

The Manchester

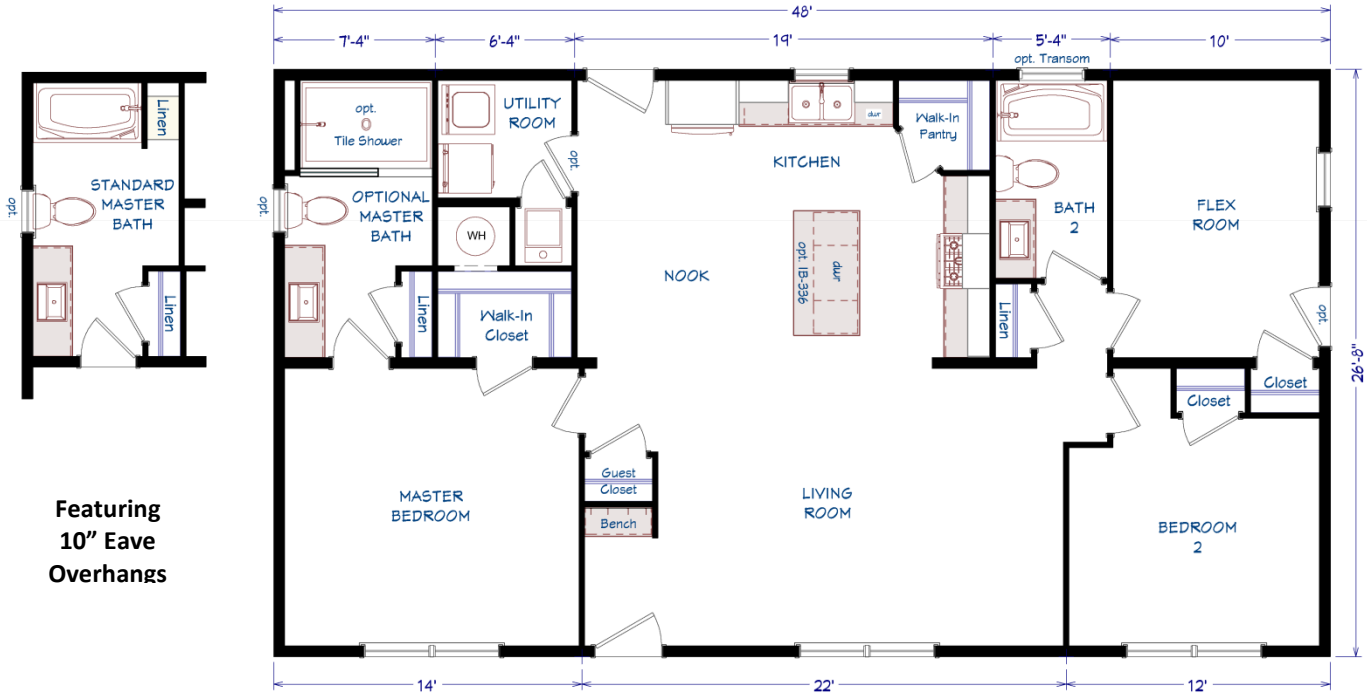
3 Bedroom

2 Bath

28 x 52 (48) / 1,280 s.f.



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



**Featuring
10" Eave
Overhangs**

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

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

Construction:

Double-Wide / Multi-Section
Manufactured Home

Color:

Carbon / White

Upgrades

- Energy Star (Xtra Air Sealing & Insulation, 95% Eff Gas Furnace)
- 5/12 Roof Pitch with 30 Year Architectural Shingles
- Ice/Water Shield in Roof & Weather Wrap over Ext. Sheathing
- 3-Lite Craftsman Front Fiberglass Exterior Door
- Full View Rear Fiberglass Exterior Door
- Extra Half Glass Fiberglass Exterior Door in Flex Room
- Extra 24x36 Vinyl Window in Master Bath
- Extra Transom Window over Tub/Shower in Bath 2
- Upgraded Market Square Carbon Siding w/ 5" White Corner Posts
- 3-1/2" White Exterior Lineal Trim Around All Windows
- Interior Water Shut Off Valves & Inside Main Water Line Shut Off
- Ext. Water Faucet, 40 Gal. Water Heater, Perimeter Heat Registers
- Black Metal Plumbing Fixtures Throughout
- Pull Down Kitchen Faucet / Adjustable Shower Head in M. Bath
- Vinyl Flooring replacing Carpet in Living Room, Hall & Flex Room
- Upgraded 25oz Carpet in Master Bedroom & Bdrm 2
- Louvered Door at Utility Room / Lever Passage Sets Throughout
- Wire Shelf over Washer/Dryer Area in Utility Room
- Finished Drywall Throughout w/ OSB Exterior Sheathing
- White Moldings w/ Crown, Baseboard & Real Wood Sills
- Hardwood Painted Cabinetry & 36x68 HW Kitchen Island
- Drawers over Base Cabinet Doors in Kitchen
- Refrigerator Surround w/ 27" Deep Cabinet & Side Panels
- Whirlpool Stainless Steel Appliances: 24 c.f. Side-by-Side Refrigerator w/ Water & Ice, 4-Cycle E. Star Dishwasher, Microwave over Deluxe Gas Range
- LED Fireplace on Shiplap Plank Wall
- Crescent Edge Countertops Throughout
- 4' x 6' Walk-In Tile Shower w/ Rainfall Shower Head, Soap Baskets, Std. Shower Head & (2) LED Recessed Ceiling Lights
- 1 Piece FG Tub Shower in Bath 2 / China Sinks in Both Baths
- Black 2-Arm Wall Lights & Black Framed Mirrors in Baths
- Ceiling Fan with LED Light in Living Room
- (2) Matte Black Dome Lights over Kitchen Island
- Extra LED Recessed Lights in Kitchen (3) & Bedrooms (3)
- (2) TV Jacks / (1) Phone Jack / 200 Amp Panel Box

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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 Line into Slab by Others	✓	
INSTALL SEWER LINE(S) TO DRAIN(S) IN SLAB Line into Slab by Others	✓	
INSTALL ANCHORS / TIE DOWNS	✓	
INSTALL PREMIUM WHITE VINYL SKIRTING Insulated Products - Optional	✓	
INSTALL (2) SETS OF FIBERGLASS STEPS W/ RAILING	✓	
CLEAN HOME (Damp Wipe Surfaces, Broom & Vacuum)	✓	
REMOVE TRASH	✓	
REMOVE AXLES & TIRES	✓	
MANUFACTURERS WARRANTY (New Homes)	✓	
7-10 YEAR LIMITED STRUCTURAL WARRANTY (New Homes)	✓	
HEATING / COOKING FUEL TANK(S) & INSTALLATION Buyer's Fuel Provider is Responsible for Tanks, Connections, Conversion to LP and Diagnostics	Customer	
CONNECT ELECTRICAL WIRE IN SLAB TO ELECTRICAL PANEL	Optional	
EXCAVATION / SLAB PREP / DRIVEWAY / GRADING / SEED & MULCH	Optional	
CONCRETE SLAB / FOUNDATION	Optional	
POLE / PEDESTAL / METER / DISCONNECT / CONDUIT / WIRE	Optional	
WELL / CONNECT TO MUNICIPAL WATER (including line into slab) Pressure Tank & Switch may be Required for Wells	Optional	
SEPTIC SYSTEM / CONNECT TO MUNICIPAL SEWER (including line into slab)	Optional	
GARAGE / DECK / PORCH	Optional	

1083 US Route 2, Berlin, VT 05602 | (802) 229-1592 | sales@VillageHomes.com

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of Modular & Manufactured Homes**