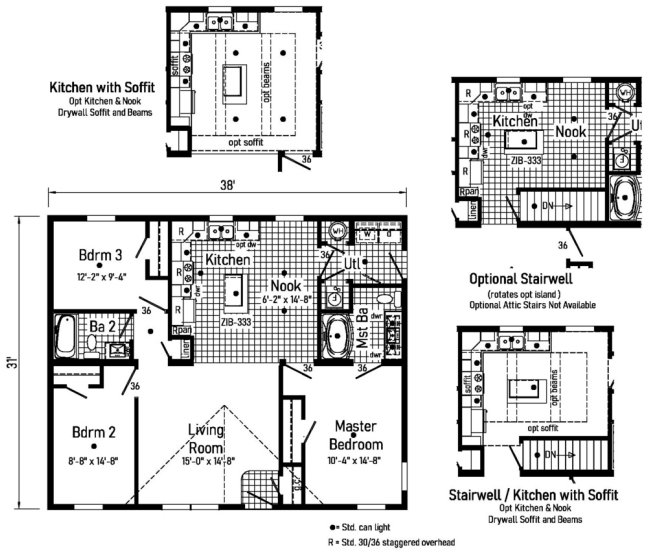
Floor Plan: Birchton 32383AM

3 Bedrooms, 2 Bathrooms, 1178 Square Feet

Series: Pennwst Rsv Ranch (Mod) | Type: Modular | Style: Ranch

SCAN FOR MORE DETAILS

FLOOR PLAN



Because we have a continuous product updating and improvement process, prices, plans, dimensions, features, materials, specifications and availability are subject to change without notice or obligation. Please refer to working drawings for actual dimensions. Renderings and floor plans are artist's depictions only and may vary from the completed home. Square footage calculations and room dimensions are approximate subject to industry standards. Some features shown are optional.

*Pricing information is provided for informational purposes only, actual prices may vary and may only be obtained from your retail dealer. Pricing does not include taxes, site preparation costs beyond the services listed or delivery outside of the stated delivery area. Nothing contained herein or on the Web Site constitutes an offer to sell any product or service, and no binding obligations will arise until you and your retail model center have executed final sales documents. We reserve the right to change prices at any time and without notice or obligation. Not responsible for typos. Please contact the retailer to confirm the most current price.

Cavco - Emlenton

4 Pennwest Way

Emlenton, PA 16373

cavcohomes.com

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PHOTOS AND RENDERINGS



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2025

PENNWEST reserve

HOME COMPONENTS
Complete Water Lines Supplied
Complete Electrical
Drain and Gas Lines Stubbed Through Floor
Complete Heat System
Complete Air Return System

INTERIOR
Primed Drywall Throughout
Smooth Flat Ceiling Throughout
8'0" Ceiling Height
25 oz. Carpeting
Rebond Carpet Pad - 5 lb
Tackstrip Carpet Installation
Foyer Entry with Vinyl Flooring
No-Wax Vinyl Floor Coverings by Congoleum
5 Arm Dining Room Light (Brushed Nickel or Black)
Recessed LED Lights T/O
36" Doors – Where Available
White Painted 2-Panel Pre-Hung Doors with Mortise Hinges
Metal Lever Interior Passage Sets
Smoke Detectors with Battery Back-Up
Wire Shelving in Guest Closet
White Painted Pine Moldings Throughout

KITCHEN
Tip-Out Trays at Sink
Stainless Steel Sink-33x22x8
Brushed Nickel Single Lever Pulldown Faucet
~~Black Power Range Hood with Light~~
~~30" Deluxe Black Gas Range~~
~~18 Cu. Ft. Black Frost Free Refrigerator~~
1 USB II Receptacle

CABINETRY
Evermore Custom Cabinetry (KCMA Certified)
~~Rustic Elm or American Maple~~
¾ Overlay Mission Flat Panel Cabinet Doors
Hardwood Oak Cabinet Face Frames
Cabinet Pulls (Brushed Nickel, Black, or Gold)
Soft close Hidden Cabinet Hinges
~~Choice of Cabinet System~~
- City Scape 30"/36"
~~- 36" Cabinets w/ Crouse Crown~~
~~- 30" Cabinets w/ Crouse Crown & Soffit~~
Adjustable Shelves in Overhead Cabinets
Drawer-Over-Door Base Cabinets
Soft Close Undermount Drawer Guides
Base and Center Shelves in Base Cabinets
Dovetail Drawer Construction
Laminate Countertops with Crescent Laminate Edging
~~4" Laminate Backsplash~~
Kitchen Island – Where Available

BATHS
Curved Front Garden Tub in Master Bath - Where Available
Tub Overflows
Recessed LED Light over Tub in Master Bath
1.6 Gallon Per Flush Elongated Toilets
China Sinks with Overflows and Pop-Up Drains
Lighted Vent Fan in Each Bath
2-Light Vanity Light Bath 2
Recessed LED Lights over Master Vanity
24x36 Black Framed Mirrors
Brushed Nickel Metal Faucets
36" High Vanities
Anti-Scald Valves on Showers and Tubs
Linen - Where Available

BEDROOMS
Switched Receptacles
Egress Window in Each Bedroom
Wire Shelving in Closets
Switched 6" Recessed LED Light in All Walk-In Closets

INSULATION
R-21 Fiberglass Insulation in Walls
R-38 Batt Insulation in Ceiling

UTILITIES
200 AMP Electrical Service
Plumb and Wire for Washer
Wire for Dryer
Recessed Dryer Vent Box
Programmable Thermostat with 8-Wires
Main Water Line Shut-Off Valve
Water Shut-Off Valves where Accessible
One Exterior Water Faucet
50 Gallon Electric Water Heater with Pan
Energy Efficient 90 Plus Gas Furnace
Perimeter Heat System with Fiberglass Heat Ducts

EXTERIOR
Exterior Light at Front and Rear Door
Two GFI-Protected Exterior Receptacles
Vinyl Ship Lap Siding
O.S.B. Sheathing Under Siding
Wind Wrap Air Infiltration Barrier
12" Eaves and Overhangs
Architectural Shingles
Ridgevent Roof Ventilation System
Ice Shield
3/0 x 6/8 White 6-Panel Front & Rear Door with Deadbolt Locks
Vinyl Insulated Argon Filled Double Hung Windows with Low-E Glass (no grids)
Lineals on Front Door Side

CONSTRUCTION
2x10 Transverse Floor System on 16" Centers with 23/32" OSB T&G Floor Decking**
2x6 Exterior Walls on 16" Centers**
2x4 Interior Walls
90 Mile Exposure C Wind Load Design
40# Roof Load Design

PENNWEST reserve

BELLE ÀME

(4) 72" Windows
Full Ceramic Backsplash in Kitchen
Double Lavs in Master Bath
Over the Range Microwave Oven
Sliding Barn Door at Pantry
MSI Vinyl Plank Flooring (Kitchen, Nook & Foyer)
Choice Cabinet Finish
Pearl Appliance Package
Stainless Steel:
-Side By Side Refrigerator
-Self Clean Range and
-4 Cycle Dishwasher

CAVCO™ EMLENTON

2-10 HOME BUYERS WARRANTY
LONG LIVE HAPPY HOMES®

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