

PENNWEST
reserve

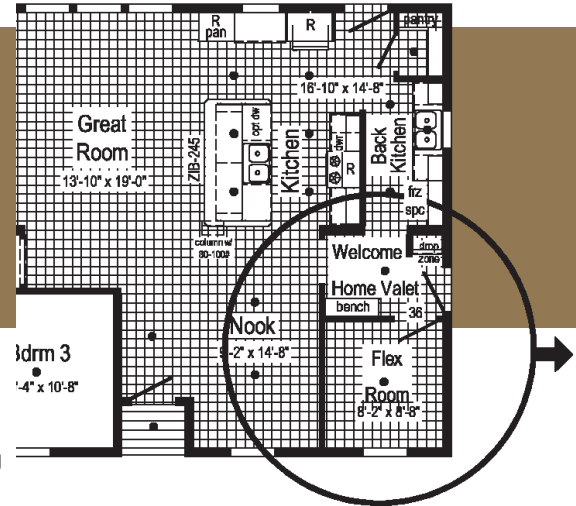
2023

Limited



PENNWEST
H O M E S

THE EASY LIFE

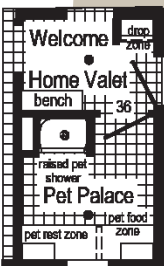


So how can you get all those features without taking space from your home?
Check out the Flex Room Options to meet YOUR Lifestyle.

- 1. The Back Kitchen** - The kitchen is where we entertain so the Back Kitchen is where the counter clutter goes (coffee maker, toaster, blender, etc.) Also cooking prep before and clean up after. Second freezer space for freezer or additional refrigerator since we never have enough storage for beverages.
- Power Pantry** - How we shop today is in bulk. Power Pantry provides bulk storage and can reduce the need for kitchen overheads, allowing the kitchen to be more streamlined and contemporary.
- Welcome Home Valet** - Entry into your home should be an inviting event. The Welcome Home Valet says - "Welcome home it's time to kick back and relax". This area provides a location to store you personal belongings (coat, purse, back-pack, shoes, cell phone, keys, etc.) After a stressful day from work or school no one wants to enter past a stack of dirty laundry.
- Connect Laundry** - Let's put the laundry where it makes the most sense; connected to the master closet and close to secondary bedrooms. Shorten the chores by taking clothes directly from the dryer to the closet or removing the wrinkles from that shirt for an evening event.

Pet Palace

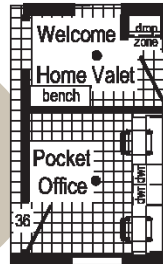
A majority of homeowners are also pet owners. The Pet Palace provides a place for bathing your pet at an elevated height. It also serves as a location for storing pet "stuff", pet bed or crate, pet feeding location or even litter box hide-away.



Pet Owner

Pocket Office

Busy households need a space everyone can use. Working from home or an area for the kids to do homework; the Pocket Office provides a private area to get away and concentrate on the task at hand or do some gaming without distracting others.



Work from Home

Clean-Up

Crew Whether you're a mechanic, builder, farmer, or hard worker that just needs that place to clean up after a busy day of work. Located directly off the side entry the "Clean-Up Crew" bath provided a private bath to clean-up prior in entering into the common areas.



Clean-up Crew

Winter Organizer

Located directly off the Welcome Home Valet the Winter Organizer is a place for all your winter gear. Hunters have a place to store their camo and the kids have a place for snow gear to dry. Shelves for storing boots, scarves, hats & gloves, and a coat rod for coats, snow pants, and overalls. Keep everything in one place!



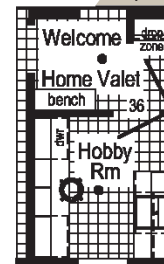
Winter Organizer



Entertainer

Entertainer

For entertaining guests or family convenience the beverage center may serve as a coffee bar, beverage center, or for wine storage. It's a serve-self area for everyone.



