



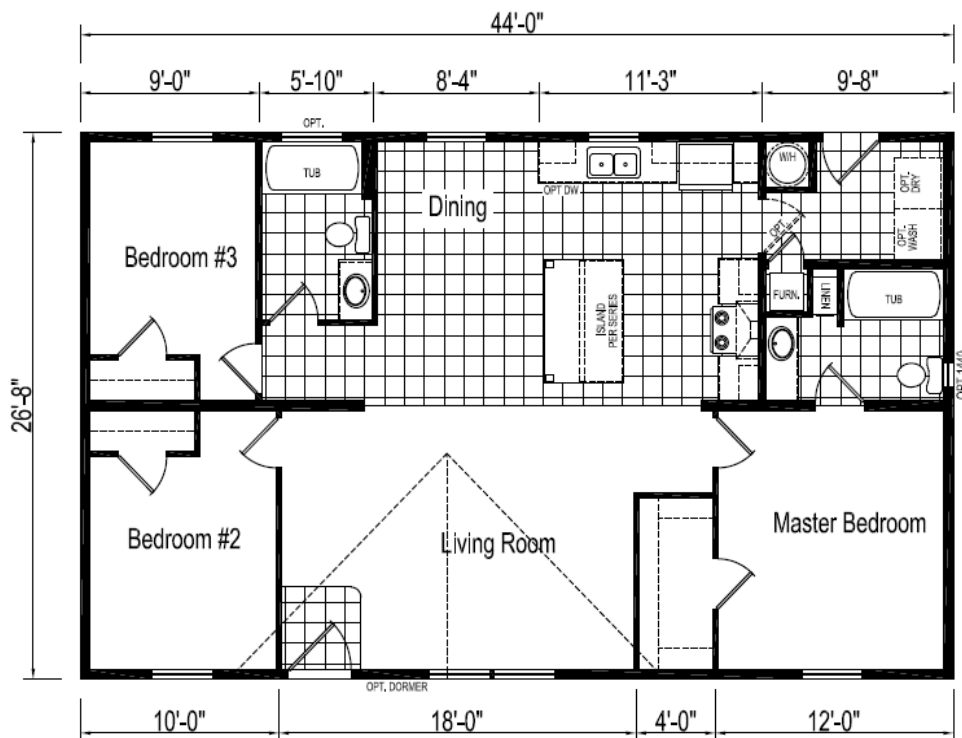
EAGLE RIVER HOMES



The
Crossings

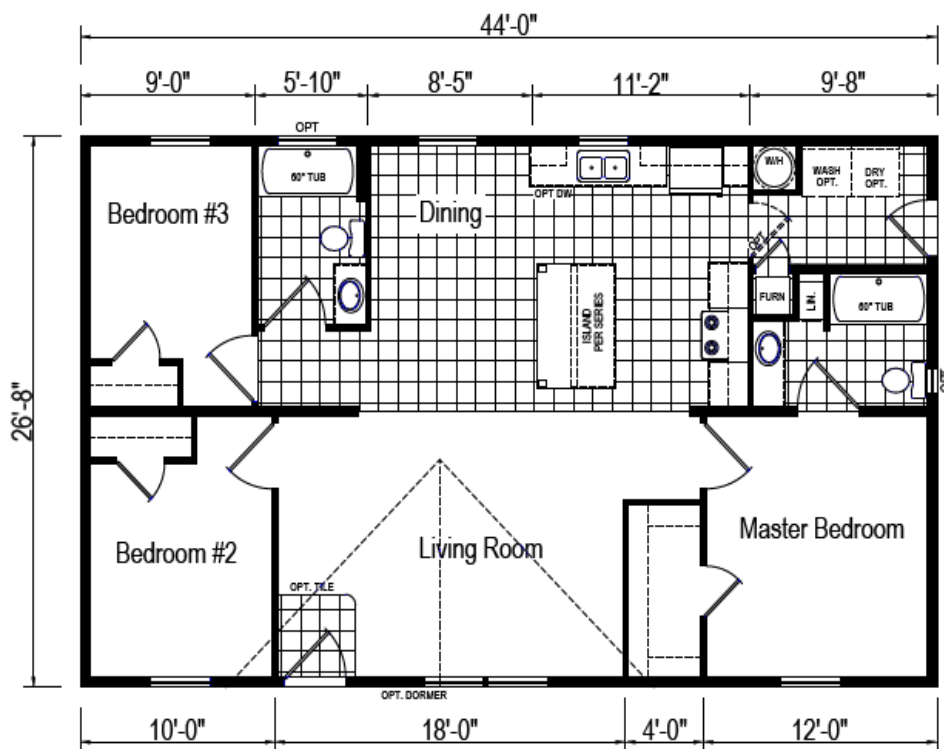
Model 48J597-X1

3 Bedroom, 2 Bath
Appx. 1,173 sq. ft.
Nominal Size: 28' x 48'
Actual Size: 26' 8" x 44'



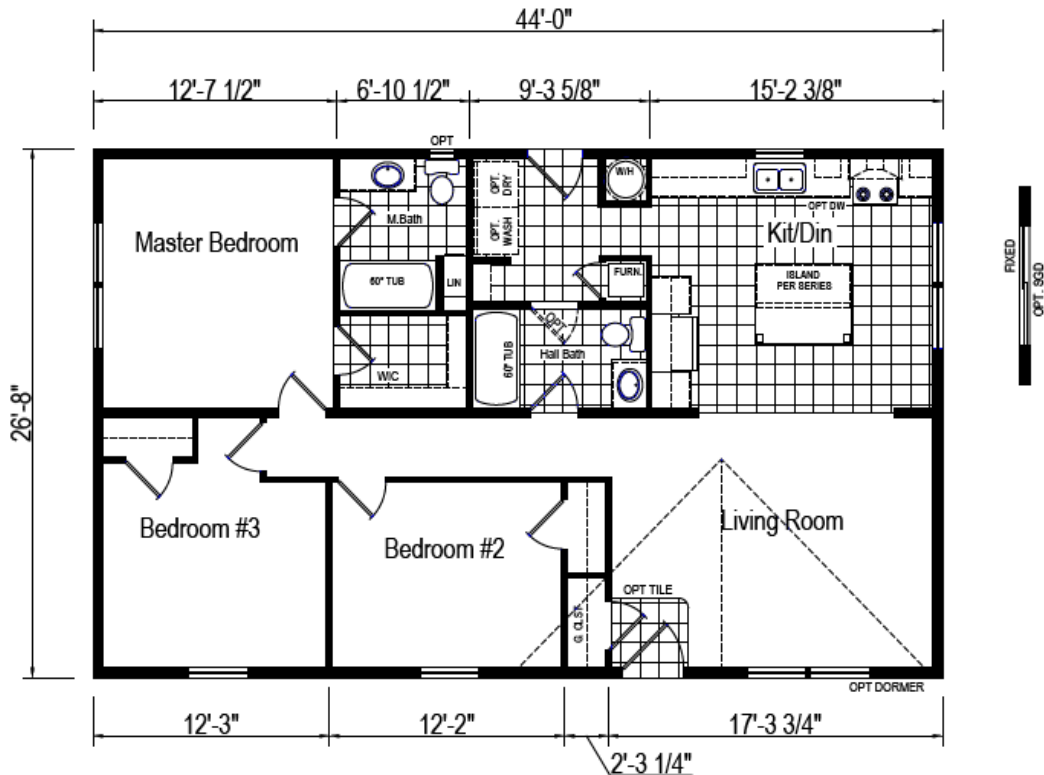
Model 48J597-X2

3 Bedroom, 2 Bath
Appx. 1,173 sq. ft.
Nominal Size: 28' x 48'
Actual Size: 26' 8" x 44'



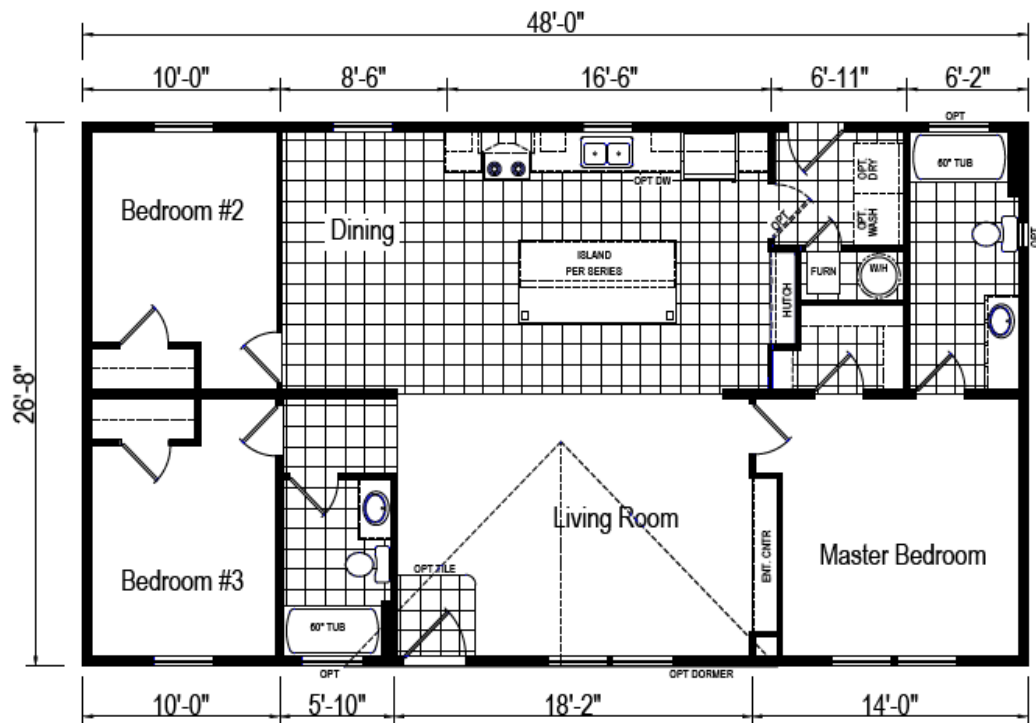
3 Bedroom, 2 Bath
 Appx. 1,173 sq. ft.
 Nominal Size: 28' x 48'
 Actual Size: 26' 8" x 44'

Model 48J648-X



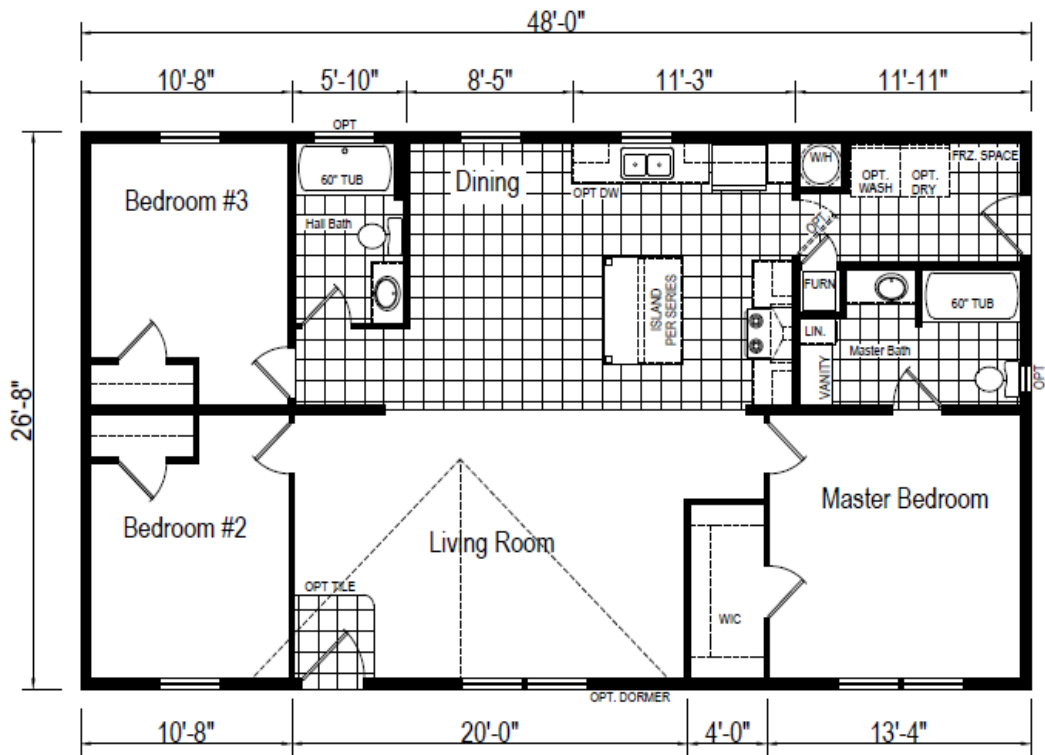
3 Bedroom, 2 Bath
 Appx. 1,280 sq. ft.
 Nominal Size: 28' x 52'
 Actual Size: 26' 8" x 48'

