MYSTIQUE
THOUGHTFULLY DESIGNED

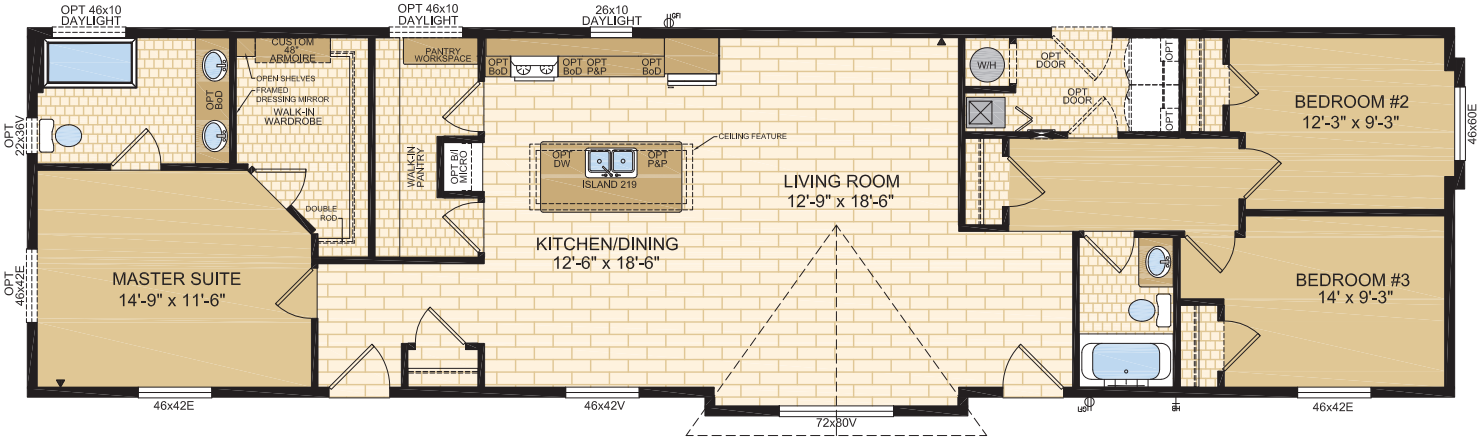
Moduline Homes

CANADIAN BUILT
SINCE 1970

Note: shown with optional Horizon exterior package

Model 20472

3 Bed | 2 Bath | 20’ x 76’ ~ 1,520 sq. ft.



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In a continued effort to meet the challenges of product improvement, we reserve the right to modify plans, specifications and features without prior notice.
Some homes may show optional items which are not standard. Please consult your dealer representative for details. Square footage and room sizes are approximate.

STANDARD FEATURES & SPECIFICATIONS

General Construction	
Building Code	A-277 Zone 7A*
Snow Load	Live load 31.4 psf (1.5 kPa) Ground snow load 55 psf (2.63 kPa)
Insulation R Values	Floors R-33, Walls R-22 & Ceiling R-60 (min) Meets zone 8 of the 9.36 Energy Code**
Floor	2'x12' floor joists @ 16" o.c. Heavy tubular steel frame w/detachable hitch
Decking	19/32" T & G OSB floor decking; glued and screwed
Roof	5/12 roof pitch; engineered roof trusses 7/16" roof sheathing Architectural asphalt shingles - limited lifetime warranty
Eaves	12" vented eaves all 4 sides
Siding	Maintenance free vinyl lap siding & corners
Fascia	Metal - white or black
Soffit	White vinyl
Building Envelope	Meets 0.20 L/M2S
Exterior Walls	2"x6", 24" o.c. 3/8" OSB sheathing inside & outside of wall
Interior Walls	2"x4" Interior walls 8' ceilings Flat ceilings throughout
Ceiling	Textured (primed) gyproc ceiling
Windows Living Room Dining Room Master Bdrm & Bdrm Bdrm 2 Kitchen	1.36 U-value, dual low E argon filled PVC (meets zone 8 of the 9.36 Energy Code)* c/w vinyl sills, screens and security locks 94x60v - Sliding 46x42v - Sliding 46x42v - Sliding 46x60v - Sliding 26x10 - Fixed
Exterior Doors	36" Decorative insulated entry doors - front & rear Includes deadbolt & peephole Single lever door handle - satin nickel Pot light at all exterior entrances
Exterior Decorative Features	Raised dormer over living room window 12" Box Bay at living room window 6" Box Bay at bedroom 2 Hip Roof - Front & Rear Wood corner columns on box bays

