



Model HR133-A, see page 20

Some features shown maybe optional or added on-site by others.

Pennwest Ranch Collection



Pennwest Ranch Collection

TABLE OF CONTENTS

| Pg | Name | Model # | Size | Sq Ft | Pg | Name | Model # | Size | Sq Ft |
|----|--------------|-------------------------|---------|-------|----|-------------------|--------------------------|---------|-------|
| 4 | Kingston | HR119-A | 2848 | 1312 | 19 | Manhattan | HR137-A | 2860 | 1640 |
| 5 | Kingston II | HR120-A | 2848 | 1312 | 20 | Washington | HR133-A | 2864/60 | 1676 |
| 6 | Bridgeport | HR121-A | 2856 | 1541 | 21 | Washington | HR133-A Interiors Photos | | |
| 7 | Bridgeport | HR121-A Interior Photos | | | 22 | Oakland | HR108-A | 2868 | 1805 |
| 8 | Davenport | HR114-A | 2860 | 1541 | 23 | Quincy | HR117-A | 2868 | 1859 |
| 9 | Davenport II | HF114-A | 4260 | 1912 | 24 | Carthage | HR112-A | 2872 | 1852 |
| 10 | Charlestown | HR118-A | 2860/52 | 1464 | 25 | Grand Kingston | HE119-A | 3248 | 1440 |
| 11 | Charlestown | HR118-A Interior Photos | | | 25 | Grand Kingston II | HE120-A | 3248 | 1440 |
| 12 | Danbury | HR130-A | 2860 | 1647 | 26 | Grand Pennflex | HE150-A | 3260 | 1800 |
| 14 | Danbury II | HR131-A | 2864 | 1756 | 27 | Grand Pennflex II | HE170-A | 3264 | 1920 |
| 16 | Danbury III | HR134-A | 2860 | 1647 | 28 | Grand Pennflex II | HE170-A Interior Photos | | |
| 17 | Danbury IV | HR135-A | 2864 | 1756 | 29 | Stratford | HT101-A | 4063-4 | 1888 |
| 18 | Danbury | HR130-A Interior Photos | | | 30 | Chandler | HT104-A | 4254-8 | 1891 |
| | | | | | 31 | Included Features | | | |

Pennwest Homes is a major producer of system-built modular homes in the northeastern United States. Well known for our innovative designs, superior construction and outstanding service and support, Pennwest also specializes in custom floor plans. Pennwest combines eye-catching curb appeal with a broad set of options to allow you to create a home uniquely your own.

Pennwest Homes is a division of The Commodore Corporation, a family-owned company with many years of experience building State Code Compliant (modular) homes.

Pennwest Ranch homes are system-built by Pennwest Homes in a controlled environment and comply with state and local building codes.

The **Pennwest Ranch Collection** offers flexibility and a selection of floor plans to meet varying family needs and budgets. The many available options enable you to customize and add personal touches to enhance the home of your dreams.

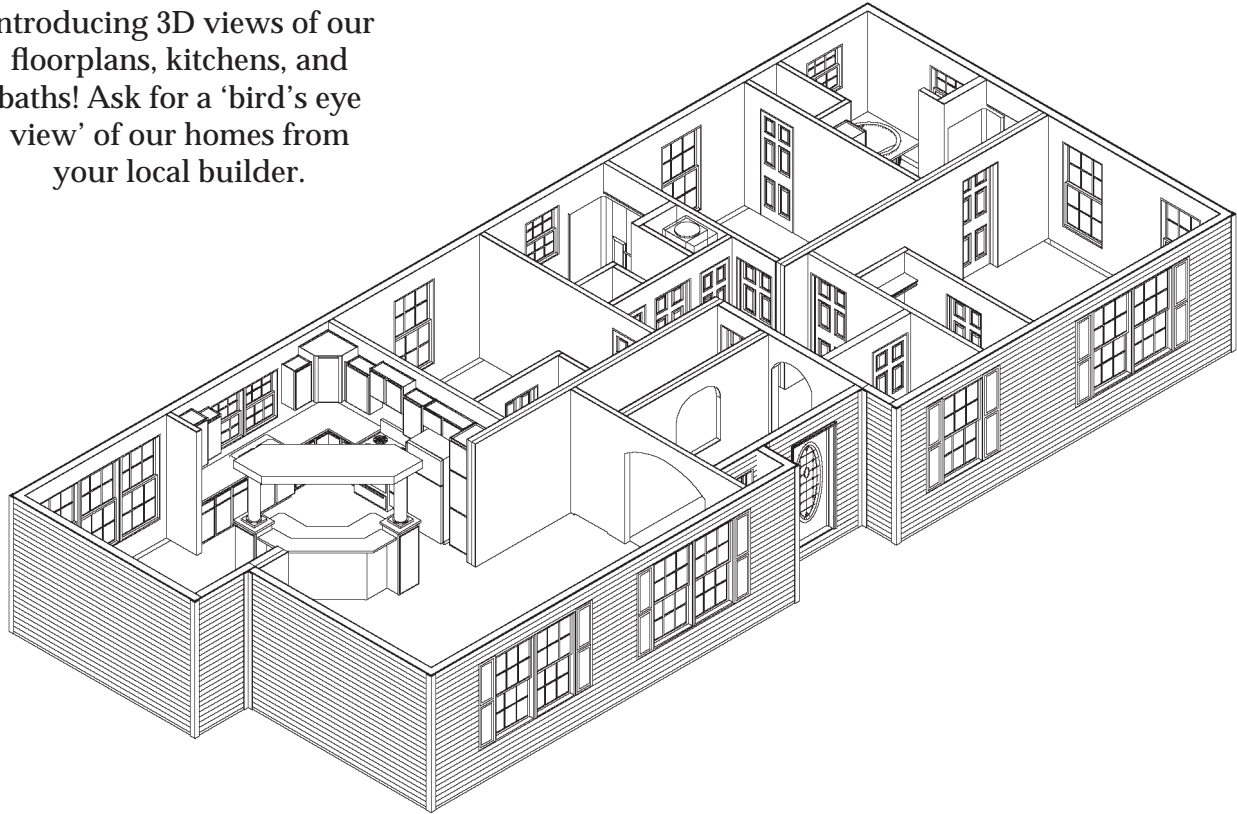


HF133-A, see page 20 - Kitchen
(Some Features may be Optional)

Thank you for considering a home built by Pennwest!

