



# PINECREST MODULAR RANCH MODEL PG196A

Series: Pinecrest Modular Ranch

Model: PG196A

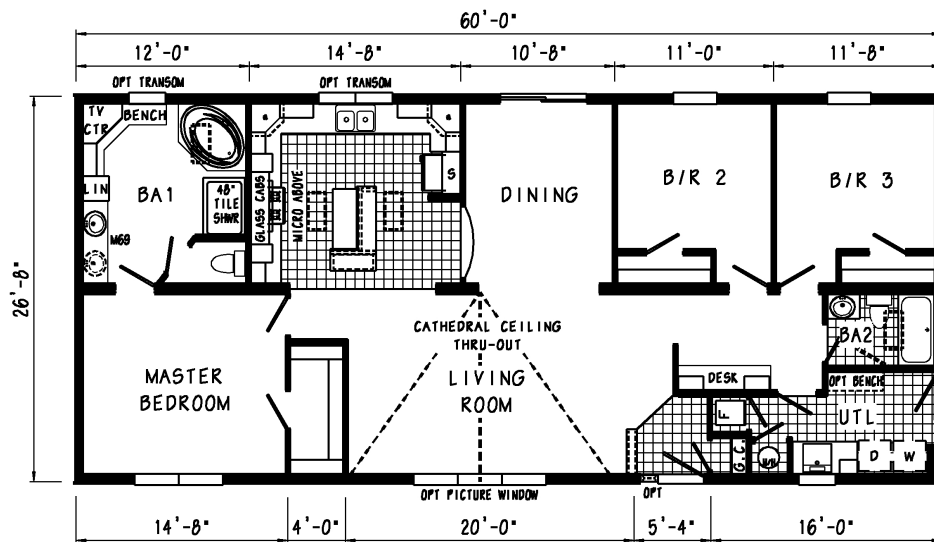
Style: Ranch

Bedrooms: 3

Bathrooms: 2

Sq. Ft.: 1600

## Floor Plan



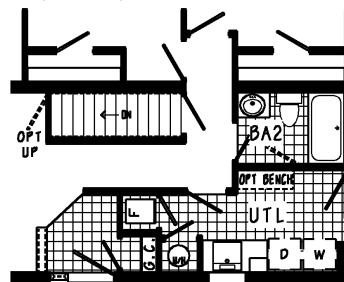
PG196-A 2860 Approx. 1600 Sq. Ft.

OPT TRANSOM WINDOW(S) AVAILABLE WITH OPT 9' CEILING ONLY

• = OPT STAGGERED OVERHEAD CABINETS W/OPT FLAT CEILING

NOTE: BECAUSE OF VARYING STATE REQUIREMENTS AND OPTIONAL EQUIPMENT, SOME OR ALL OF THE UTILITY LOCATIONS MIGHT CHANGE PER FLOOR PLAN. (I.E. FURNACE, STAIRWELL ETC.) CONSULT YOUR FACTORY REPRESENTATIVE FOR EXACT SPECIFICATIONS.

OPTIONAL STAIRWELL (OMITS DESK)



PINECREST  
Marquee Homes



## Standards and Features for Pinecrest Modular Ranch

### INTERIOR

- Primed Smooth Drywall Throughout
- Cathedral Ceiling Throughout
- Smooth Ceiling
- 7'6" Sidewall Height
- Textured Saxony Carpet
- Rebond Carpet Pad
- Tackstrip Carpet Installation
- Foyer Entry with Vinyl Flooring
- No-Wax Congoleum Vinyl Floor Coverings
- 5-Arm Brushed Nickel Dining Room Light
- Alabaster Glass Pendant Nook Light
- Glass Light Shades Throughout
- Pre-Hung Door Jambs
- Pinned Mortise Hinges
- Metal Interior Passage Sets
- Floor Mount Door Stops
- Smoke Detectors With Battery Back-Up
- Wire Shelving in Guest Closet

### KITCHEN

- Classic Craft Cabinetry (KCMA Approved)
- Hardwood Flat Panel Cabinet Doors
- Hardwood Cabinet Face Frames
- Upgrade Cabinet Hardware
- Concealed Cabinet Hinges
- Crown Moulding on Overhead Cabinets
- 30" Staggered Height Overhead Cabinets
- Lined Overhead Cabinets
- Adjustable Shelves in Overhead Cabinets
- Drawer Over Door Base Cabinets
- Deluxe Roller Guide Drawer System
- Adjustable Center Shelf in Base Cabinets
- 25" High-Pressure Laminate Countertops with Laminate Bevel Edging
- 4" Laminate Backsplash
- No-Wax Congoleum Vinyl Floor Coverings
- Stainless Steel Sink - 33x19x7
- Tip-Out Trays at Kitchen Sink
- Huntington Brass Brushed Nickel Single Lever Faucet

### APPLIANCES

- 30" Gas Range
- Power Range Hood with Light
- 18 Cubic Foot, No-Frost Refrigerator