Hobbyist

Hobbyist

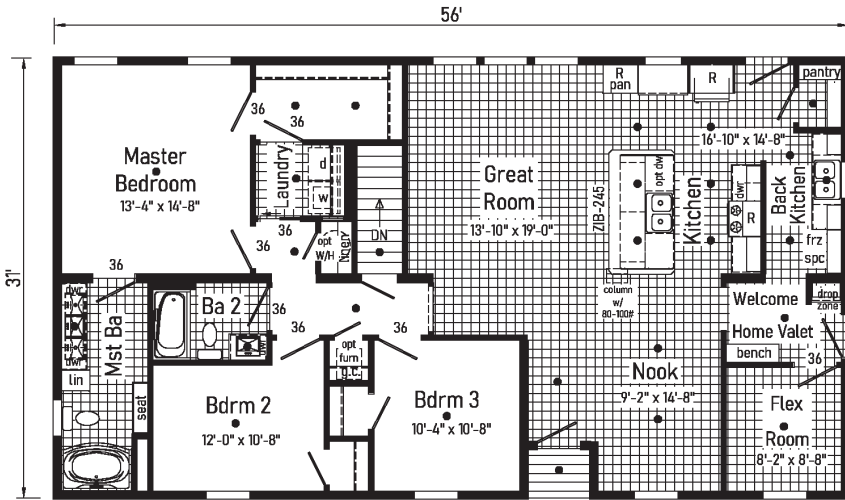
All hobbies require space! The Hobbyist offers countertop space for creating, cabinets for storing it all away, and a sink for rinsing molds, brushes, and more.

Limited 1.1

2P2901X
32x56 1722 sq ft

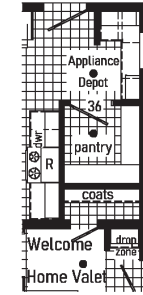


PENNWEST
RESERVE
R
LIMITED¹



• = Std. can light R = Std. 30/36 staggered overhead

Alternate Chef's Galley
With Appliance Depot, Walk-In Pantry and Coat Closet (replaces Back Kitchen)