3D BIRDS EYE VIEW

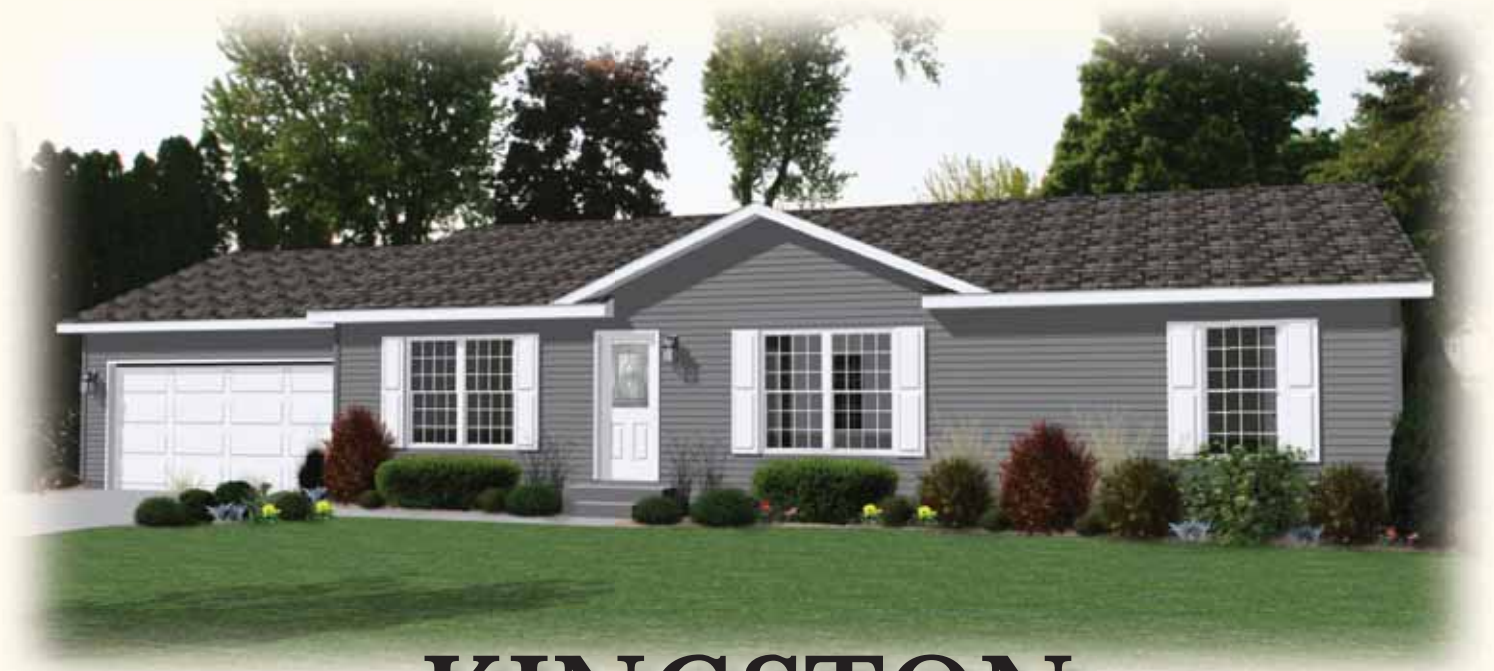
Introducing 3D views of our floorplans, kitchens, and baths! Ask for a 'bird's eye view' of our homes from your local builder.



Model Shown HR133-A, see page 20

On our floorplans, you may find abbreviations or terms that may be new to you. We include these to help you understand the flexibility we offer in even our standard homes.

| | | | |
|---------|--|---------|---|
| A: | standard freezer space, optional utility sink or bench | g.c.: | guest closet |
| brm: | broom closet | gdn: | garden tub |
| c: | ribbed-glass curio | HD: | heat duct |
| cab(s): | cabinet(s) | lin: | linen closet |
| clo: | closet | pan: | pantry |
| dw: | dishwasher | RA: | return air |
| dbl: | double, as in double shelves | R: | standard 30/36 staggered overhead cabinet, optional 36/42 staggered |
| dwr: | drawer or drawers | S: | standard 4" staggered overhead cabinet, optional 6" staggered |
| DN: | down for stairs | shlvs: | shelves |
| elec: | electric | tv ctr: | TV center |
| F: | furnace | UP: | up for stairs |
| fp: | fireplace | w/h: | water heater |
| frz: | freezer, typically with freezer space (frz spc) | | |