### BATHS

- 60" One-Piece Fiberglass Tub/Showers
- Fiberglass Glamour Tub in Glamour Baths
- One-Piece Fiberglass Shower with Glass Door in Glamour Baths
- Tub Overflows
- Deluxe Overdrape at 60" Tubs
- 1.6 Gallon Per Flush Elongated Toilets
- Vitreous China Stool, Tank and Lid
- Vitreous China Sinks with Overflows and Pop-Up Drains
- High-Pressure Laminate Countertops with Laminate Bevel Edging
- 4" Laminate Backsplash
- Lighted Vent Fan in Each Bath
- Hardwood Flat Panel Cabinet Doors
- Upgrade Cabinet Hardware
- Concealed Cabinet Hinges
- Base Shelf in Vanities
- 33" High Vanities
- Huntington Brass Brushed Nickel Faucets
- Anti-Scald Valves on Showers
- Recessed Medicine Cabinet in Master Bathroom – Most Models

### BEDROOMS

- Ceiling Lights
- Egress Window Each Bedroom
- Wire Shelving in Wardrobes
- 30" Interior Passage Doors
- Switched Light in All Walk-In Closets

### UTILITIES

- Washer and Dryer Area
- 200 AMP Electrical Service
- Plumb and Wire for Washer
- Wire and Vent for Dryer
- 40 Gallon Electric Water Heater with Pan
- 90 Plus High Efficiency Gas Furnace:
- #FG6RL-060C-12 – 56' and Under
- #FG6RL-080C-16 – 60' and Over
- Woodgrain Furnace Door
- Perimeter Heat System
- Air Return System in Ceiling
- Fiberglass Heat Ducts
- In-Floor Cross-Over Duct System
- Copper Wiring Throughout
- Main Water Line Shut-Off Valve
- Water Shut-Off Valves Where Accessible
- Programmable Thermostat
- One Exterior Water Faucet

### INSULATION

- R-19 Fiberglass Insulation in Walls
- R-31 Avg. Blown Insulation in Ceiling



## EXTERIOR

- Nickel Lantern Light at Front Door
- Brushed Nickel Coach Light at Rear Door
- Two GFI-Protected Exterior Receptacles
- Vinyl Dutch Lap Siding
- O.S.B. Sheathing Under Siding
- Wind Wrap Air Infiltration Barrier
- 5/12 Pitch Shingle Roof with 10" Fixed Eaves
- Architectural Shingles
- Ridgevent Roof Ventilation System
- Ice Shield
- 38x82 Steel 9-Panel Front Door with Leaded Glass Window and Deadbolt Lock
- 34x82 Steel 6-Panel Rear Door with Deadbolt Lock
- Vinyl Insulated Windows With Grids and Low-E Glass
- 12" Louvered Shutters on Door Side

## CONSTRUCTION

- 2x10 Transverse Floor System on 16" Centers
- 2x6 Exterior Walls on 16" Centers
- 2x4 Interior Walls on 16" Centers
- 40# Roof Load
- 90 Mile Exposure C Wind Load Design

## WARRANTY

- RWC 10-Year Limited Warranty

## Options

### Attic Access/Stairwells

- Attic Access with Pull Down Stairs
- Attic Access with Stairwell

### Bathrooms

- #MO-94A Medicine Cabinet
- #MO-94B Medicine Cabinet
- #MO-103A Medicine Cabinet
- #MO-95A Cosmetic Box
- #MO-95 Cosmetic Box
- #TT2141G Medicine Cabinet over Stool
- #TT2832 Linen Cabinet over Stool
- Recessed Medicine Cabinet
- Millennia 18" Linen
- Millennia Bath Lav Cabinet(s)
- Dream Oasis Bath
- 24x27 Vinyl Window over Stool
- 46x40 Vinyl Arch Top Window at Tub
- 34x42 Glass Block Window at Tub
- Diamond Glass Block Window over Tub
- 49" Corner Shower
- 54" Shower
- 54" Ceramic Shower with Moulded Seat
- Curved Shower Rod
- Soaker Tub Replacing Corner Tub
- Linen Cabinet with 4 Drawers in Bottom

### Cabinetry - KCMA Certified

- Georgetown Oak - Flat Cathedral
- Georgetown Oak - Flat Square
- Georgetown Oak - Raised Panel Cathedral
- Georgetown Oak - Raised Panel Square
- Georgetown Oak - Shaker
- Mocha Maple - Raised Panel Cathedral
- Mocha Maple - Raised Panel Square
- Natural Maple - Raised Panel Cathedral
- Natural Maple - Raised Panel Square
- Ropoe Insert Moulding on Kitchen Overhead Cabinets
- Under Cabinet Moulding on Kitchen Overhead Cabinets