Model 52J598-X



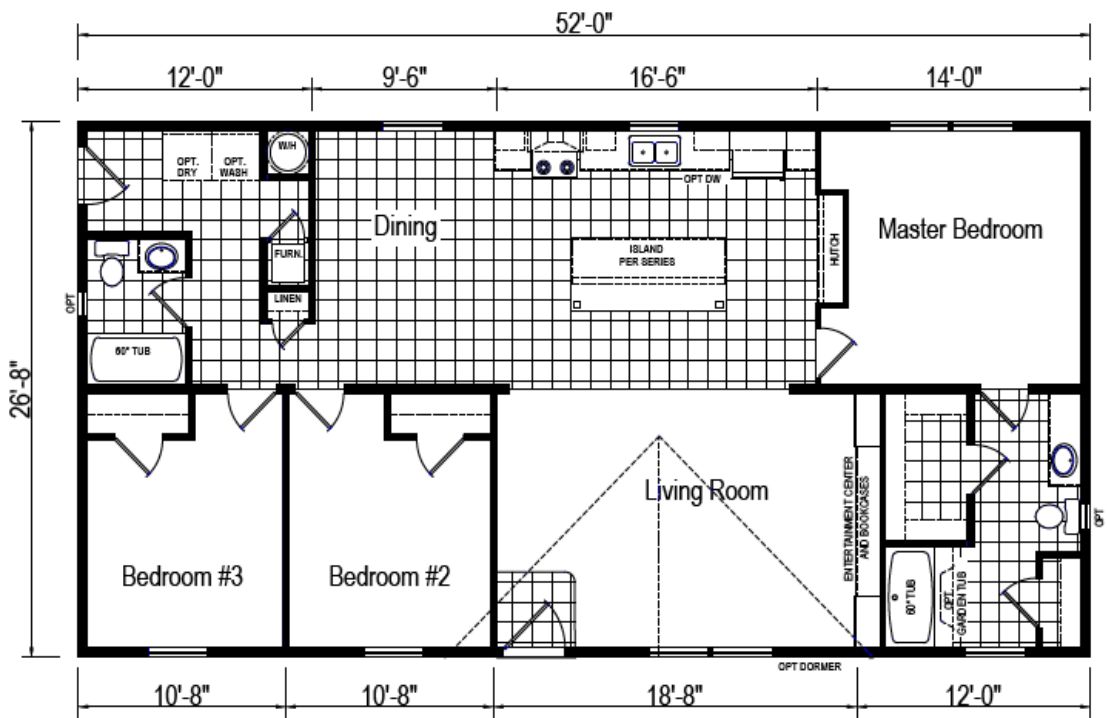
Model 52J599-X

3 Bedroom, 2 Bath
Appx. 1,280 sq. ft.
Nominal Size: 28' x 52'
Actual Size: 26' 8" x 48'



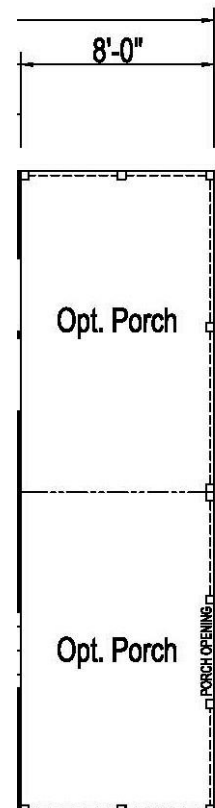
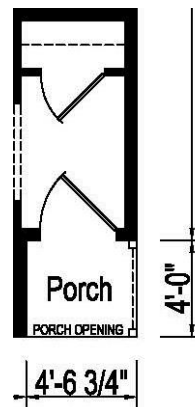
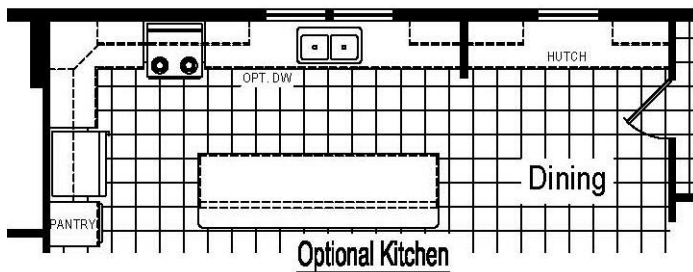
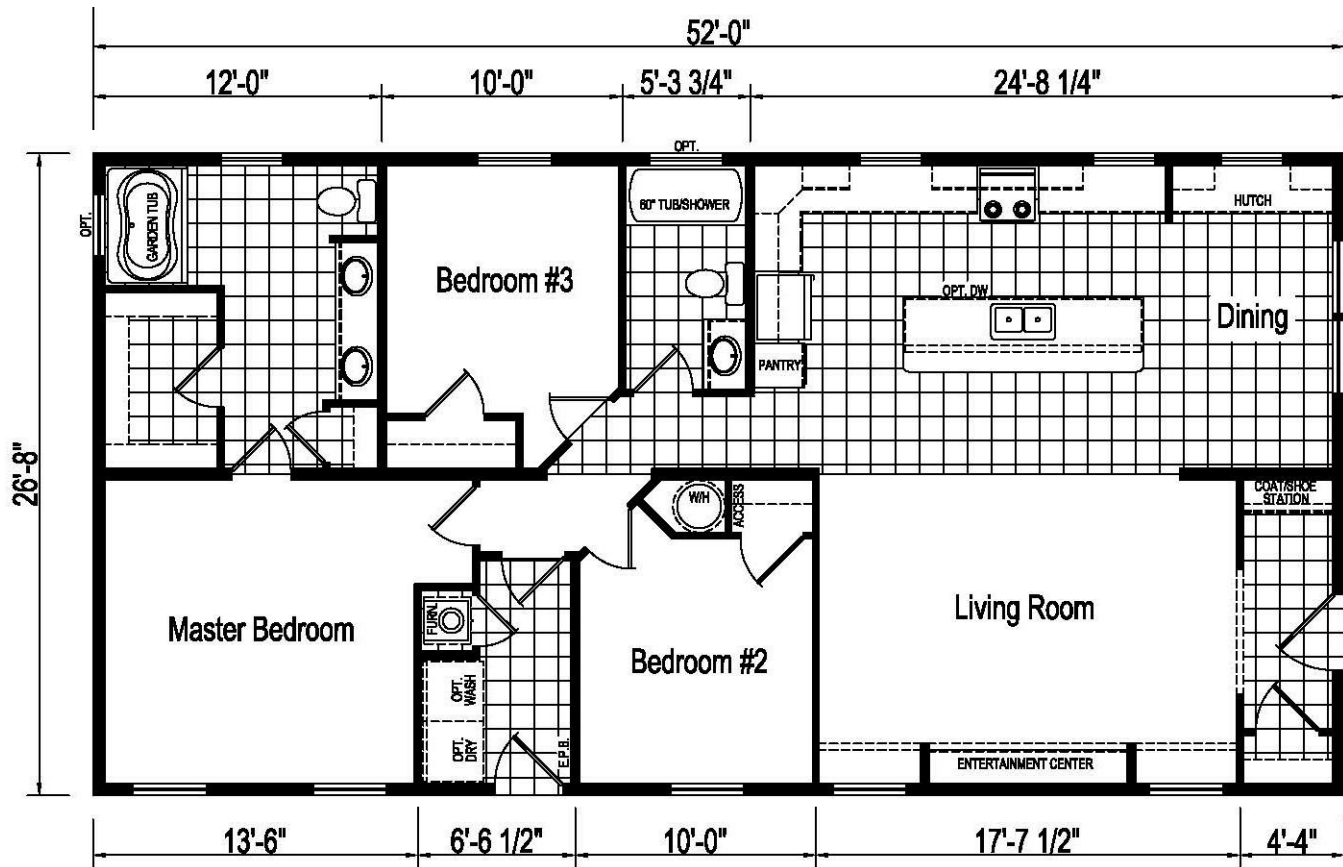
Model 56J600-X