KINGSTON

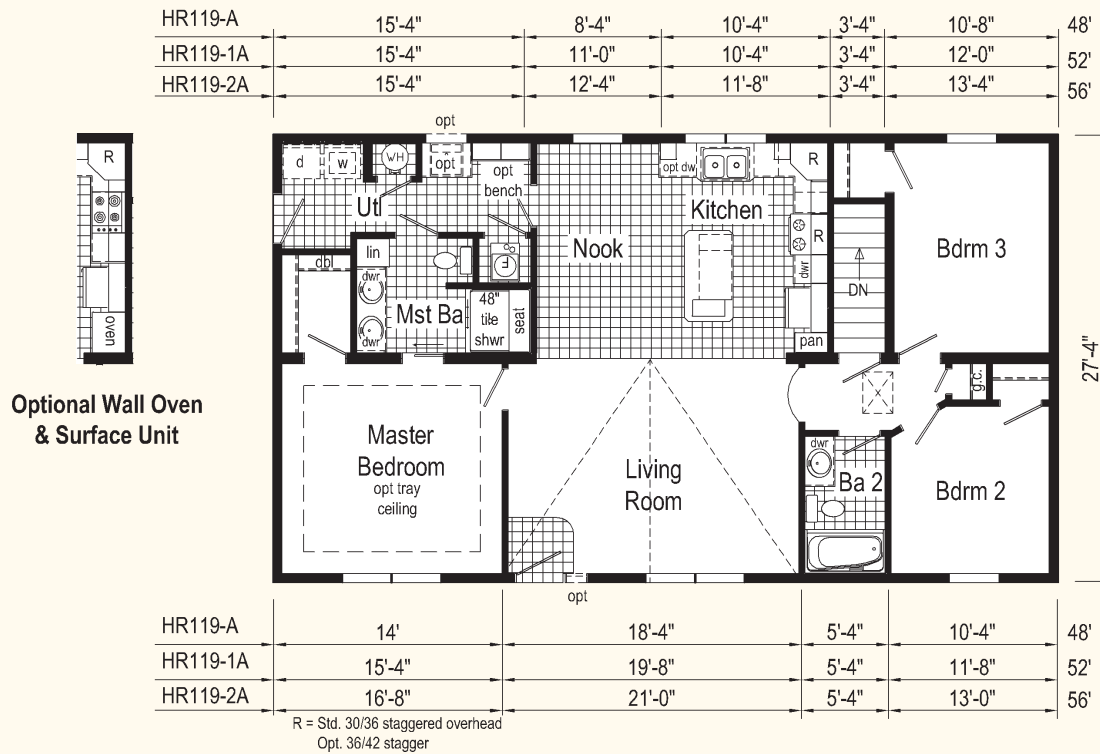
Model HR119-A

Some features shown maybe optional or added on-site by others.

HR119-A 28x48 Approx 1312 sq ft, shown

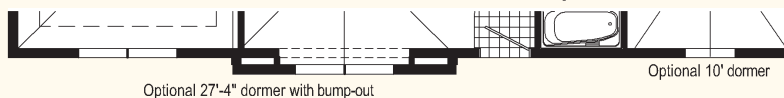
HR119-1A 28x52 Approx 1421 sq ft

HR119-2A 28x56 Approx 1531 sq ft



Optional Wall Oven & Surface Unit

Curb Side Exterior Options





KINGSTON II

Model HR120-A

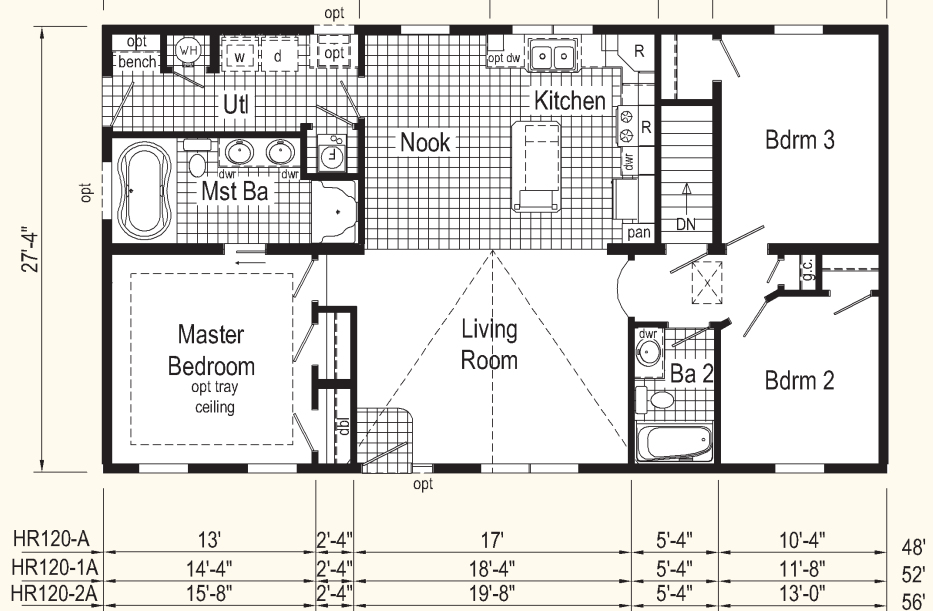
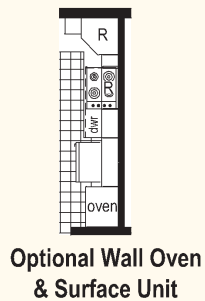
Some features shown maybe optional or added on-site by others.

HR120-A 28x48 Approx 1312 sq ft, shown

HR120-1A 28x52 Approx 1421 sq ft

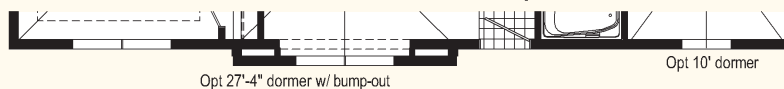
HR120-2A 28x56 Approx 1531 sq ft

| | | | | | | |
|----------|--------|--------|--------|-------|--------|-----|
| HR120-A | 15'-8" | 8' | 10'-4" | 3'-4" | 10'-8" | 48' |
| HR120-1A | 15'-8" | 10'-8" | 10'-4" | 3'-4" | 12'-0" | 52' |
| HR120-2A | 15'-8" | 12'-0" | 11'-8" | 3'-4" | 13'-4" | 56' |



R = Std. 30/36 staggered overhead
Opt. 36/42 stagger

Curb Side Exterior Options





BRIDGEPORT

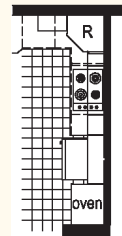
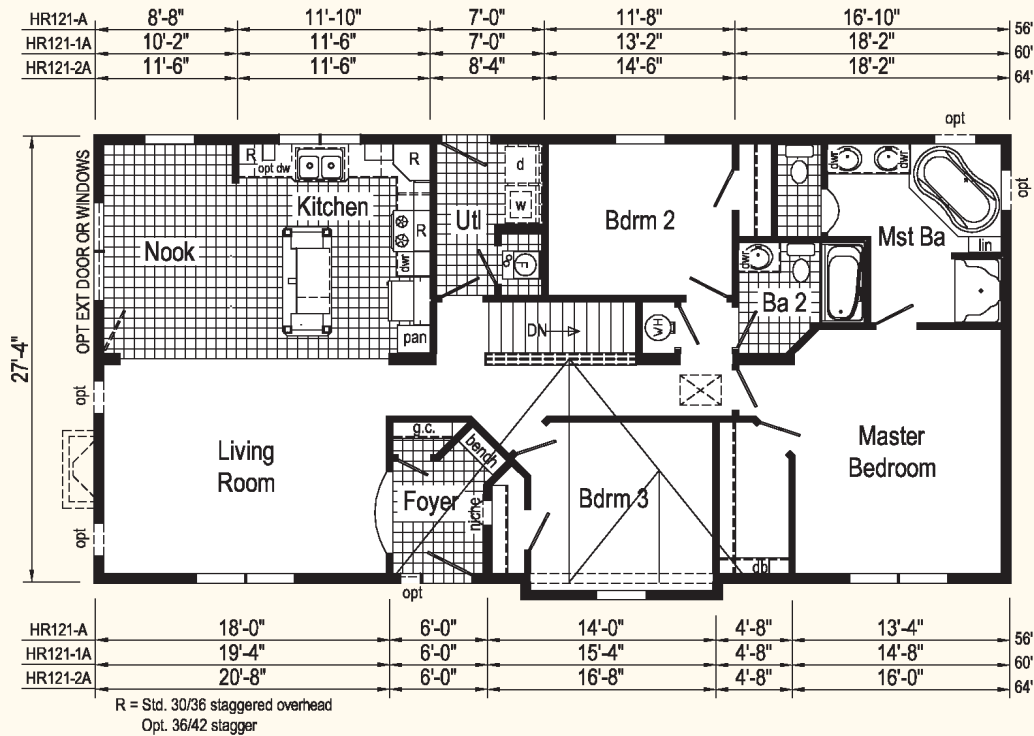
Model HR121-A

