



**Timber Ridge Modular Unit**  
23'4" x 42'



# TIMBER RIDGE MODULAR UNIT FLOOR PLAN

23'4" x 42'



## TIMBER RIDGE MODULAR UNIT STANDARD SPECIFICATIONS

- ❖ Steel I-Beam Chassis with Removable Hitch, Axles & Tires
- ❖ 2X6 Southern Yellow Pine Floor Joists (16-Inches on Center)
- ❖ R-22 Floor, R-19 Wall & R-30 Roof Insulation
- ❖ 3/4-Inch Advantech Subfloor Glued, Stapled and Screwed
- ❖ Full House Moisture Barrier
- ❖ Woodgrain Vinyl Flooring
- ❖ Low-E Vinyl Windows
- ❖ Fiber Cement Board Exterior Siding (Painted or Stained)
- ❖ Shingles Roof
- ❖ 2X4 (16-Inches on Center)
- ❖ Premium Faucets in a variety of finishes
- ❖ 54-Inch Shower
- ❖ Exterior GFI Outlet
- ❖ LED Interior Lights
- ❖ Ceiling Fan in Living Area
- ❖ Solid Wood Cabinetry with Raised Panel Doors
- ❖ 40-Gallon Electric Water Heater
- ❖ 200-Amp Electric Panel
- ❖ Full-size Appliances (Refrigerator, Stove, and Microwave with Range Hood)
- ❖ Laminate Countertops
- ❖ Fiberglass Exterior Doors with Privacy Blinds
- ❖ 1- 4 Zone Mini Split AC System (Installed)
- ❖ Exterior Faucet
- ❖ Vinyl Wrapped Drywall (VOG-Vinyl over Gypsum)
- ❖ White Trim Package (Base and Crown)

## AVAILABLE OPTIONS

- ❖ LVP Flooring
- ❖ Solid Surface Counters
- ❖ On Demand Water Heater
- ❖ Stainless Appliance Package
- ❖ Finished and Painted Sheetrock Interior