3 Bedroom, 2 Bath
Appx. 1,386 sq. ft.
Nominal Size: 28' x 56'
Actual Size: 26' 8" x 52'

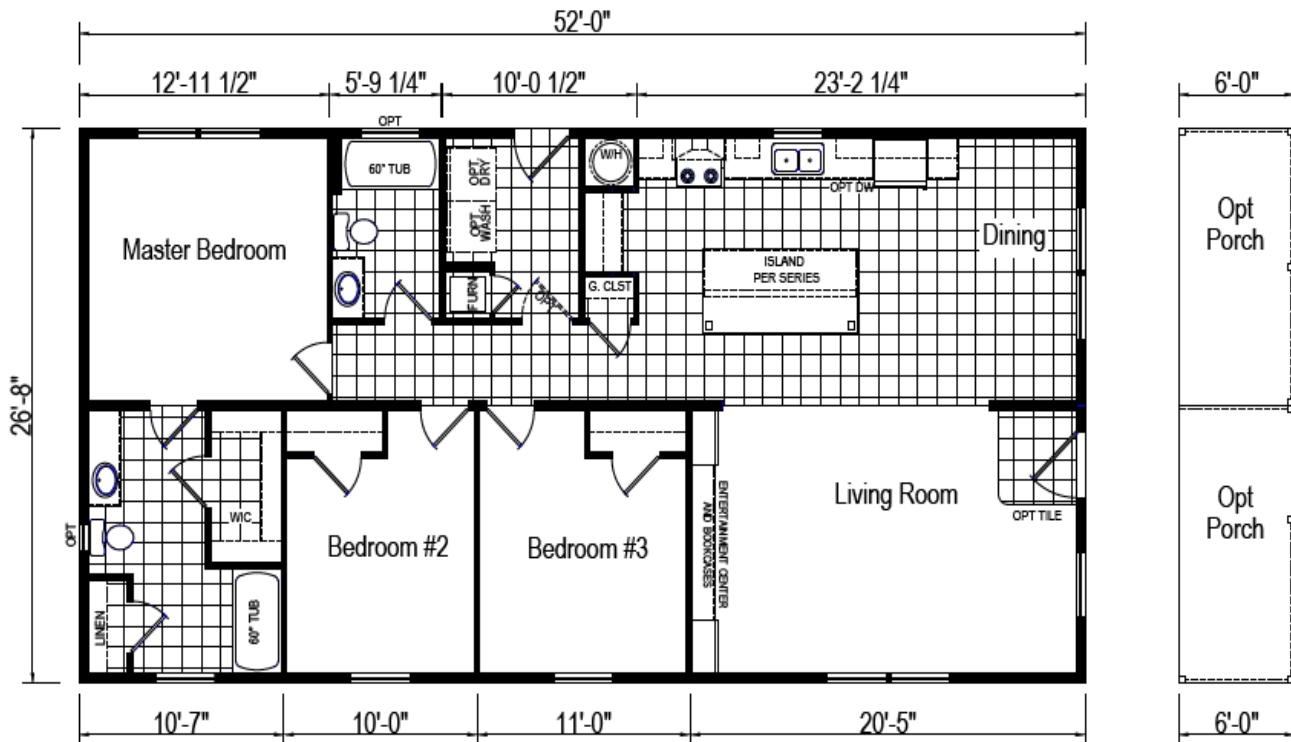


3 Bedroom, 2 Bath
 Appx. 1,386 sq. ft.
 Nominal Size: 28' x 56'
 Actual Size: 26' 8" x 52'

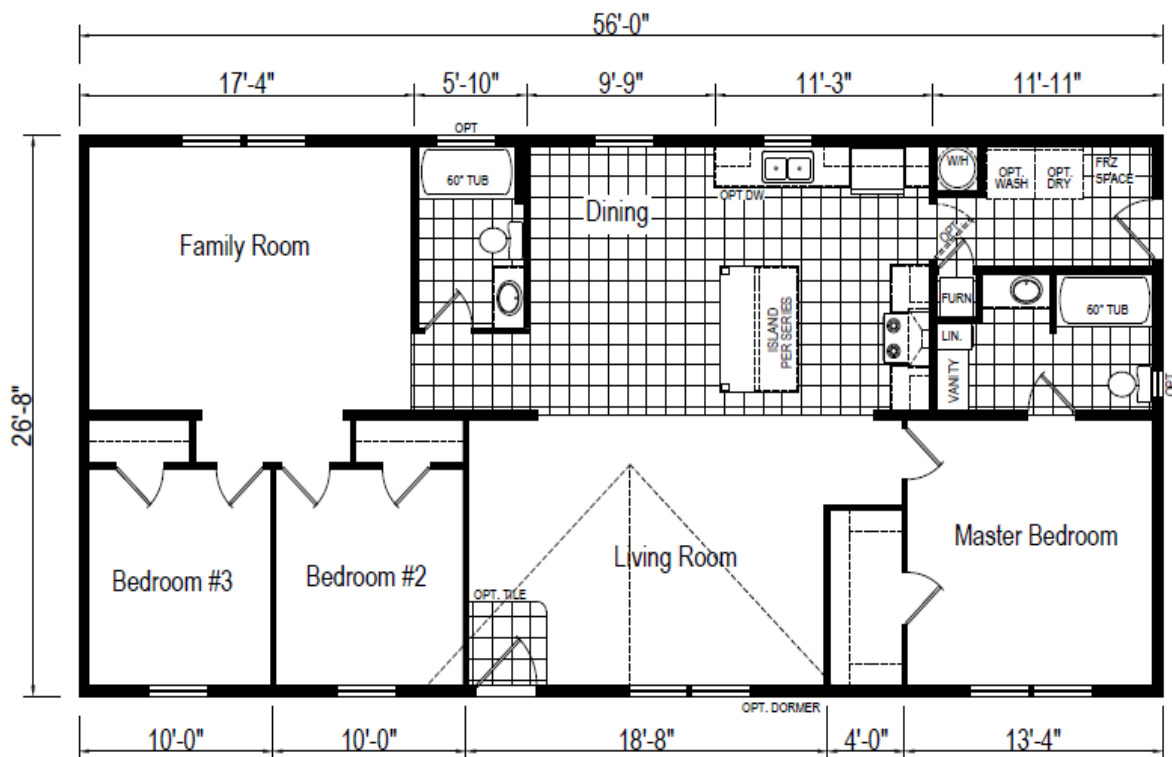
Model 56J1068-X



3 Bedroom, 2 Bath
Appx. 1,386 sq. ft.
Nominal Size: 28' x 56'
Actual Size: 26' 8" x 52'