Utility Services	
Electrical Service	100 amp
Heating	High efficiency (95+AFUE) single stage furnace Natural gas / propane Programmable thermostat
Water Heater	33 Imp. (40 US) gallon electric 3m Insulated water lines on hot & cold
Washer / Dryer	Plumbed, wired & vented for side by side Recessed dryer outlet Solid shelf above washer/dryer location
Electrical - Other	Primary exhaust fan w/dehumidistat & switch Smoke detectors w/battery backup in bdrms CO/Smoke Detector(s) w/battery backup locations as per code Arc fault protection as required by code GFI protected receptacle for heat tape Dedicated receptacle in "Freezer Area" Exterior GFI electrical outlet (2) Blank communication outlet: living room (1), master bdrm (1)
Plumbing - Other	Exterior frost free water tap Shut off valves all fixtures (excl tubs)

Tasteful Interiors	
Special Interior Features	Framed Mirror in walk-in closet with pot light above Built-in armoire in walk-in closet (White) Built in pantry cabinets with countertop workspace on exterior wall Decorative white shiplap ceiling accent over island
Flooring	Vinyl Plank in kitchen, dining room, living room rear hall, rear entry & front entry Carpet in front hallway and bedrooms Quality linoleum flooring in bathrooms, utility room, pantry & bedroom closets
Blinds	Cellular cordless blinds (excl bathrooms & kitchen)
Interior Doors	Conmore passage doors - white Louvered bifold at furnace location - white
Interior Door Handles	Single lever in satin nickel Privacy locks on bathroom doors excluding ensuites. If bathroom is an ensuite, bedroom door will have privacy set.
Closets	Solid white shelving
Wall Finish	Decorative 1/2" vinyl on gyproc (VOG) Battens on joints
Moulding[1] Windows & Doors Ceiling Baseboards	Vinyl wrapped Colour - décor specific #3007 (2-1/4") #215 (VOG matched) #3007 (2-1/4")
Electrical	Decora switches & recepts - white
Lighting	Ceiling mount in all bdrms, halls & utility room Decorative chandelier in dining room - chrome Wired for ceiling fan in living room (2 switches)

Bright, Beautiful Kitchens	
Tile	Single row w/metal tile edging
Range	30" Self clean cerantop electric - stainless steel Exterior vented rangehood w/light - stainless steel
Fridge	19 cu.ft., 2-door, frost free - stainless steel Opening: 34"x73"
Sink	Double stainless steel sink Single lever faucet w/veggie sprayer - chrome
Pantry	Large passthrough style
Cabinets	Doweled, full modular cabinetry Cabinets to the ceiling
Countertop	High pressure laminate
Lighting	Pot lights (x5) Pendant Light over island - pewter (x2)

Spacious Baths	
Tile	Single row w/metal tile edging
Fixtures	One-piece quality fiberglass tub & shower units - main Two-sided duma wall shower - ensuite White oval drop in sink Double sinks in ensuite Single flush toilet
Faucets	Dual handle vanity faucets Single lever faucet on tub/shower unit
Hardware	Curved Shower rods in all tubs Towel bar, ring & paper holder - chrome
Vanity Countertop Heights:	Expansive vanity mirrors 32" in main 36" in ensuite
Electrical	GFI receptacle Power bath fan(s)
Lighting	Hampton light fixture