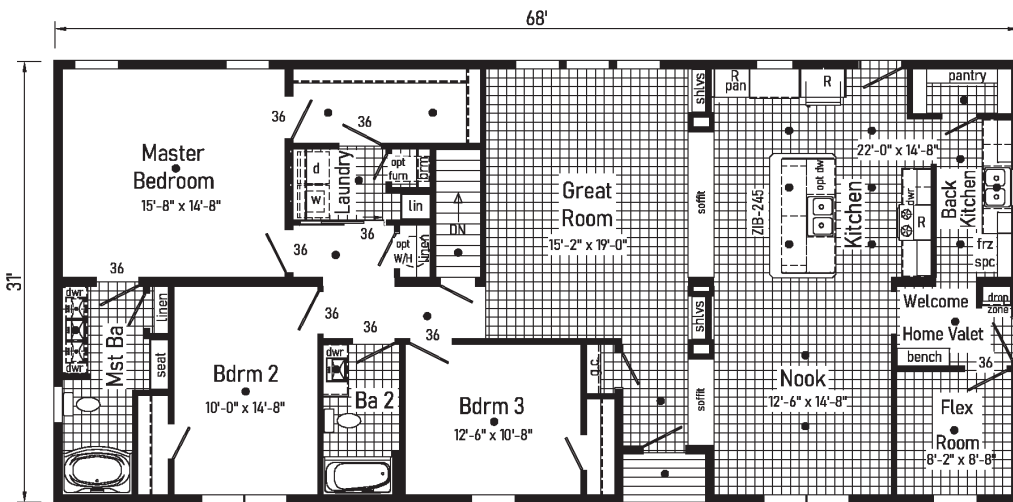


Alternate Design for Crawlspace



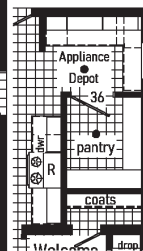
Limited 1.3

2P2903X
32x68 2087 sq ft

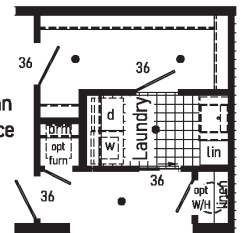


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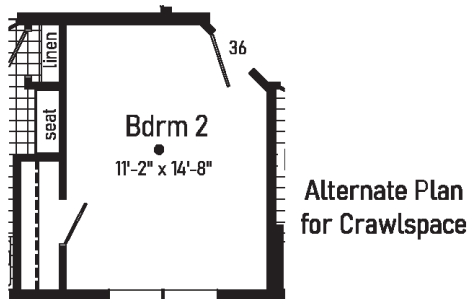
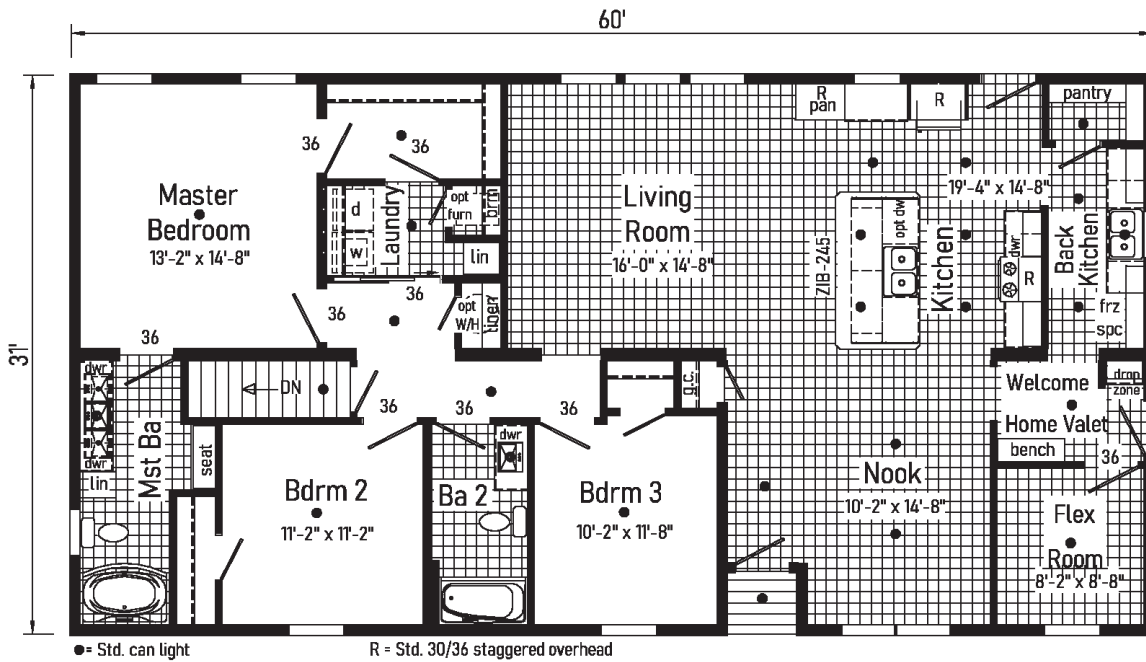


Alternate Plan for Crawlspace



1.2 Limited

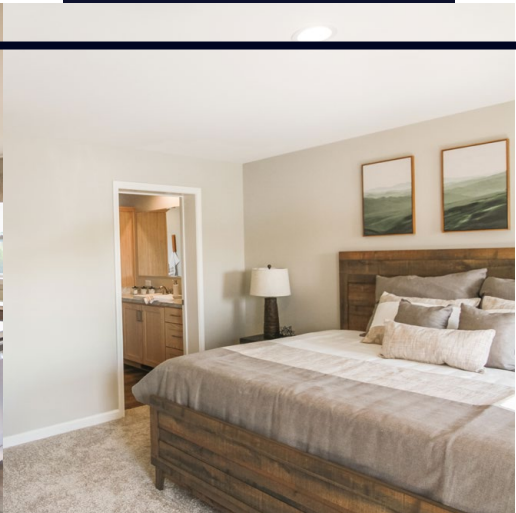
2P2902X
32x60 Approx. 1845 sq ft



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Scan to Watch Video!





INTERIOR

Primed Drywall Throughout
 Smooth Flat Ceiling Throughout
 8'0" Ceiling Height
 25 oz. Carpeting: Bedrooms
 Rebound Carpet Pad- 5 lb
 Tackstrip Carpet Installation
 Foyer Entry with Vinyl Flooring
 No-Wax Vinyl Floor Coverings
 by Congoleum: Kitchen, Nook, Foyer,
 Utility, Great Room,
 Recessed LED Lights
 -5 Kitchen x 2 Nook-
 36" Doors – Where Available
 White Painted 6-Panel
 Pre-Hung Door with Mortise Hinges
 Metal Interior Passage Sets
 Smoke Detectors
 with Battery Back-Up
 Wire Shelving in Guest Closet
 White Painted Pine Molding
 Throughout