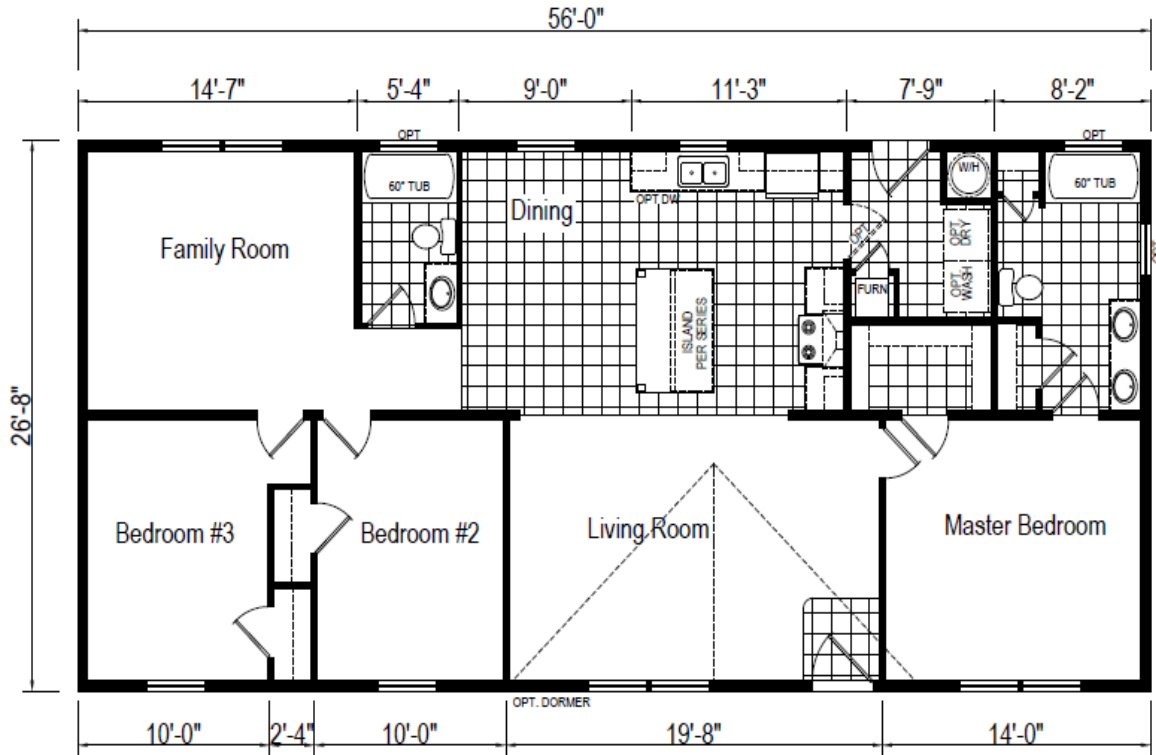


3 Bedroom, 2 Bath
Appx. 1,493 sq. ft.
Nominal Size: 28' x 60'
Actual Size: 26' 8" x 56'



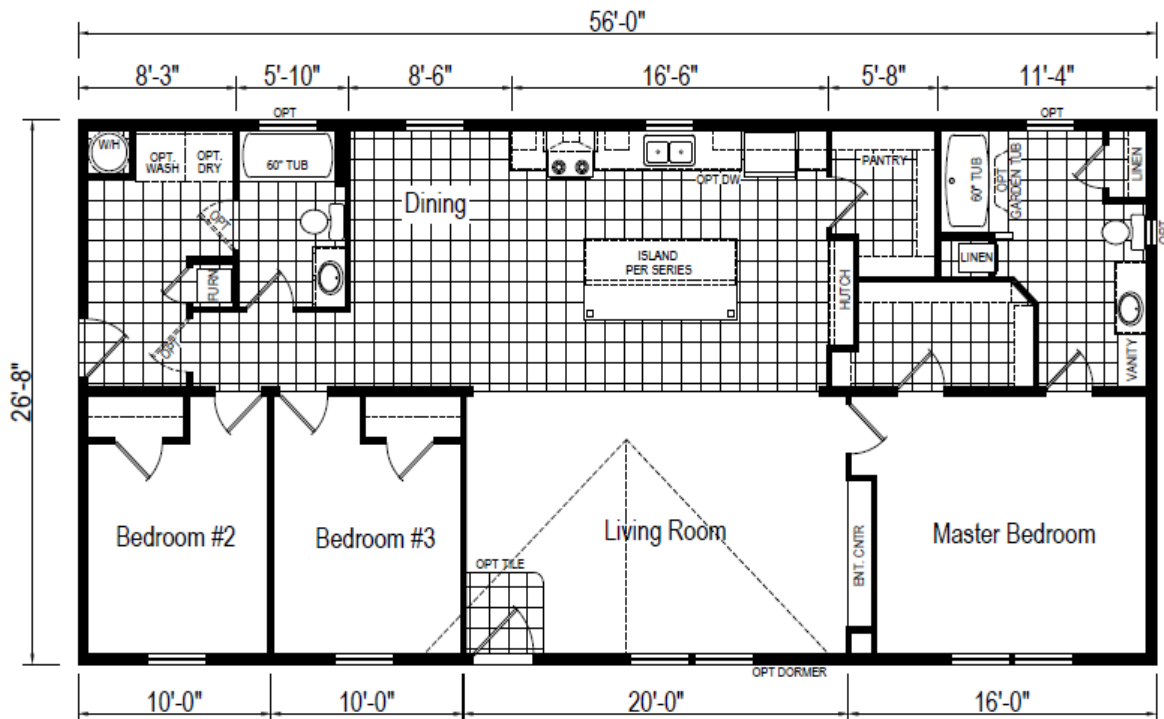
Model 60J595-X2

3 Bedroom, 2 Bath
Appx. 1,493 sq. ft.
Nominal Size: 28' x 60'
Actual Size: 26' 8" x 56'



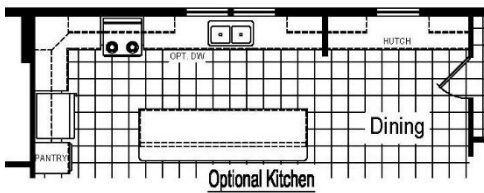
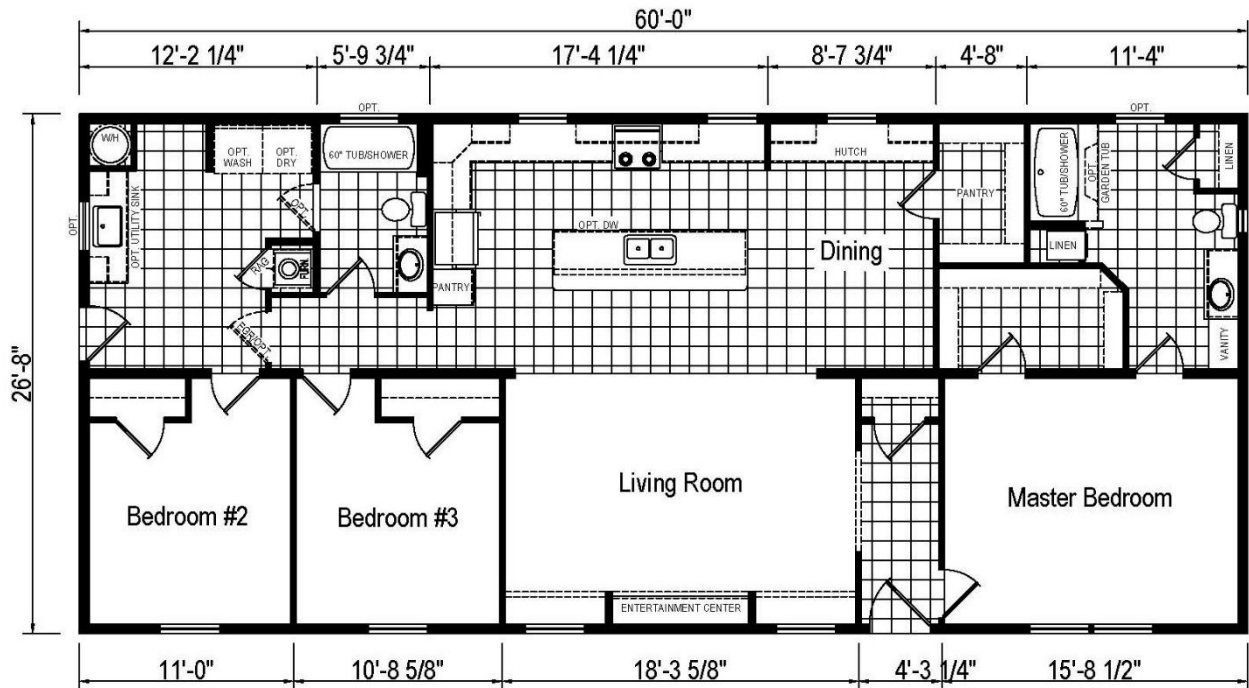
Model 60J596-X