Some features shown maybe optional or added on-site by others.

HR121-A 28x56 Approx 1541 sq ft, shown

HR121-1A 28x60 Approx 1650 sq ft

HR121-2A 28x64 Approx 1759 sq ft



Optional Wall Oven & Surface Unit

BRIDGEPORT Interiors

Model HR121-A, see page 6
For additional photos visit www.pennwesthomes.com
(Some Features may be Optional)



Foyer



Living Room



Kitchen



Kitchen/Nook



Master Bedroom



Master Bathroom

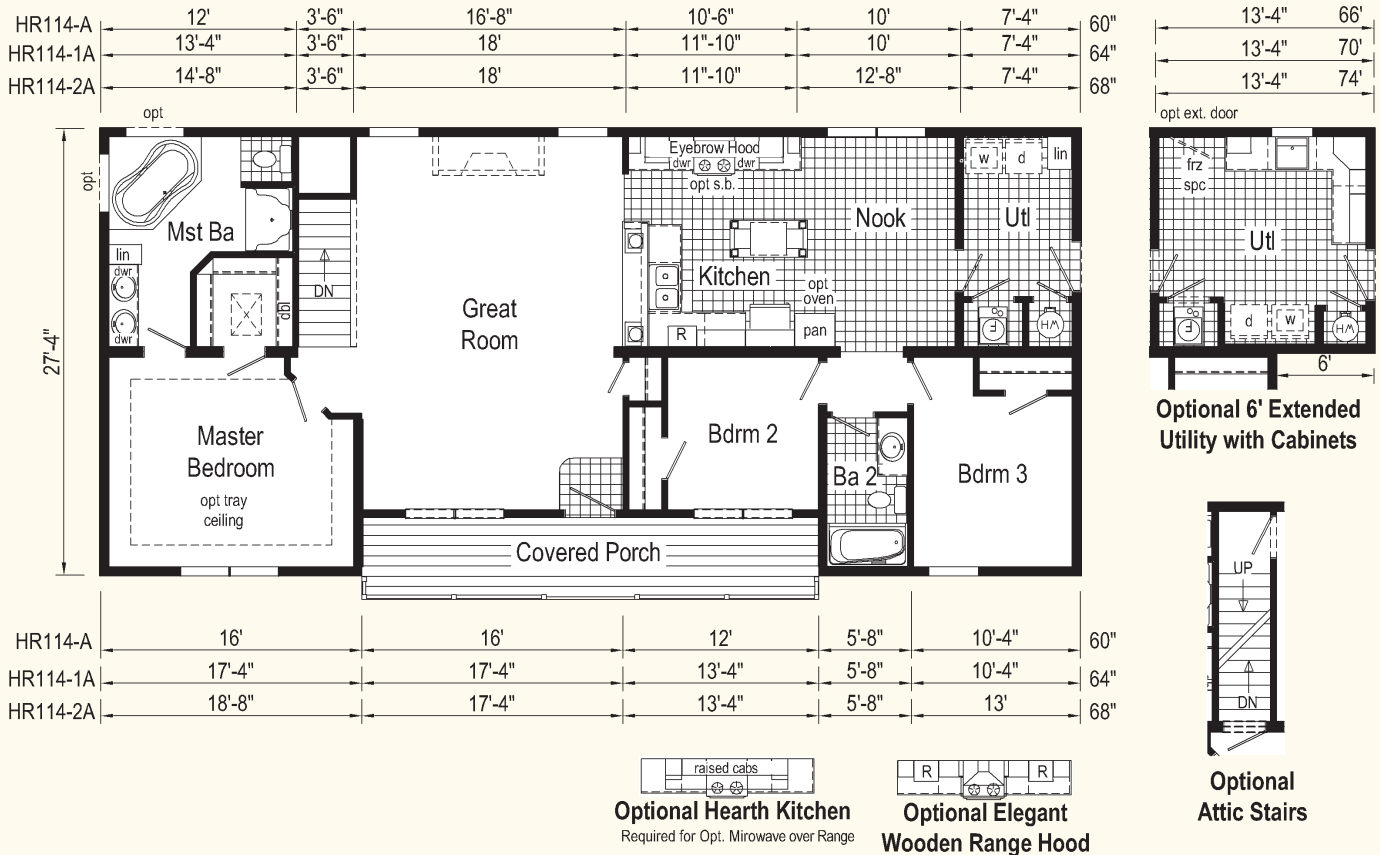


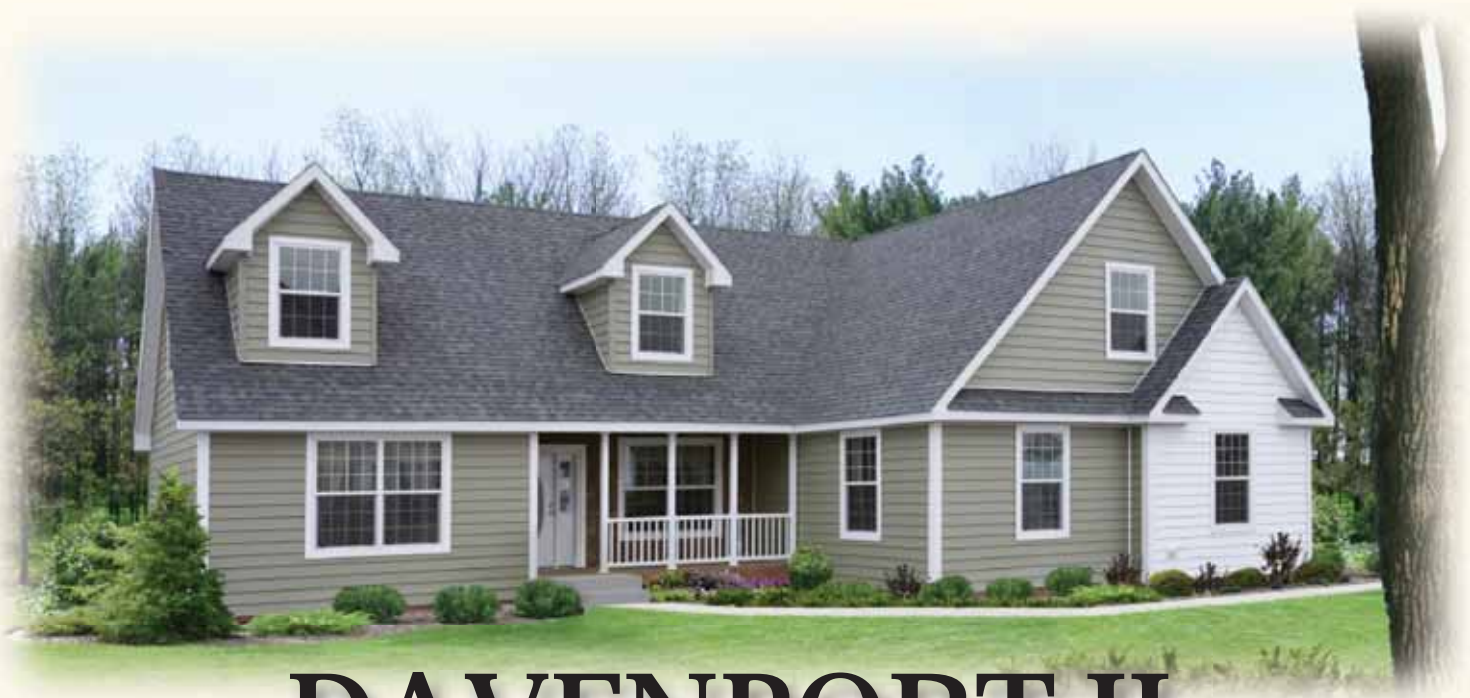
DAVENPORT

Model HR114-A

Some features shown maybe optional or added on-site by others.

- HR114-A 28x60 Approx 1541 sq ft, shown