BEDROOMS

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

BATHS

Curved Front Garden Tub in Master
 Bath- Where Available
 Tub Overflows
 China Sinks with Overflows &
 Pop-Up Drains
 Lighted Vent Fan in Each Bath
 LED Lights
 Brushed Nickel Metal Faucets
 36" High Vanities
 Anti-Scald Valves on Showers and Tubs
 Linen- Where Available

KITCHEN

Stainless Steel Sink-33x22x8
 Brushed Nickel Single Lever Faucet
 Power Range Hood with Light
 1 USB II Receptacle



CABINETRY

Evermore Custom Cabinetry
 (KCMA Certified)
 French Country, Barnwood Oak, or Rustic Elm
 ¾ Overlay Mission Flat Panel Cabinet Doors
 Hardwood Oak Cabinet Face Frames
 Transitional Cabinet Pulls
 (Brushed Nickel or Black)
 Hidden Cabinet Hinges
 City Scape Cabinet System
 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 Laminate Edging
 4" Laminate Backsplash
 Kitchen Island – Where Available



UTILITIES

200 AMP Electrical Service
 Plumb and Wire for Washer
 Wire for Dryer
 Plumb for Dishwasher
 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
 Perimeter Heat boots & registers

INSULATION

R-23 Fiberglass Insulation in Walls
 R-38 Batt Insulation in Ceiling



LONG LIVE HAPPY HOMES™

EXTERIOR

5/12 Roof Pitch
 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
 Ridge-vent Roof Ventilation System
 Ice Shield
 3/0 x 6/8 White 6-Panel Front & Rear
 Door with Deadbolt Locks
 Vinyl Insulated Argon Filled 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

| | | |
|--|---|--|
| Wind Zones | Vinyl Sliding Glass Door | Flex Rooms |
| Seismic Zones | Whole House Ventilation Fan | Omit Basement Stairwell |
| Tru Spirit Carpet | Flood Light Shipped Loose | Superior Bracing |
| Floorte Shipped Loose | Photo Electric Smoke Detector | Exterior Water Faucet Extra |
| Omit Carpet | Photo Electric Smoke Detector with | Single Bowl Kitchen Sink |
| Cabinet Colors | Carbo Monoxide | 50 Gallon Electric Hot Water Heater |
| Double Sink in Master | Phone Jack | Heating Package: |
| Utility Sink | Junction Boxes with Conduit | (Furnace, return air |
| Pearl Appliance Pkg (gas or electric) | Coastal Shores Siding | (No trunk lines available) (Gas or Electric) |
| Labels and Codes | 5/12 60#, 80# and 100# | ½ lite Pembroke |
| | 7/12 Non-Storage 40#, 60#, 80# and 100# | Single Full view door |
| | | 60" Fiberglass Shower |



AVAILABLE OPTIONS

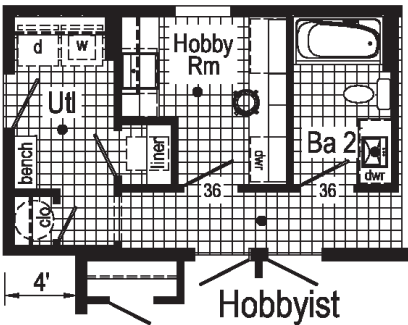
Additional Options Available, Fees May Apply

Pennwest Homes are constructed to meet or exceed various state building codes. Equipment, colors, material specifications, prices and model availability are subject to change without notice. Some exterior attachments as shown on elevations are materials required to be supplied locally or installed by others on site. Your purchase contract is with your builder/dealer who is an independent contractor, not our agent, and is responsible totally for any alterations, exchanges, additions or attachments made in or to your home. Customized floor plans are available. 9/22