3 Bedroom, 2 Bath
Appx. 1,493 sq. ft.
Nominal Size: 28' x 60'
Actual Size: 26' 8" x 56'



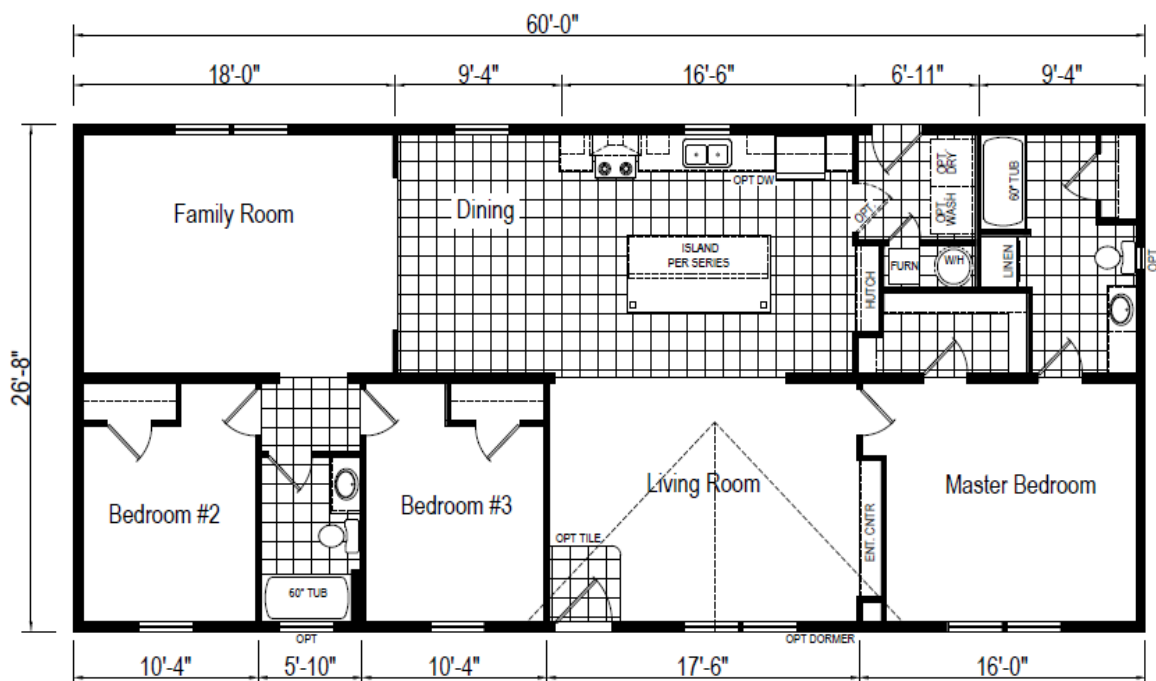
3 Bedroom, 2 Bath
 Appx. 1,600 sq. ft.
 Nominal Size: 28' x 64'
 Actual Size: 26' 8" x 60'

Model 64J1071-X



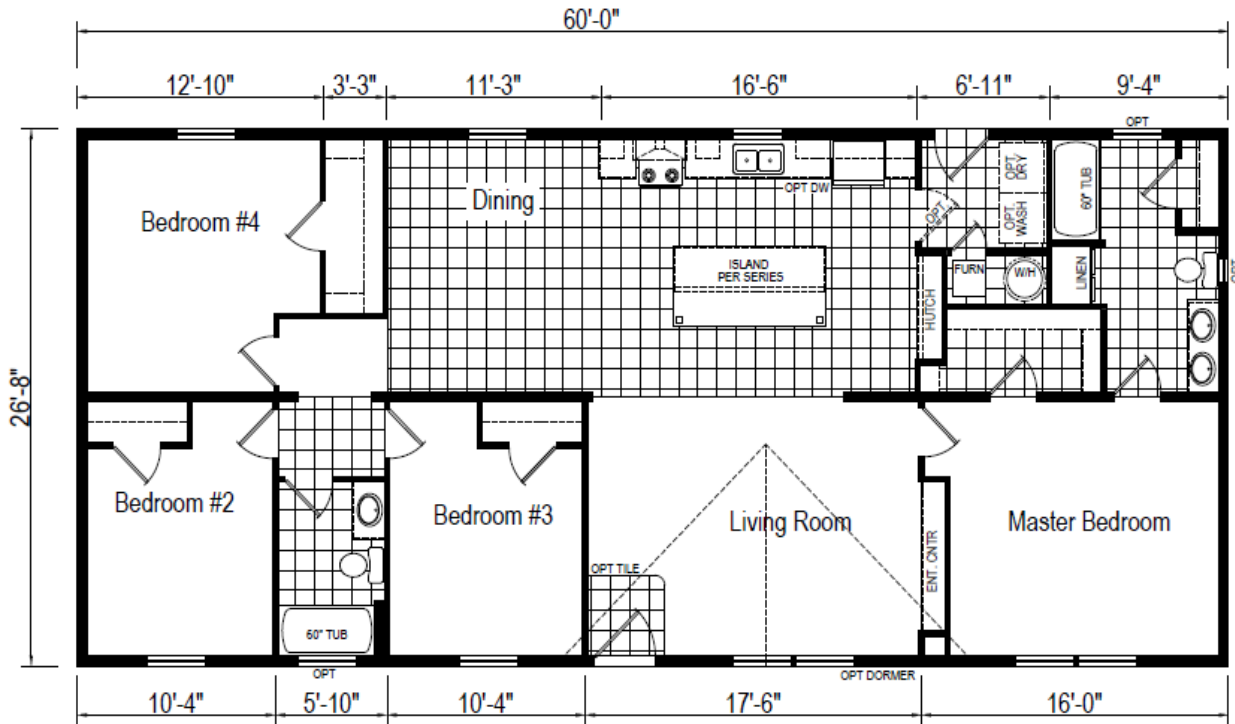
4 Bedroom, 2 Bath
 Appx. 1,600 sq. ft.
 Nominal Size: 28' x 64'
 Actual Size: 26' 8" x 60'