- HR114-1A 28x64 Approx 1641 sq ft
- HR114-2A 28x68 Approx 1751 sq ft





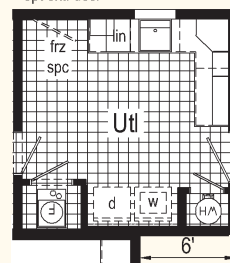
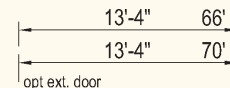
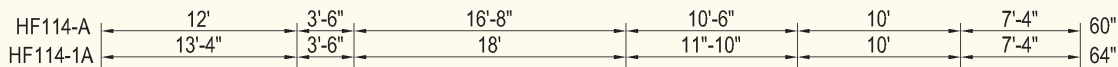
DAVENPORT II

Model HF114-A

Some features shown
maybe optional or added
on-site by others.

HF114-A 42x60 Approx 1921 sq ft, shown

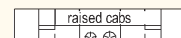
HF114-1A 42x64 Approx 2021 sq ft



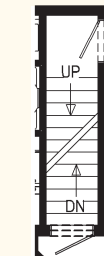
Optional 6' Extended Utility with Cabinets



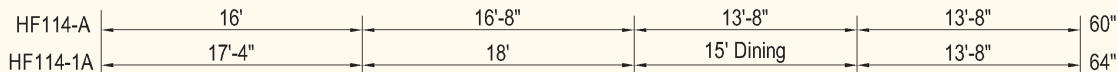
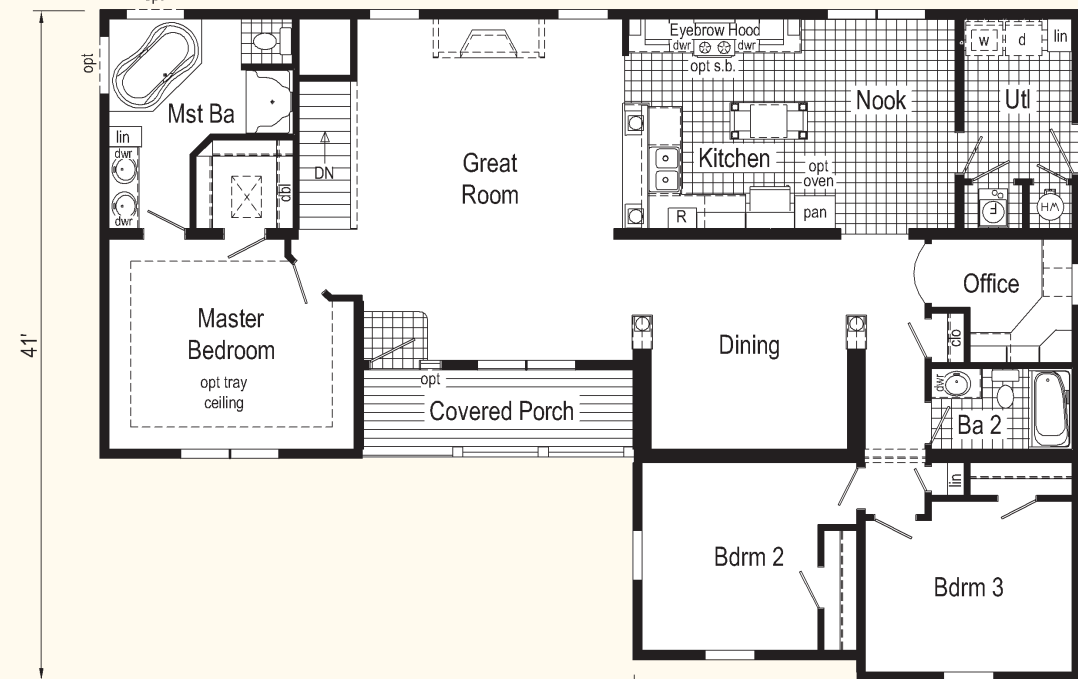
Optional Elegant Wooden Range Hood