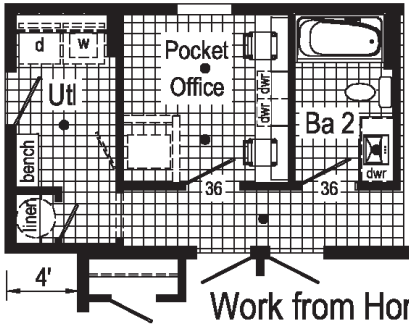
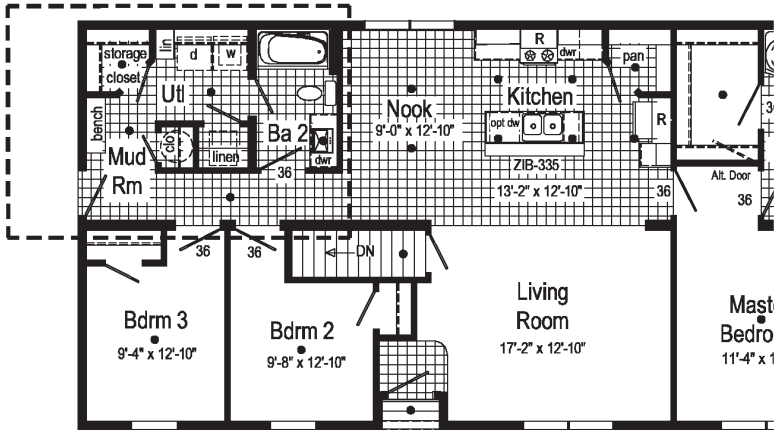
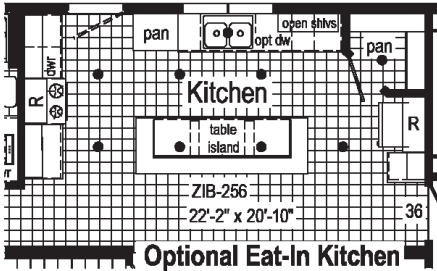
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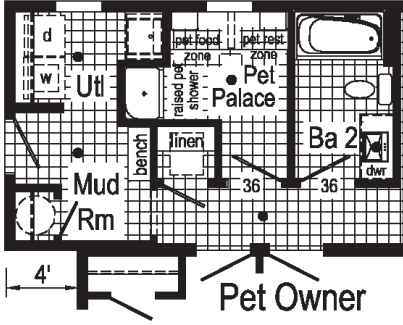


Eat-In Kitchen
The kitchen is where the heart is. Loads of space, storage, and work area. Open to the living for great entertaining.

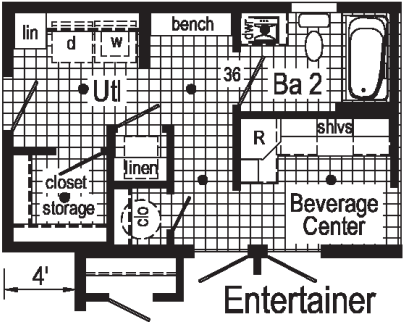


Pocket Office
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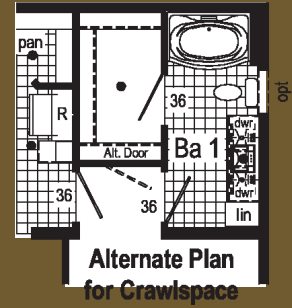
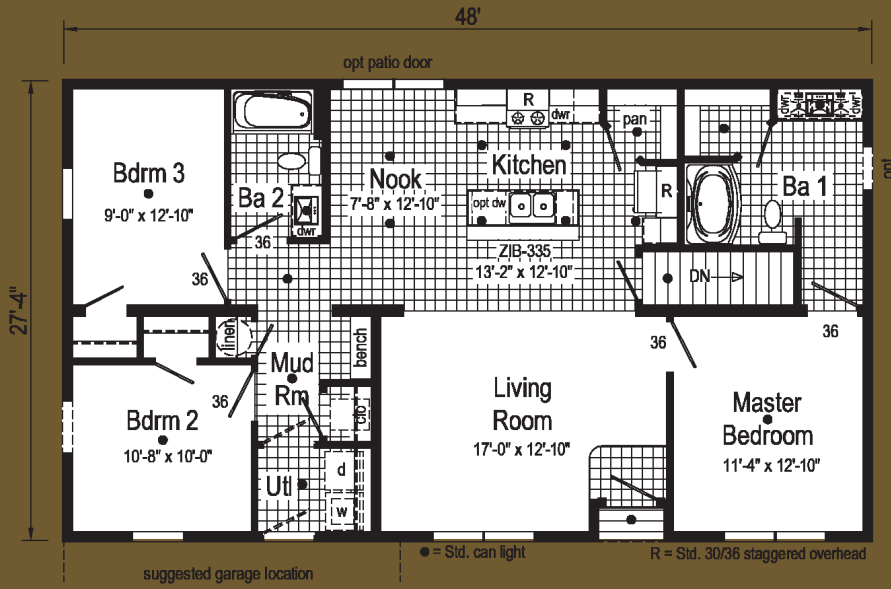


