

The Charleston

3 Bedroom

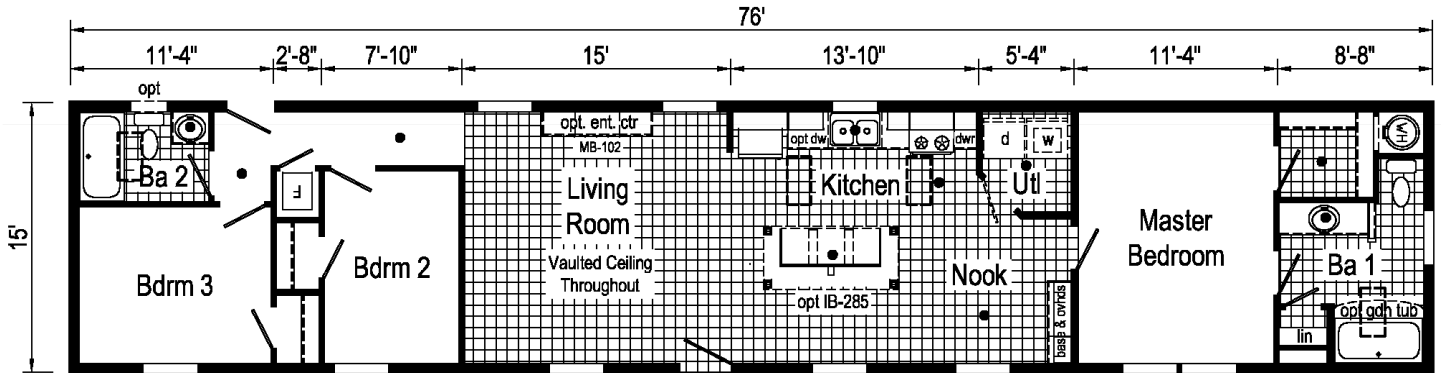
2 Bath

16 x 80 (76) / 1,140 s. f.



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1083 US Route 2, Berlin, VT 05602-8245
(802) 229-1592



Construction:

Single-Wide / Single-Section
Manufactured Home

Color:

Cypress / Clay

Our Pricing includes Delivery, Installation, Sewer & Water Hook-Up, and Tax (if applicable)

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

Upgrades

- Energy Star (Xtra Air Sealing & Insulation, 95% Eff Gas Furnace)
- Protective Wind & Weather Wrap under Siding
- Ice & Water Shield in Roof
- Shutters on All Windows / Exterior Water Faucet
- 4-Lite (Front) & 9-Lite (Rear) Fiberglass Exterior Doors
- **Extra Full Size Vinyl Window in Living Room**
- 24x36 Vinyl Window in Hall Bath
- 40 Gallon Water Heater / 200 AMP Panel Box
- Interior Water Shut-Off Valves Where Accessible
- In-House Main Water Line Shut-Off in Utility Room
- Perimeter Heat Ducts & Registers
- Wire Shelf over Washer/Dryer Space
- **Upgraded 25 oz. Downtown/Rivers Edge Carpet**
- **Additional Wall Cabinets over Base Cabinets in Nook**
- 4" Laminate Countertop Backsplashes Throughout
- Single Lever Kitchen Faucet with Sprayer
- 8" Deep Stainless Steel Kitchen Sink
- Whirlpool Appliances: 21 Cu. Ft Refrigerator, Microwave over Deluxe Gas Range (Plug for Elec. Range Also), Tall Tub Dishwasher
- **White Oak Hardwood Cabinetry & White Molding Pkg.**
- **42x90 Kitchen Island With Stool Seating**
- **(2) Deluxe Industrial Pendant Lights over Kitchen Island**
- **Drawers over Cabinet Doors in Kitchen**
- Black Pulls & Knobs on Cabinet Doors & Drawers
- **Crescent Edge on Countertops**
- 36x60 Fiberglass Shower in Master Bath
- 1-Piece Fiberglass Tub/Shower in Hall Bathroom
- China Sinks in Bathrooms
- Ceiling Lights in Bedrooms / (3) TV Jacks / Phone Jack

Village Homes has tried to ensure that our printed materials for all of our homes are comprehensive and factual. We reserve the right, however, to make changes without notice in pricing, options added, specifications, materials, etc. Due to continuous product development and improvements, your home may differ in manufacturing, color and options available at the time of construction. Specifications, dimensions and measurements on printed materials are approximates based on in-house design and/or engineering drawings. Any included images are artist renderings and not intended to be an accurate representation of the home. Renderings and floor plans may be shown with optional features or third party additions.

Rev. 11/14

Installation Guide

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

DOUBLE-WIDE & SINGLE-WIDE Home Installations Include:	VILLAGE HOMES	
SET, LEVEL & LAG HOME TOGETHER (DW)	✓	
SEAL MATE LINE / WALLS WITH EXPANSION FOAM	✓	
FINISH ROOFING	✓	
FINISH SIDING	✓	
HANG ALL INTERIOR DOORS / FINISH MATE WALL	✓	
SEAM CARPETS & FINISH FLOORING	✓	
INSTALL WATER LINE & HEAT TAPE TO SOURCE IN SLAB Run to Slab by Others	✓	
INSTALL SEWER LINE TO DRAIN(S) IN SLAB Run to Slab by Others	✓	
INSTALL ANCHORS / TIE DOWNS	✓	
INSTALL PREMIUM WHITE VINYL SKIRTING Rapid Wall & R-Cotec Insulated Products - Optional	✓	
INSTALL (2) SETS OF FIBERGLASS STEPS W/ RAILING	✓	
CLEAN HOME (Damp Wipe Surfaces, Broom & Vacuum)	✓	
REMOVE TRASH	✓	
REMOVE AXLES / TIRES (DW : Tires & Axles / SW : Tires)	✓	
1 YEAR MANUFACTURERS WARRANTY (New Homes)	✓	
10 YEAR LIMITED STRUCTURAL WARRANTY (New Homes)	✓	
HEATING / COOKING FUEL TANK(S) Buyer's Fuel Provider is Responsible for Tanks, Connections, Conversion to LP and Diagnostics	<i>Customer</i>	
CONNECT POWER SOURCE TO ELECTRICAL PANEL	<i>Optional</i>	
EXCAVATION / DRIVEWAY / LAWN	<i>Optional</i>	
CONCRETE SLAB OR FOUNDATION	<i>Optional</i>	
INSTALL PEDISTAL, METER & POWER LINE (Pole to Slab/Basement)	<i>Optional</i>	
ARTESIAN WELL OR CONNECT TO MUNICIPAL WATER Pressure Tank & Switch may be Required for Wells	<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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