Optional Hearth Kitchen
Required for Opt. Microwave over Range



Optional Attic Stairs





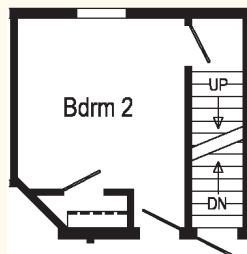
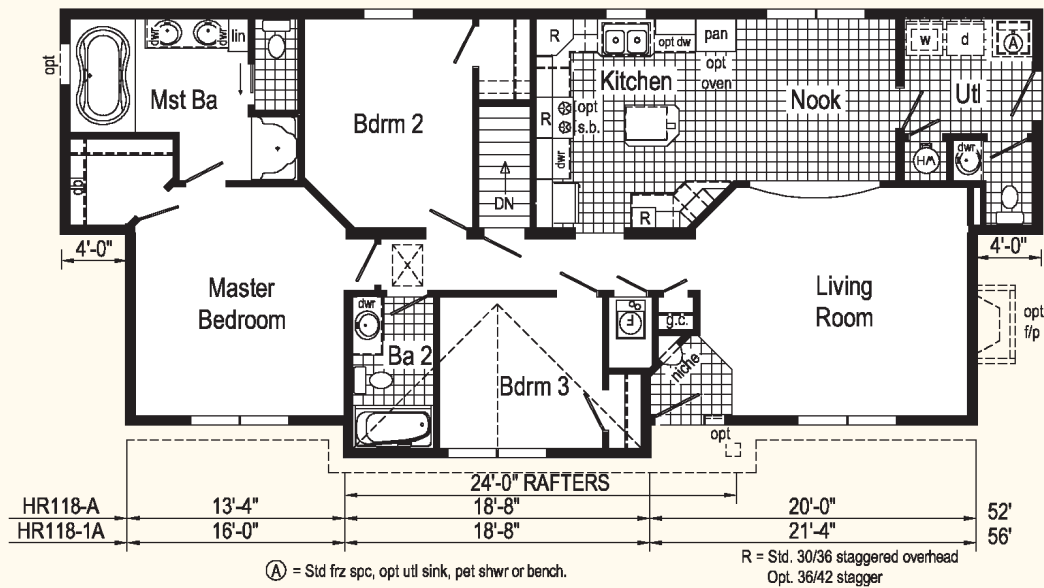
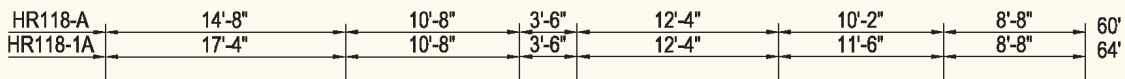
CHARLESTOWN

Model
HR118-A

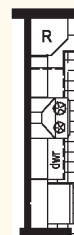
Some features shown
maybe optional or added
on-site by others.

HR118-A 28x60/52 Approx 1464 sq ft, shown

HR118-1A 28x64/56 Approx 1566 sq ft



Opt Attic
Stairs



Optional Elegant
Wooden Range Hood

CHARLESTOWN Interiors

Model HR118-A, see page 10
For additional photos visit www.pennwesthomes.com
(Some Features may be Optional)



Living Room



Living Room



Kitchen



Utility



Master Bedroom



Master Bathroom

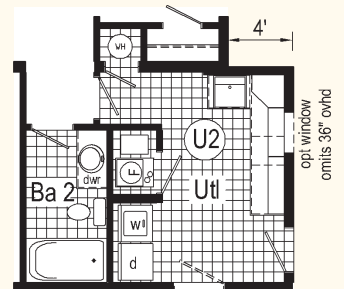
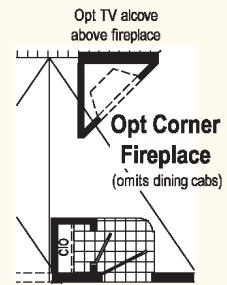
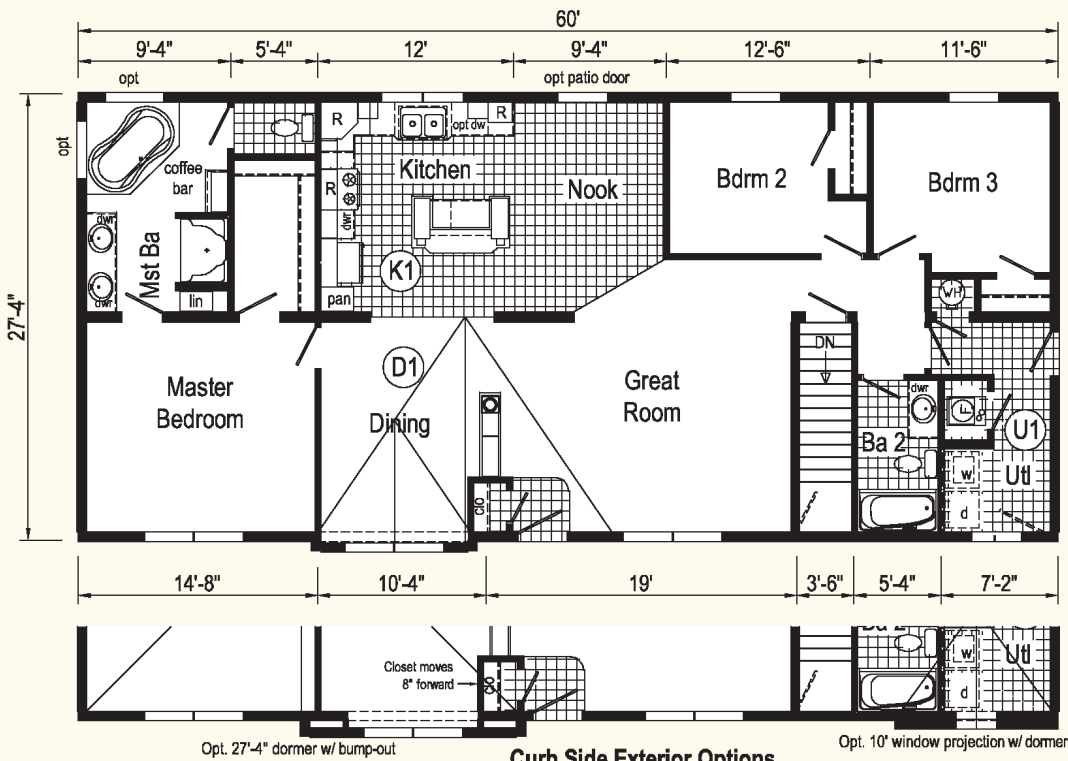