Entertainer
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Limited 2.1

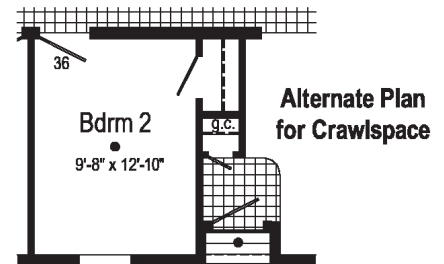
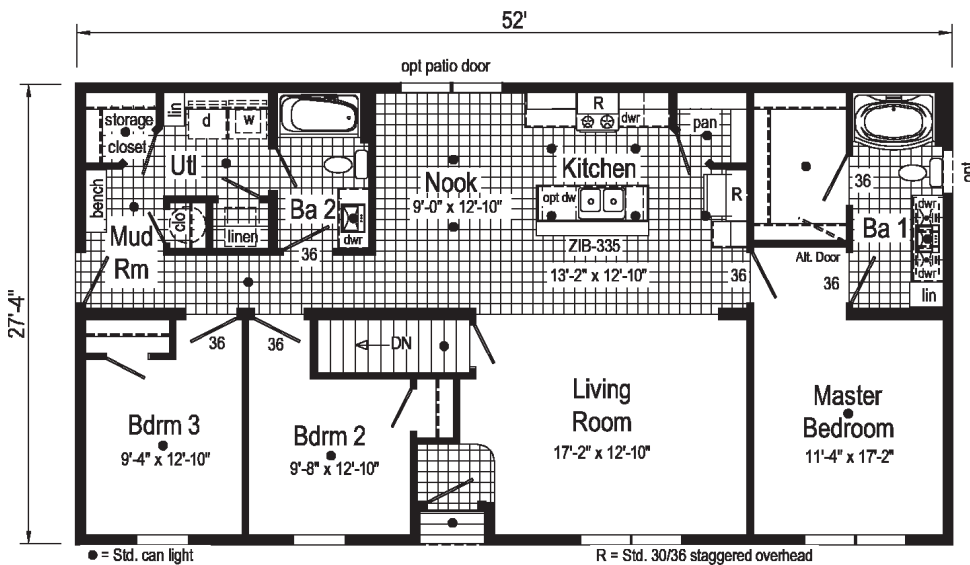
2P2904R
28x48 1312 sq ft