### Ceilings

- Smooth Flat Ceilings
- White Ceiling Cove Moulding

### Closets

- #MF-343C Tower for Wk-In-Closets

### Computer Centers

- #MF-265 Computer Center
- #MF-264 Computer Center

### Dormers

- Twin Peak Dormer on 3/12 Roof
- Twin Peak Dormer on 5/12 or 7/12 Roof
- High Profile Fold-Down Dormer with Full eave on 5/12 Roof
- High Profile Fold-Down Dormer with Full eave on 7/12 Roof

### Entertainment Centers

- #MB-286 Entertainment Center



## Exterior Doors

- 6-Panel Rear Steel Door with Storm
- 9-Panel Steel Front Door
- Oval Leaded Glass Steel Front Door
- Round Top Steel Front Door
- Transom Over Front Door
- Vinyl Sliding Glass Door
- Swing Patio Door
- 9-Lite Steel Rear Door with Storm Door
- 12-Lite Steel Door
- House Type Tear Door with Storm
- Door Surround

## Exterior Lights

- Brushed Nickel Coach Light
- Nickel Lantern Light

## Faucets - Empire

- Standard Kitchen Faucet
- Tub Faucet
- Bathroom Lav Faucet
- Shower Head and Handle
- Utility Sink Faucet

## Faucets - Huntington Brass

- Kitchen Faucet with Pull-Out Sprayer
- High Rise Kitchen Faucet
- Bathroom Lav Faucet
- Glamour Tub Faucet
- Rainfall Shower Head
- Adjustable Shower Head
- Tub/Shower Head & Faucet
- Bar Sink Faucet
- Utility Sink Faucet

## Fireplaces

- Tile Fireplace
- Brick Fireplace
- Deluxe Oak Fireplace
- Full Stone Fireplace
- Half Stone Fireplace
- Half Stacked Stone Fireplace
- Aspen Fireplace
- Fireplace Bump-Out
- Bookcase & Entertainment Center
- Drywall Niche Fireplace

## Hutches

- #MF-47 Hutch 78"
- #MF-110 Corner Hutch

## Interior Doors

- 6-Panel Woodgrain Doors
- 6-Panel White Door
- French Doors
- Lever Door Handles

## Interior Lights

- Strip Lights over Bathroom Mirror
- 2-Arm Lights over Bathroom Mirror
- Hanging Light
- Stem Lights over Kitchen Islands
- Recessed Eyeball Can Light
- Recessed Can Light
- 48" Recessed Fluorescent Light
- Surface Mount Fluorescent Light
- 24" 2-Head Track Light

## Kitchen Islands

- 30x40 Island with Pull-Out Drawers
- 30x60 Island with Pull-Out Drawers
- 36x72 Island with Pull-Out Drawers

## Kitchen Pantries

- #MF-330 Pantry
- #MF-51 Pantry
- #MF-209 or #MF205 Pantry

## Kitchens

- Stainless Steel Sink
- White Porcelain Sink
- Ceramic Backsplash
- Full Ceramic Backsplash
- Laminate Bevel Edge Countertops
- Ceramic Edge Countertops
- Plate Rack
- Wine Rack
- Lazy Susan
- Smooth Top Cooktop
- Staggered Height Overhead Cabinets
- 42" Height Overhead Cabinets
- Pull-Out Shelves in Base Cabinet
- Wood Bell Range Hood with Ceramic Insert



## Miscellaneous Options

- White or Oak Window Sills
- Rustic Interior Package
- Sony Under Cabinet Audio System

## Oil Rubbed Bronze Package

- Bedroom or Hall Light
- 18" Strip Light
- #MO-103A Medicine Cabinet
- Foyer Light
- Dining Room Light
- Door Hinges
- Nook Light
- Cabinet Door Pulls
- Door Knobs
- Stem Lights over Kitchen Islands
- Cabinet Door Knobs
- Lever Door Handles
- 2-Arm Lights over Bathroom Mirror

## Paddle Fans

- Brushed Nickel Paddle Fan with Lights
- Deluxe Brushed Nickel Paddle Fan
- Deluxe Oil Rubbed Bronze Paddle Fan

## Porches

- Composite Porch Decking
- 8' Porch
- 12' Porch

## Roofs

- 5/12 Roof
- 7/12 Roof
- Saddle Roof (5/12 Roof only)

## Sidings

- Aspen Front Entry
- Coastal Shores Dutch Lap Siding
- Sandstone Package
- Aspen Columns Full
- Craneboard Siding
- Vinyl Shake

## Utility Room

- Louvered Utility Room Door
- 30", 36", 52" or 60" Bench
- #MO-89 Cabinet over Washer/Dryer
- Coat Rack
- Utility Sink

## Windows

- Window Lineals
- Picture Window replacing 1, 2, or 3 Windows
- Bay Window #36
- Picture Window at Kitchen Sink
- Bay Window #4
- Bay Window #38
- Single Transom Window
- Bay Window #35
- Octagon Window
- Archtop Mulled Window

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