DANBURY

Model HR130-A

Some features shown maybe optional or added on-site by others.

28x60 Approx 1647 sq ft

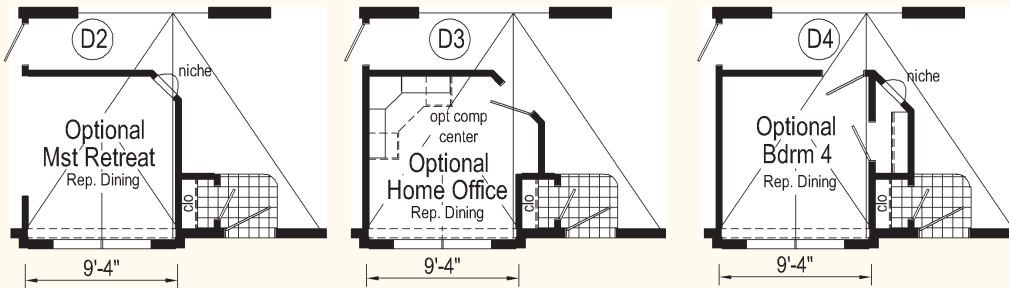


Opt. 27'-4" dormer w/ bump-out

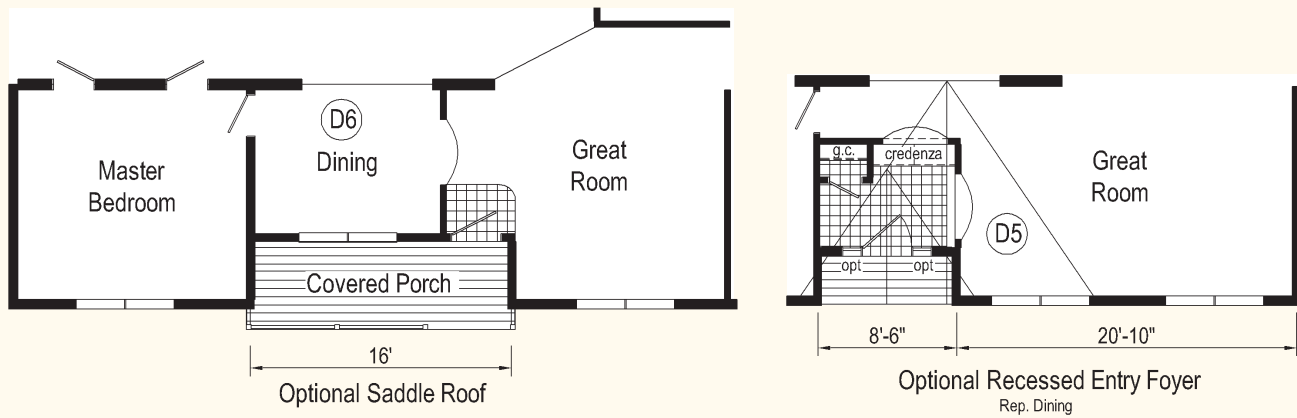
Curb Side Exterior Options

Opt. 10' window projection w/ dormer

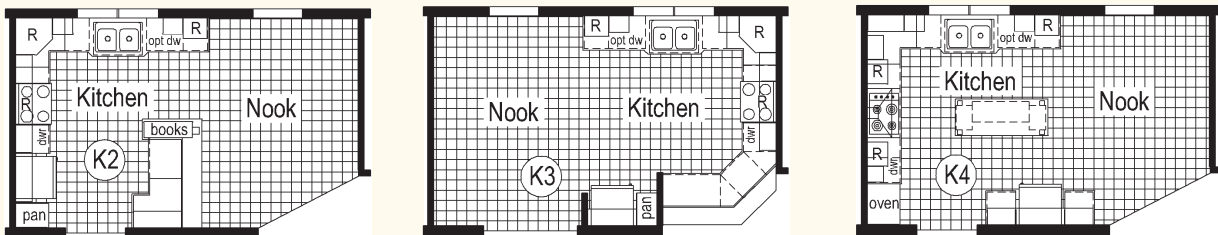
HR130-A Options Replacing Dining



HR130-A Front Entry Options



