

southernestates™ Standards

SINGLE WIDE

KITCHEN

General Electric Appliances
 - 20' frost free side by side w/ icemaker
 - Smooth top range w/ oven
 - Potscrubber dishwasher
 - Microwave with vent hood
 Fluorescent light in kitchen
 Kitchen organization system
 Lazy Susan (per floorplan)
 Sponge drawer
 Drawer over door cabinet design
 Pull out Trash Can
 Deep stainless steel sink w/metal
 gooseneck faucet
 Futura rolled edge countertops
 w/Ceramic Backsplash in Kit/Baths
 30" Shaker style oak cabinets
 Brushed nickel cabinet pulls
 Hidden cabinet door hinges
 White-lined cabinets throughout
 Mid-shelves in overhead cabinets
 2" cabinet crown
 Glass cabinets with "Reeded" glass
 (if applicable)
 Easy-glide drawer guides

BATH

48" fiberglass shower in master bath
 Designer metal faucets
 Porcelain lavatories throughout
 Shaker style oak cabinets in baths
 Drawer over door cabinet design
 Beveled edge mirrors
 Brushed Nickel lights in baths
 1 pc fiberglass tub/shower combo
 in guest baths
 Linoleum in all baths

CONSTRUCTION

Total Electric Home
 2"x8" Floor joists 24" O/C
 OSB flooring
 7 1/2' sidewalls
 2"x4" Exterior walls 16" O/C
 Rafters 24" O/C
 14-11-21 Insulation
 Sprayed acoustic ceilings
 Wire / plumb for washer and dryer
 Water cut-offs throughout
 40 gallon 240 volt water heater
 Vault throughout
 Detachable hitch for easy installation
 Two phone jacks
 Freezer plug in utility (if applicable)
 4" eave overhangs

COSMETICS

Plantation shutters
 (living room and dining room)
 Deluxe chandelier in dining room
 16 oz. trackless carpet
 High density carpet pad
 Designer rollgoods
 Paper covered sheetrock
 28" six-panel interior doors
 Heavy gauge door hinges
 Ceiling fan in living room
 Glass, brushed nickel light fixtures
 2" mini-blinds
 Single lever chrome door knobs
 4" white crown molding LR, KIT/DR,
 MBR & HALL
 3" Chairrail (Living room, kit/dining
 room, master bedroom & hall)
 Baseboard (Living room,kit/ dining
 room, master bedroom & hall)
 Extra-wide door facing in main living
 areas and master bedroom
 Tile Foyer
 Oak washer and dryer cabinet
 Closetmaid shelving in closets

EXTERIOR

Steel 1/2 Moon Pane Front Door
 w/full view storm
 Cottage vinyl-clad rear door
 Thermopane windows
 Vinyl siding
 Shingle roof
 Coach lights (front and rear)
 12" shutters
 Exterior frost-free faucets
 (front and rear)
 Exterior recepts (front and rear)

DOUBLE WIDE

KITCHEN

General Electric Appliances
 - 20' frost free side by side w/ icemaker
 - Smooth top range
 - Wall mounted self-cleaning oven
 - Potscrubber dishwasher
 - Microwave with vent hood
 Fluorescent light in kitchen
 Kitchen organization system
 Two pot / pan drawers
 Cookiesheet rack
 Lazy Susan (per floorplan)
 Pull-out trash can
 Sponge drawer
 Drawer over door cabinet design
 Deep stainless steel sink w/metal
 gooseneck faucet
 Futura rolled edge countertops
 w/Ceramic Backsplash Kit & Baths
 30" Shaker style oak cabinets
 Brushed nickel cabinet pulls
 Hidden cabinet door hinges
 White-lined cabinets throughout
 Mid-shelves in overhead cabinets
 2" cabinet crown
 Glass cabinets with "Reeded" glass
 Easy-glide drawer guides

BATH

48" fiberglass shower in master bath
 w/ clear glass door
 Designer metal faucets
 Porcelain lavatories throughout
 Shaker style oak cabinets in baths
 Drawer over door cabinet design
 Beveled edge mirrors
 Brushed Nickel lights in baths
 1 pc fiberglass tub/shower combo
 in guest baths
 Linoleum in all baths

