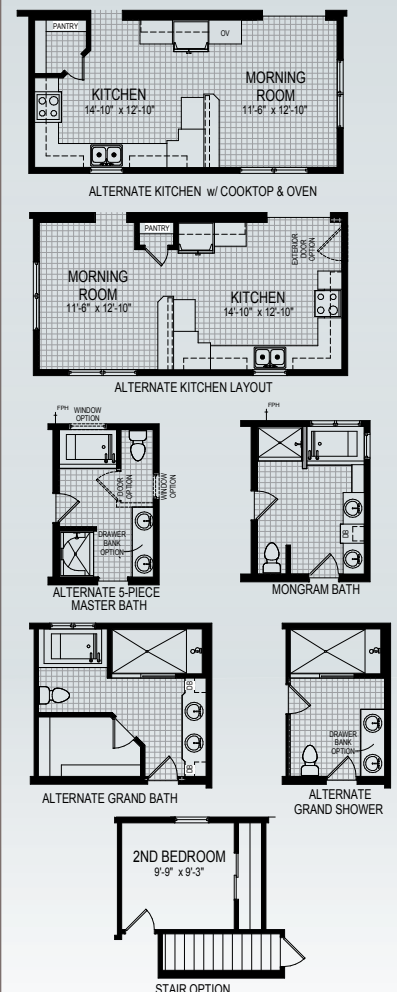
# Sherman

The Sherman floor plan packs variety and conventionality into one floor plan. With a formal dining room, large master suite, and front facing kitchen, this home can be customized further to suit your needs. Add a recessed entry or optional master bath to make this home truly your own.



2014 Sq. Ft.  
27'-4" x 60'-0", 13'-8" x 27'-4"

XL OPTION (not shown)  
2220 Sq. Ft.  
29'-8" x 60'-0", 14'-10" x 29'-8"

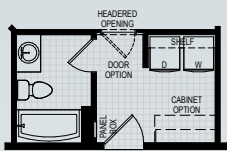




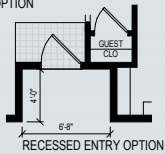
2370 Sq. Ft.

This triple wide floor plan offers remote bedrooms and an open space for comfortable living. With a grand master suite, one can easily interchange master bathroom options to include any one of our feature options. Further customize this home by adding dormer packages and interior upgrades.

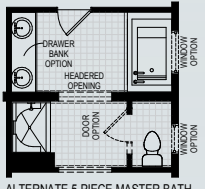
# Adams



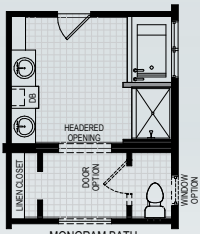
3RD BATH OPTION



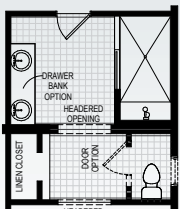
RECESSED ENTRY OPTION



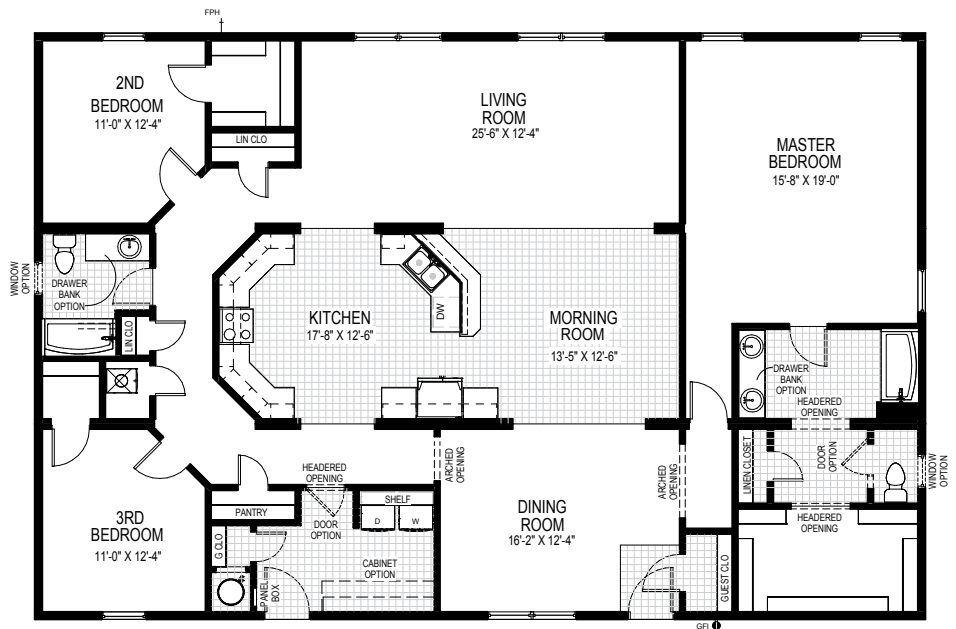
ALTERNATE 5-PIECE MASTER BATH



MONGRAM BATH



ALTERNATE GRAND SHOWER



2370 Sq. Ft.  
39'-6" x 60'0"



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**STURDY  
FLOORS**



## STRONG WALLS

2x6 Exterior Walls, 2x4 Interior Walls  
1/2" Drywall With Screws & Adhesive,  
Formaldehyde Free Batt Insulation,  
Nail-on Electrical Boxes

PointSix Tongue & Groove OSB Decking  
Solid Dimensional Joists - 16" O.C.  
LVL Marriage Line Beam  
Installed HVAC Supply Ducting With  
In-Line HVAC Supply Duct  
Complete Seal Of All Protrusions



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M O D U L A R   H O M E S

# DETAILS make the DIFFERENCE



Our mission is to provide unparalleled personal attention to meeting the needs of our customers while treating all stakeholders with dignity and respect, thereby ensuring our strength and stability.



# CHIEF

INDUSTRIES

*Trusted. Tested. True.*



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