Model 64J602-X1



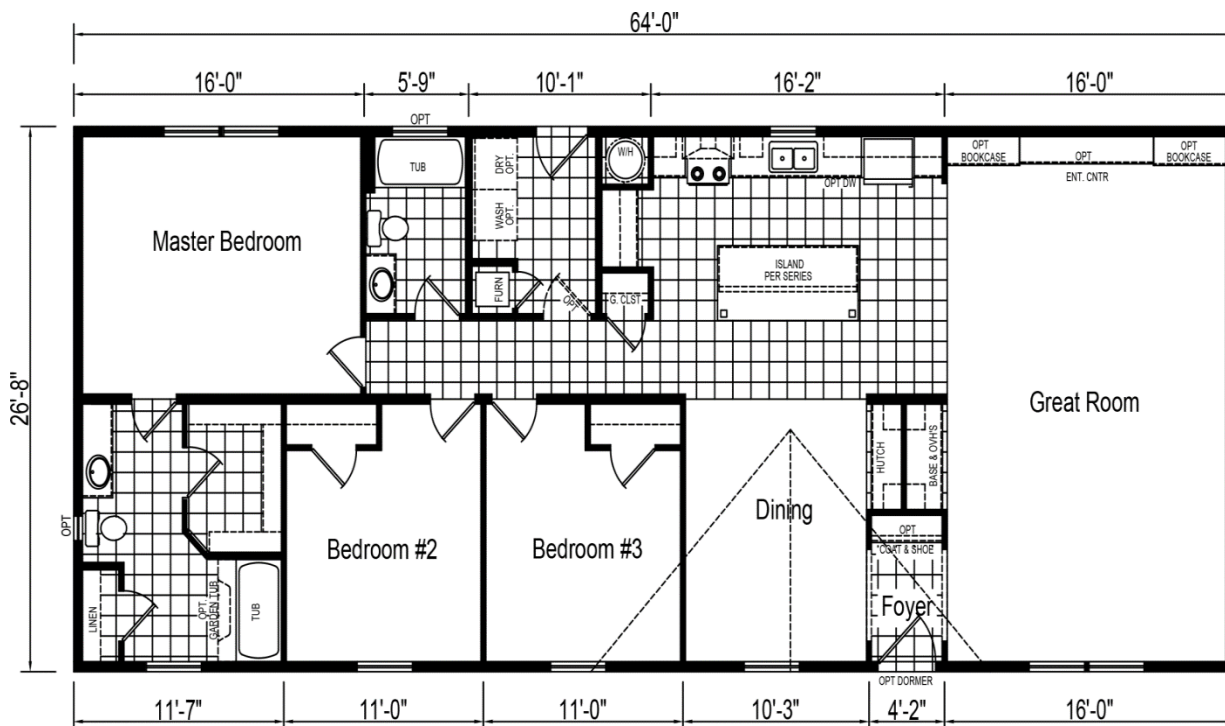
Model 64J602-X2

3 Bedroom, 2 Bath
Appx. 1,706 sq. ft.
Nominal Size: 28' x 68'
Actual Size: 26' 8" x 64'

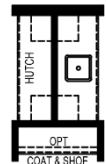


Model 68J603-X

3 Bedroom, 2 Bath
Appx. 1,706 sq. ft.
Nominal Size: 28' x 68'
Actual Size: 26' 8" x 64'

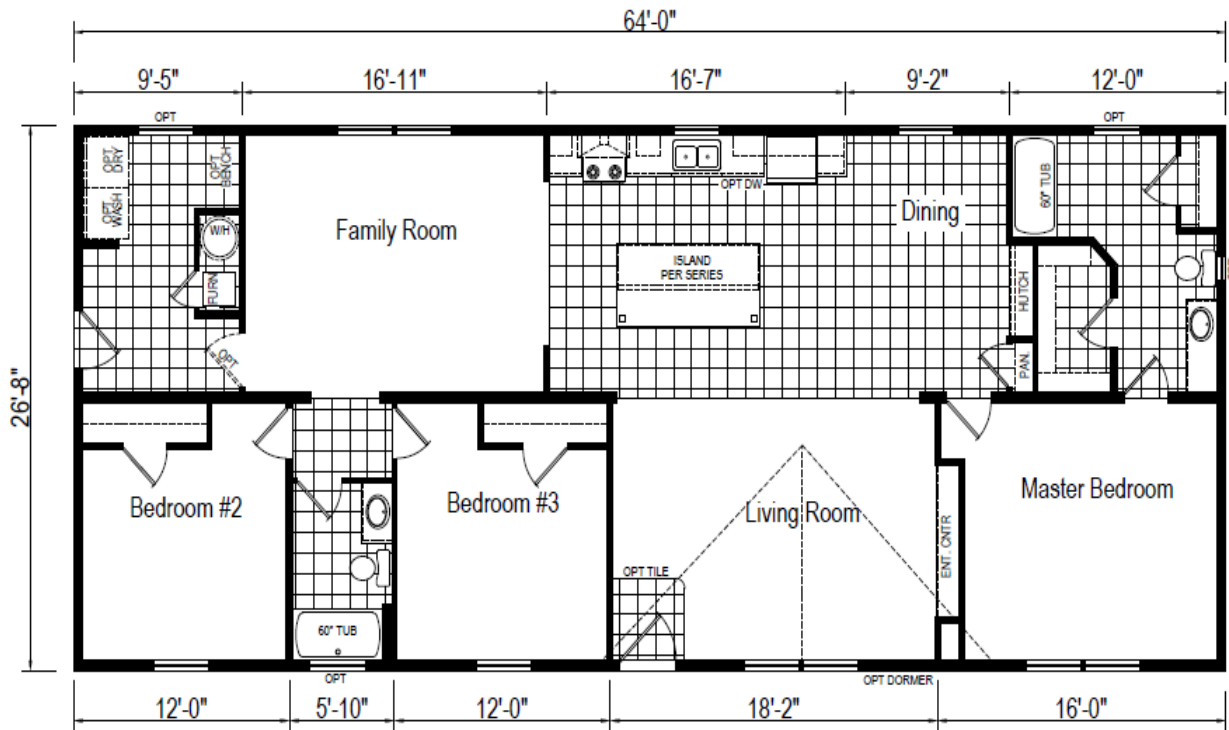


Optional Wet Bar



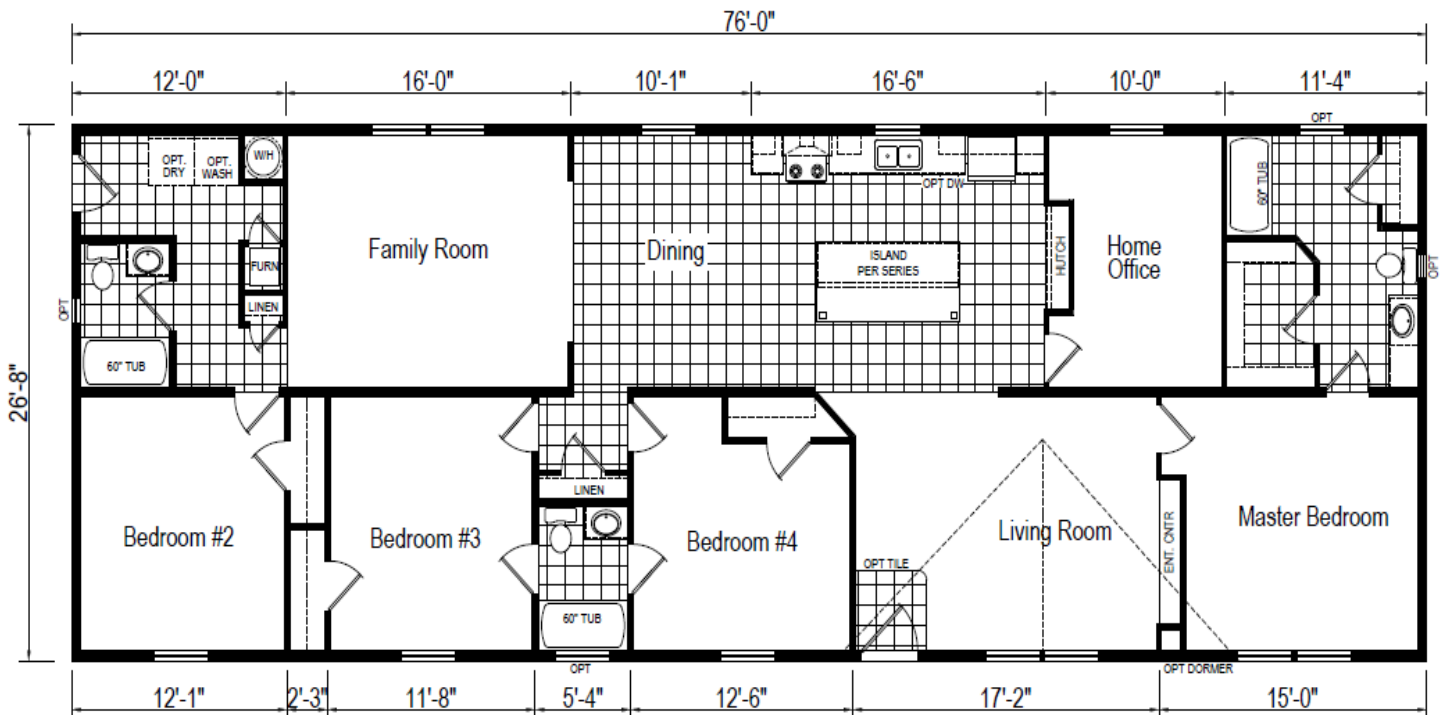
3 Bedroom, 2 Bath
 Appx. 1,706 sq. ft.
 Nominal Size: 28' x 68'
 Actual Size: 26' 8" x 64'