CONSTRUCTION

Total Electric Home
 2"x6" Floor joists 24" O/C- 28' wide
 2"x8" Floor joists 24" O/C- 32' wide
 OSB flooring
 7 1/2' sidewalls
 2"x4" Exterior walls 16" O/C
 2"x4" Marriage walls 24" O/C
 Rafters 24" O/C
 14-11-21 Insulation
 Sprayed acoustic ceilings
 Wire / plumb for washer and dryer
 40 gallon 240 volt water heater
 Vault throughout
 Detachable hitch for easy installation

Two phone jacks
 Freezer plug in utility (if applicable)
 Water shut-off valves throughout
 10" eave overhangs (28 & 32 wides)

COSMETICS

Plantation shutters (living room,
 dining room, and den)
 Deluxe chandelier in dining room
 Large hand-laid, 1/2-rock fireplace
 16 oz. trackless carpet
 High density carpet pad
 Designer rollgoods
 Paper covered sheetrock
 28" six-panel interior doors
 Heavy gauge door hinges
 Ceiling fan in living room
 Glass, brushed nickel light fixtures
 2" mini-blinds
 Single lever chrome door knobs
 4" white crown molding LR, KIT, DR,
 MBR, & HALL
 3" Chairrail (living room, kitchen,
 dining room, master bedroom & hall)
 Baseboard (living room, dining room,
 family room, kitchen, master bedroom
 & hall)
 Extra-wide door facing in main living
 areas and master bedroom
 Tile Foyer
 Oak washer and dryer cabinet
 Closetmaid shelving in closets
 All handrails are wrought iron

EXTERIOR

Steel full view front door with storm
 w/ 1/2 moon pane
 Cottage vinyl-clad rear door
 Thermopane windows w/ mulls
 Vinyl siding
 Shingle roof
 21' dormer
 Coach lights (front and rear)
 12" shutters
 Exterior frost-free faucets
 (front and rear)
 Exterior recepts (front and rear)

What is a manufactured home?

At Southern Estates, a manufactured home is built with precision and quality components, to rigid government standards and customized to buyer's specifications. Manufactured homes are built to the Manufactured Home Construction and Safety Standards (HUD Code). The HUD Code standards make manufactured housing the only component of the housing industry that is subject to a single national standard. Factory certification is regulated and manufactured homes carry a HUD seal stating that they are built in compliance with the federal code.

Southern Estates are comparable to site-built homes in terms of size, floor plans and quality building components. Our homes have a definite price advantage in providing better value than site-built homes. Our controlled factory environment assures that waste is minimized, labor is consistent and inclement weather does not interfere with the construction process.

The Advantages of Manufactured Housing

Why would you want to buy a manufactured home?

Less Expensive

The sales price for a new Southern Estates home ranges from just under \$35,000 for a single-section home with basic features to prices in excess of \$40,000 for a deluxe multi-section home. Construction cost per square foot for a new Southern Estate averages anywhere from 10 to 35 percent less than a comparable site-built home, excluding the cost of land.

Quality Control

There Are Major Benefits To Building Your Home In A Factory:

- All aspects of the construction process are controlled.
- The weather doesn't interfere with construction and cause delays.
- All technicians, craftsmen and assemblers are on the same team and professionally supervised.
- Inventory is better controlled and materials are protected from theft and weather-related damage.
- All construction materials, as well as interior features and appliances are purchased in volume for additional savings.
- Cost of interim construction financing is significantly reduced or eliminated.
- All aspects of construction are continually inspected by not one, but several, inspectors.

Amenities

Southern Estates come with many "standard" features that you would find in a site-built home. Many floor plans are available that range from the basic models to more elaborate designs with living and dining rooms with vaulted ceilings, fully-equipped modern kitchens, comfortable bedrooms with walk-in closets, and bathrooms with recessed bathtubs and whirlpools.

With Southern Estates, you have the flexibility of selecting variations to the floor plans and decors. These options include everything from the color of the carpet to energy-efficiency features to kitchen appliance upgrades

— ANY ESTATE FLOORPLAN CAN BE BUILT TO THE ESSENTIALS SERIES STANDARDS —

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