*Eat-In Kitchen is the Only Flex Option Available for Limited 2.1

Limited 2.2

2P2905R
28x52 1421 sq ft



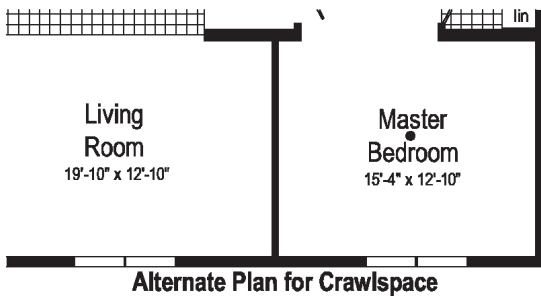
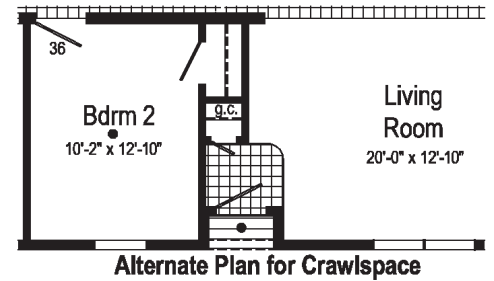
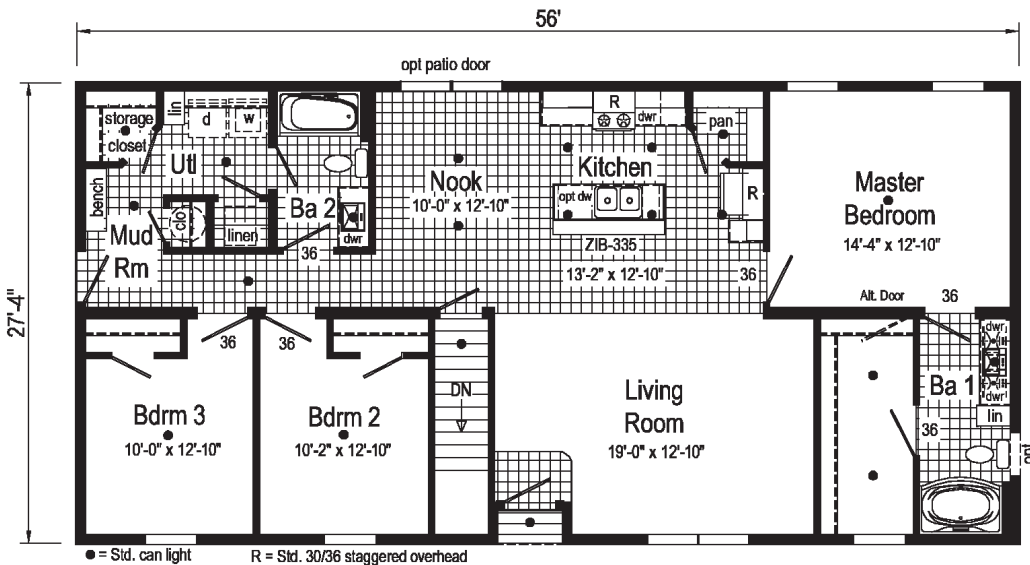
PENNWEST
reserve
R
LIMITED²

Limited 2.3

2P2906R
28x56 1532 sq ft

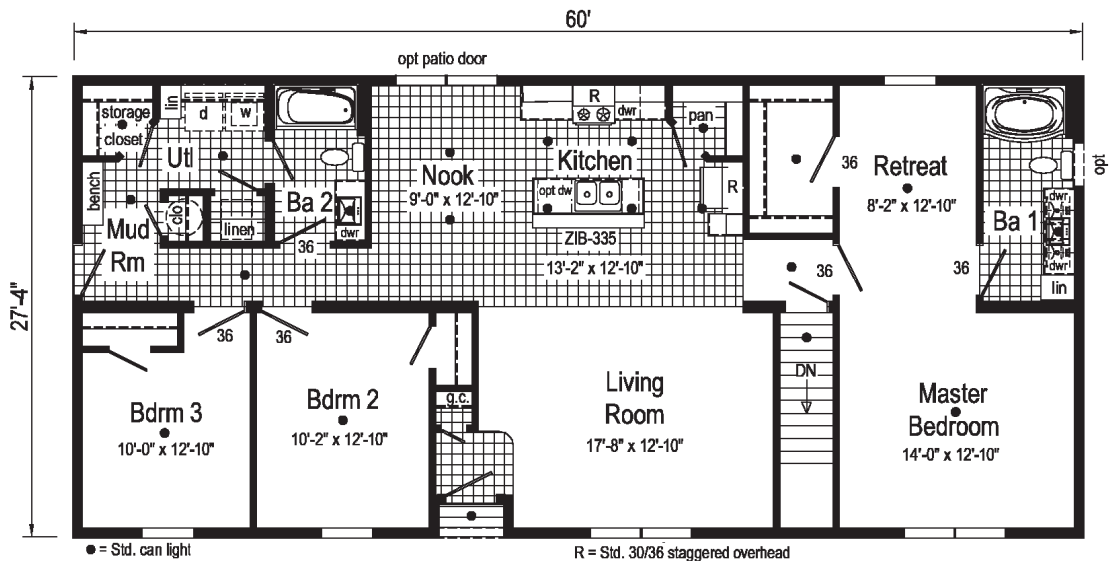


PENNWEST
reserve
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LIMITED²



Limited 2.4

2P2907R
28x60 1640 sq ft





OR





inHouse
experience



2023

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Pennwest Homes
4 Pennwest Way Route 38
Emlenton, PA 16373
www.pennwesthomes.com

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