

# Stone Ridge Ranch

*Our Pricing includes Delivery, Installation and Tax (if applicable)*

*[Please see an Installation Guide & Home Consultant for details]*



**Construction:** Modular  
**Size:** 28 x 52 / 1,421 s.f.  
**Color:** Greystone / Black



1083 US Route 2, Berlin, Vermont 05602-8245

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# Upgrades

## PLUMBING / HEATING

Hot Water Baseboard Heat Radiators  
Chef Style Spring Pull-Out Faucet in Kitchen (Black)  
Black Faucets Throughout  
48" Fiberglass Shower with Door in Master Bath  
Double Sink Vanity in Master Bath

## ELECTRICAL

Ceiling Fan with Light in Living Room  
(3) Additional LED Recessed Lights in Kitchen

## EXTERIOR

7/12 Roof Pitch, 16" O.C., 60 PSF Roof Load

## DOORS / WINDOWS

1/2 Lite Vintage Craftsman Style Front Door  
1/2 Lite Rear Door  
Vinyl Sliding Glass Door off Dining Room  
3032 Window replacing 2632 over Kitchen Sink  
Window in Master Bath  
Prairie Grids Between Glass in Top Sash of Windows  
3010 Transom Window in Bath 2  
(3) Pair of Shutters (Gable Ends / Back Side)

## INTERIOR

Extended Sills at All Windows (excludes Transom in Bath 2)  
36" Pocket Door at Utility Room  
Cased Opening Marriage Wall Opening at Living Room / Kitchen

## APPLIANCES

Whirlpool 25 c.f. Refrigerator w/ Water & Ice Dispenser (Stainless)  
Whirlpool Self-Clean Gas Range (Stainless)  
Whirlpool 4-Cycle Tall Tub Dishwasher (Stainless)  
Whirlpool Microwave over Range (Stainless)

## COUNTERTOPS

Quartz Countertops with Eased Edge and Backsplash in Kitchen  
\*Single Bowl Undermount Sink  
Cultured Marble Vanity Top in Master Bath  
Cultured Marble Vanity Top in Bath 2

## CABINETRY

Soft Close Cabinet Doors  
\*Dovetail Kitchen Drawer Construction w/ Soft Close Guides STD  
72" Kitchen Island with Stool Seating Overhang  
Pull-Out Trash Bin in Kitchen  
Pull-Out Shelves in Kitchen Island Base Cabinets  
Refrigerator End Panel with 24" Deep Overhead Cabinet  
(2) Drawer Banks in Master Bath Vanity  
Drawer Bank in Bath 2 Vanity

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Rev. 11/14

# Installation Guide

Our Pricing includes DELIVERY, INSTALLATION and TAX (if applicable)

MODULAR Home Installations Include:	VILLAGE HOMES	
HIRE CRANE & SET HOME ON FOUNDATION	✓	
INSTALL BASEMENT / CRAWL SPACE SUPPORTS AT MATE LINE	✓	
LAG TOGETHER WALLS, FLOOR & CEILING AT MATE LINE	✓	
SEAL MATE LINE / WALLS WITH EXPANSION FOAM	✓	
FINISH ROOFING	✓	
FINISH SIDING	✓	
BUILD BASEMENT STAIRS (If Applicable)	✓	
INSULATE BOX SILL ON HOME IN BASEMENT	✓	
HANG ALL INTERIOR DOORS / FINISH TRIM & DRYWALL	✓	
REPAIR DRYWALL CRACKS & PRIME TO MATCH	✓	
SEAM CARPETS & FINISH FLOORING	✓	
REPAIR MINOR FACTORY DEFICIENCIES	✓	
CLEAN HOME (Damp Wipe Surfaces, Broom & Vacuum)	✓	
REMOVE TRASH	✓	
INSTALL (2) SETS OF STEPS W/ RAILING (If Applicable)	✓	
1 YEAR MANUFACTURERS WARRANTY (New Homes)	✓	
10 YEAR LIMITED STRUCTURAL WARRANTY (New Homes)	✓	
FINISH COLLAR TIES IN ATTIC SPACE (Cape / Rafter Roof)	✓	
INSULATE, DRYWALL & PRIME VAULTED CEILING (Chalet) Finished Area Beyond Stairway	✓	
INSTALL & TRIM TRAPEZOID WINDOWS (Chalet)	✓	
INSTALL ANY FACTORY SUPPLIED RAILINGS (Cape / Chalet / 2-Story)	✓	
HEATING / COOKING FUEL TANK(S) Buyer's Fuel Provider is Responsible for Tanks, Connections, Conversion to LP and Diagnostics	<i>Customer</i>	
CONNECT WATER STUBS TO SOURCE IN BASEMENT	<i>Optional</i>	
CONNECT SEWER STUBS TO DRAIN(S) IN BASEMENT	<i>Optional</i>	
INSTALL HOT AIR / BOILER HEATING SYSTEM & WATER HEATER	<i>Optional</i>	
CONNECT POWER SOURCE TO ELECTRICAL PANEL	<i>Optional</i>	
EXCAVATION / DRIVEWAY / LAWN	<i>Optional</i>	
CONCRETE FOUNDATION, CRAWL SPACE OR SLAB	<i>Optional</i>	
INSTALL METER & POWER LINE (Pole to Basement)	<i>Optional</i>	
ARTESIAN WELL OR CONNECT TO MUNICIPAL WATER	<i>Optional</i>	
SEPTIC SYSTEM OR CONNECT TO MUNICIPAL SEWER	<i>Optional</i>	
GARAGE / DECK / PORCH	<i>Optional</i>	

**FINANCING ASSISTANCE | IN-HOUSE CUSTOM PLAN DESIGN**  
**EXCAVATION | SITE DEVELOPMENT | TRADES WELCOME**  
**LAND FOR SALE | LOTS FOR RENT**  
**ON-TIME & ON-BUDGET!**



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