Model 68J604-X



4 Bedroom, 3 Bath
 Appx. 2,026 sq. ft.
 Nominal Size: 28' x 80'
 Actual Size: 26' 8" x 76'

Model 80J605-X



Chesapeake Standard Features

The Ultimate Home Value with Quality, Durability, and Flexibility in Design

Construction

- 2" x 6" Exterior Walls at 16" O.C.
- 2" x 6" Floor Joists 16" O.C.
#2 or Better Lumber (14' Wide)
- 2" x 8" Floor Joists at 16" O.C.
#2 or Better Lumber (16' Wide)
- 5/8" Tongue/Groove O.S.B. Floor Decking
- Wind Zone 1 Construction
- Zone III Insulation (R12/R19/R22)
(Thickness and R-values listed are certified by original manufacturer at time of installation, and may be reduced due to compression in floor, wall, and ceiling cavities)
- Removable Hitches
- 3/8" Fiberboard Backing
- Vinyl Siding / Shingle Roof
- Ridge Vent Construction with Fully-Vented Eaves
- 8" Flat Textured Ceilings
- 3680 4 Lite Front Door w/Deadbolt Lock
- 3280 - 9 Lite Rear Door with Deadbolt Lock
- Thermal Windows with Grids
- Deluxe Raised Panel Shutters
(Front Door Side on Doubles and Hitch End On Singles)
- Decorative Gypsum Interior Panels

Plumbing & Heating

- Elongated Residential Toilets
- 60" Tub with Acrylic Surround
- Deep-Well Stainless Steel Kitchen Sink
- Cross-Handle Plumbing Fixtures
- Plumbing for Washer
- Water Shut-Off Valves
- Bath Vanity Mirrors
- 30 Gal. Water Heater / Dual Element with Overflow Drip Pan
- Electric Ignition Gas Furnace
- Furnace Door
- In-Floor Heat Duct Crossovers (Doubles)
- Center Seal at Mate Line (Doubles)

Appliances

- 18 Cu Ft Auto Defrost Refrigerator
- 30" Gas Range

Electric & Lighting

- 100 Amp Panel Box with 10-20 Breaker
- Bath Exhaust Fans, 50 CFM
- Wire and Vent for Dryer
- GFI at Kitchen Counters & Bath Vanities
- Patio Lights at Front and Rear Doors
- Exhaust Vent Fan with Light in Kitchen
- 6" Recessed Can Lights in Bedrooms
- 6" Recessed Lights in Standard Locations

Floor Coverings

- Congoleum Flooring- Kitchen, Baths & Foyer
- 7/16" - 6 lb. Rebond Carpet Pad
- Level I Carpet
- Carpet Bar at Transitions
- FHA Rated Carpet Available

Cabinets

WOOD FLAT PANEL CABINET DOORS

Available in Stratford Oak, and Gray Ash
(Hickory, Ozark & White Flat Panel)

- 3-Drawer Bank in Kitchen
- Drawer Bank in Master Bath (if fits)
- 36" High Vanities
- Overhead Cabinet Top Trim
- Overhead Cabinets Lined with Center Shelf
- Metal Drawer Guides
- Utensil Separator in Kitchen Drawer
- Formica Brand Counter Tops
- Shelf Over Refrigerator
- Center Base Shelves in Kitchen
- Euro Style Cabinet Pulls

Miscellaneous

- 1 1/2" Ceiling Molding
- Pre-Hung White 6 Panel Interior Passage Doors
- Satin Nickel Passage Door Knobs
- Vented Shelving throughout
- Shower Curtain in Tub Baths
- Color Coordinated Valance Drapery Package
- Mini Blinds all Operating Windows
- Vented Shelving throughout
- Towel and Tissue Holders in Bathrooms

Due to constant product improvement, all prices and specifications are subject to change without notice or obligation to Eagle River Homes. Dimensions are stated to industry standards. Width and length dimensions are nominal and not to be used for setup of home. The square footage shown is nominal to exterior floor size.

HUDSON

Standard Features

The Ultimate Home Value with Quality, Durability, and Flexibility in Design

Construction

- 2" x 6" Exterior Walls at 16" O.C.
- 2" x 6" Floor Joists at 16" O.C.
#2 or Better Lumber (14' Wide)
- 2" x 8" Floor Joists at 16" O.C.
#2 or Better Lumber (16' Wide)
- 5/8" Tongue/Grove O.S.B. Floor Decking
- Wind Zone 1 Construction
- Zone III Insulation (R12/R19/R22)
(Thickness and R-values listed are certified by original manufacturer at time of installation, and may be reduced due to compression in floor, wall, and ceiling cavities)
- Removable Hitches
- 3/8" Fiberboard Backing
- Vinyl Siding / Shingle Roof
- Ridge Vent Construction with Fully-Vented Eaves
- 8" Flat Textured Ceilings
- 3680 4 Lite Front Door w/ Deadbolt Lock
- 3280 - 9 Lite Rear Door with Deadbolt Lock
- Thermal Windows with Grids
- Deluxe Raised Panel Shutters
(Front Door Side on Doubles and Hitch End On Singles)
- Decorative Gypsum Interior Panels

Plumbing & Heating

- Elongated Residential Toilets
- 60" One-Piece Fiberglass Tubs
- Deep-Well Stainless Steel Kitchen Sink
- China Bath Sinks
- Cross-Handle Plumbing Fixtures
- Ceramic Toilet Tank, 1.6 gal flush
- Plumbing for Washer
- Water Shut-Off Valves
- Bath Vanity Mirrors
- 40 Gal. Water Heater / Dual Element with Overflow Drip Pan
- Electric Ignition Gas Furnace
- Furnace Door
- Perimeter Heat Registers
- In Floor Heat Duct Crossovers (Doubles)
- Center Seal at Mate Line (Doubles)

Appliances

- 18 Cu Ft Auto Defrost Refrigerator
- 30" Gas Range

Electric & Lighting

- 100 Amp Panel Box with 10-20 Breaker
- Bath Exhaust Fans, 50 CFM
- Wire and Vent for Dryer
- GFI at Kitchen Counters & Bath Vanities
- Lights at Front and Rear Doors
- Exhaust Vent Fan with Light in Kitchen
- 6" Recessed Can Lights in Bedrooms
- 6" Recessed Can Lights in Standard Locations

Floor Coverings

- Congoleum Flooring - Kitchen, Baths, & Foyer
- 7/16" - 6 lb. Rebond Carpet Pad
- Level II Carpet
- Carpet Bar at Transitions
- FHA Rated Carpet Available

