



## MANOR SERIES - STANDARD SPECIFICATIONS

[www.ParkModelsDirect.com](http://www.ParkModelsDirect.com) 1-800-965-9693

### HEAVY DUTY EXTERIOR CONSTRUCTION FEATURES:

- 4 Large window front angle bay
- Heavy asphalt/fiberglass shingles - 20 year warranty
- 2x6 Floor and 2x4 sidewall construction - 16" O.C.
- Trussed roof rafters
- Full length 10" steel I-beam frame
- 'Cempanel Fiber-Cement' siding by 'James Hardie'
- Backer board around complete home
- High density 'Sheptex' (rodent proof) underbelly
- Detachable hitch

### HEAVY DUTY INTERIOR CONSTRUCTION FEATURES:

- 90" Sidewall height with extra high vaulted ceiling
- Beautiful 5-piece wood cabinet doors and drawer fronts
- Hidden cabinet door hinges
- Premium metal drawer guides and rollers
- 19/32" Plywood T&G floor decking
- Sealed plywood at entry doors and plumbing locations
- Double window in bedroom back or side wall
- Custom moulding & trim packages
- Lined overhead cabinets in kitchen

### DECORATOR FEATURES:

- Tape and textured sheetrock walls
- Attractive towel bar & tissue holder (shipped loose)
- Mirrored wardrobe doors
- Drawers below wardrobe
- Premium chandelier in dining room
- Mullions at most windows (grids)
- China lavatory sink in bath
- Popular side bay (per model)
- Textured ceiling
- Deluxe overhead lighting
- Attractive patio light
- Plush style carpet with high density carpet pad
- Premium decorator drapes and deluxe valances
- Vertical blind with valance at patio door
- Deluxe medicine cabinet in bathroom
- High pressure laminate countertops
- Laminate edging & backsplash in kitchen
- 2" Blinds throughout

### ENERGY SAVING COMFORT FEATURES:

- Insulated tilt and clean single hung windows
- Insulated patio door
- RV type rear door with screen and deadbolt
- 6'-4" Entry door height
- R-22 Fiberglass insulation in roof
- R-11 Fiberglass insulation in the sidewalls and floors
- Vented attic with vapor barrier
- Ceiling fan in living room with light
- Fire extinguisher
- 40,000 BTU gas furnace with auto ignition
- Energy saving house wrap around home

### CONVENIENCE FEATURES:

- RPTIA coded and inspected
- 50 AMP electrical service with pigtail
- 17 Cu. Ft. double door frost free refrigerator
- One-piece 48" fiberglass shower (most models)
- 20 Gallon electric water heater
- Premium 'Sovereign' floor tile (per print)
- Acrylic kitchen sink with single lever faucet & sprayer
- Metal faucet in bath
- Porcelain house type toilet
- Flip down sink trays in kitchen
- Deluxe 30" free-standing gas range
- Power range hood and light
- Easy touch rocker light switches
- Entertainment center (per print)
- Exterior GFCI 110 volt receptacle by patio door
- Smoke detector
- Water shut off valves throughout
- Dual reading lights over bed

**Factory Expo**  
*"Factory Direct Value"* PARK MODELS

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Our Park Model Homes are built right here in the Athens Park Homes factory, where the principles of cutting edge technology and design innovation are artfully blended to produce high quality yet VALUE-BASED recreational and residential luxury homes. Come see our commitment to construction excellence for yourself with a FREE FACTORY TOUR! Thank you for making Park Models Direct and Athens Park Homes your choice of home builder.

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