Cabinets

WOOD FLAT PANEL CABINET DOORS

- Available Stratford Oak, and Gray Ash
(Hickory, Ozark and White Flat Panel Available)
- Hidden Cabinet Door Hinges
- Drawers Over Doors in Kitchen (Where Available)
- Drawer Bank in Master Vanity (if fits)
- 36" High Vanities
- Overhead Cabinet Top and Bottom Trim
- Overhead Cabinets Lined with Center Shelf
- Base Cabinets w/Center Shelf in Kitchen
- Metal Drawer Guides
- Utensil Separator in Kitchen Drawer
- Formica Brand Counter Tops
- Laminate Backsplash Kitchen and Baths
- Rounded Counter Top Edges
- Euro Style Cabinet Door Handles
- Cabinets Over Refrigerator

Miscellaneous

- Deluxe Residential Moldings Throughout Including 3 5/8" Cove
- Pre-Hung White 6 Panel Interior Passage Doors
- Satin Nickel Passage Door Knobs
- Vented Shelving throughout
- Towel and Tissue Holders in Bathrooms
- Shower Curtain in Tub Baths
- Color Coordinated Drapery Package
- Mini Blinds all Operating Windows

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Easy Living Standard Features

The Ultimate Home Value with Quality, Durability, and Flexibility in Design

Construction

- 2" x 6" Exterior Walls 16" O.C.
- 2" x 6" Floor Joists 16" O.C.
- 5/8" Tongue and Groove OSB Floor Decking
- Wind Zone 1 Construction
- Zone III Insulation (R12/R19/R22)
- Removable Hitches
- 3/8" Fiberboard Backing
- Vinyl Siding
- Shingle Roof
- Ridge Vent Construction with Fully-Vented Eaves
- 8' Flat Textured Ceilings
- 3680 4 Lite Front Door w/ Deadbolt Lock
- 3280 - 9 Lite Rear Door with Deadbolt Lock
- Thermal Windows with Grids
- Deluxe Raised Panel Shutters on Front Door Side
- Finished Drywall in all Impact Areas
- Painted (Retailer choice from Eagle River Paint Selections)
- Curved Drywall Arches (Model Specific)
- Dormer over Front Door
- Column Accents at Front Door
- Pier Savers at Front Door
- OSB Backer behind Vinyl Siding

Floor Coverings

- Congoleum Flooring in Kitchen, Baths, and Foyer
- 7/16" -6 lb.Rebond Carpet Pad
- Level II Carpet
- Carpet Bar at Transitions

Plumbing & Heating

- Elongated Residential Toilets
- 60" One-Piece Fiberglass Tubs
- Deep-Well Stainless Steel Kitchen Sink
- China Bath Sinks
- Cross Handle Plumbing Fixtures
- Plumbing for Washer
- Water Shut-Off Valves
- Hall Bath Vanity Mirrors with Fluted Trim
- Master Bath Vanity with Oval Mirrors
- 40 Gallon Electric Water Heater with Overflow Drip Pan
- Electric Ignition Gas Furnace
- In Floor Heat Duct Crossovers
- Center Seal at Mate Line

Appliances

- 18 Cu Ft Auto Defrost Refrigerator
- 30" Gas Range
- Dishwasher
- Microwave over Range
- White or Black Appliances

Electric & Lighting

- 100 Amp Panel Box
- Vent Fans All Baths CFM
- Wire and Vent for Dryer
- GFI at Kitchen Counters and Bath Vanities
- Deluxe Porch Light at Front Door
- Exhaust Vent Fan with Light Kitchen
- Ceiling Fan/Light in Living Room
- 6" Recessed Can Lights in Bedrooms
- 6" Recessed Can Lights in Standard Locations
- 2 Phone Jacks
- 2 Cable Jacks
- 2 Stem Lights over Island (Where Available)
- Lighted Vent Fans All Baths

Cabinets

WOOD FLAT PANEL CABINET DOORS

Available in Stratford Oak, and Gray Ash
(Hickory, Ozark and White Flat Panel Available)

- Hidden Cabinet Door Hinges
- Drawers over Doors in Kitchen (Where available)
- 36" High Vanities
- Overhead Cabinet Top & Bottom Trim
- Overhead Cabinets Lined with
- Center Shelves
- Base Cabinets w/Center Shelf in Kitchen
- Metal Drawer Guides
- Utensil Separator in Kitchen Drawer
- Formica Brand Counter Tops
- Ceramic Tile behind Range
- Ceramic Tile Backsplash throughout
- Rounded Counter Top Edging T/O
- Euro Style Cabinet Pulls
- Kitchen Island with Pedestal Legs (Where Available)
- Cabinets Over Refrigerator

Miscellaneous

- Deluxe Molding throughout Inc. 3 5/8" Cove
- Pre-Hung White 6 Panel Interior Passage Doors
- 36" 6 Panel doors to Master Bed and Bath
- Satin Nickel Passage Door Knobs
- Vented Shelving throughout
- Shower Curtain in Tub Baths
- Color Coordinated Valence Drapery Package
- Mini Blinds all Operating Windows

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Juniata Modular Standard Features

The Ultimate Home Value with Quality, Durability, and Flexibility in Design

Floor System

- Off-Frame Modular
- Floor Insulation - By Others & Installed On-Site by Others
- 2" x 10" SPF #2 Floor Joist at 16" O.C.
- 19/32" T&G OSB Floor Decking
- Boots and Registers

Walls

- Exterior Walls 2"x6" at 16" O.C.
- Interior Walls 2"x4" at 16" O.C.
- 2"x4" at 16" O.C. Marriage Walls
- 1/2" Finished Drywall (Prime Painted)
- 8' Ceiling Height

Roof / Ceiling

- 5/12 Roof Pitch 24" O.C. 40 lb. with Architectural Shingles
- 7/16" OSB Roof Sheathing
- Shingle Over Ridge Vent
- Smooth Drywall Ceiling
- 3 5/8" Cove Molding Throughout

Plumbing

- PEX Water Lines Stubbed through Floor Only
- Elongated Low Consumption Water Closets
- 40 Gallon Electric Water Heater (Not Installed)
- Double Bowl Stainless Steel Kitchen Sink with Single
- Lever Faucet and Sprayer
- 2 Exterior Water Faucets
- Plumbed for Washer

Electrical

- 200 Amp Electric Service
- 1 Phone Jack
- 1 Cable Jack
- Wired for Electric Range and Dryer
- 2 Exterior Electrical Receptacles
- 6" Recessed Bedroom Ceiling Lights
- 6" Recessed Ceiling Lights
- Deluxe Dining Room Chandelier
- Deluxe Porch Lights
- Smoke / CO Detectors Per Code
- Wired and Breaker for Radon Vent in Attic
- Radon Vent
- Extra Conduit at Panel Box

Exterior

- 7/16" OSB Wall Sheathing with Moisture Barrier
- Single Hung Gold Label Low-Energy Thermal Windows with Grids
- 3680 4 Lite Front Door w/Deadbolt
- 3680 9 Lite Rear Door w/Deadbolt
- Shutters on Front Door Side
- 6.5" Sidewall Overhangs
- 12" Gable End Overhangs (On 26' - 8" Wide Homes)

Interior

WOOD FLAT PANEL CABINET DOORS

Available in Stratford Oak, and Gray Ash
(Hickory, Ozark and White Cabinets Available)

- Drawer Over Door Cabinet Construction with Ball-Bearing Drawer Guides
- 36" High Vanities
- Top and Bottom Cabinet Trim
- 3/4" Adjustable Overhead Cabinet Shelving
- Staggered Overhead Cabinets (per plan)
- Refrigerator Overhead Cabinet
- Brushed Bronze Cabinet Door Knobs
- White 6-Panel Passage Doors
- Rounded Edge Countertops with Backsplash in Kitchens
- Range Hood with Light - Appliances Optional
- FHA Plush Carpet with Pad - per plan Tack Strip Installed
- Diamond floor Vinyl Flooring - per plan
- Vinyl Foyer Entry
- Floor Mounted Door Stops
- 3/8" Adjustable Shelves in OH Cabinets (3/4" Optional)
- Euro Style Cabinet Pulls
- OH Cabinet Bottom Trim

Guest & Master Baths

- One-Piece Fiberglass Tubs & Showers per plan with Anti-Scald Fixtures
- Rounded Edge Countertops with Backsplash Baths
- Porcelain Toilets with Overflow & Single-Lever Faucets
- Oval Mirrors with Tulip Lights
- Towel and Tissue Holders in Both Baths

Heating / Insulation

- HVAC Perimeter Flush Mount Boots and Registers (No Furnace)
- R-38 Ceiling Insulation - Blown Average
- R-21 Kraft Backed Exterior Wall Insulation

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