HR130-A Kitchen Options



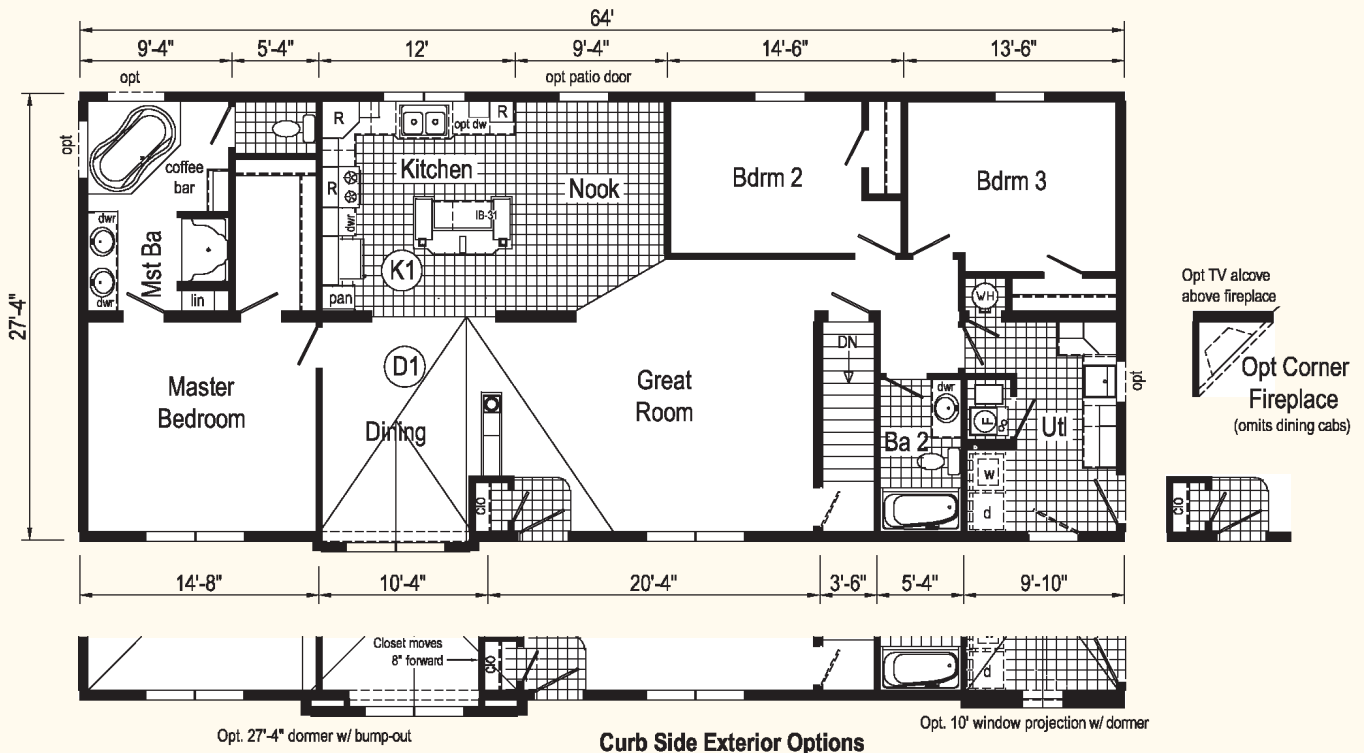


DANBURY II

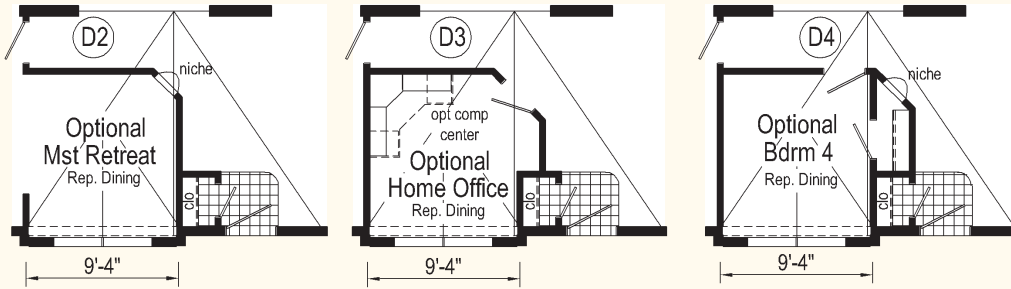
Model HR131-A

Some features shown maybe optional or added on-site by others.

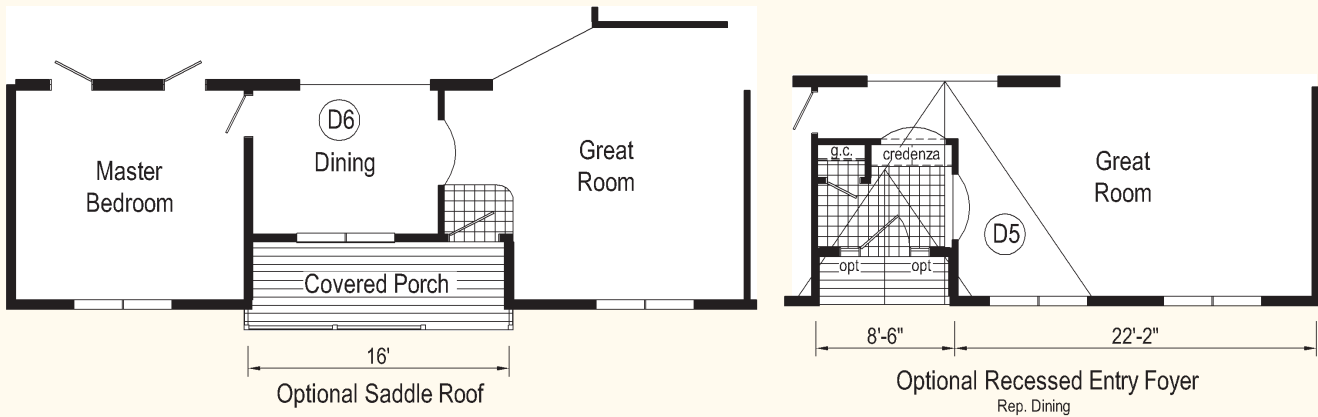
28x64 Approx 1756 sq ft



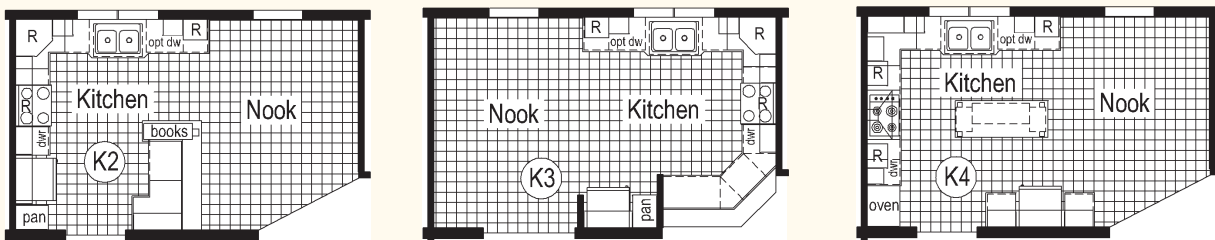
HR131-A Options Replacing Dining



HR131-A Front Entry Options



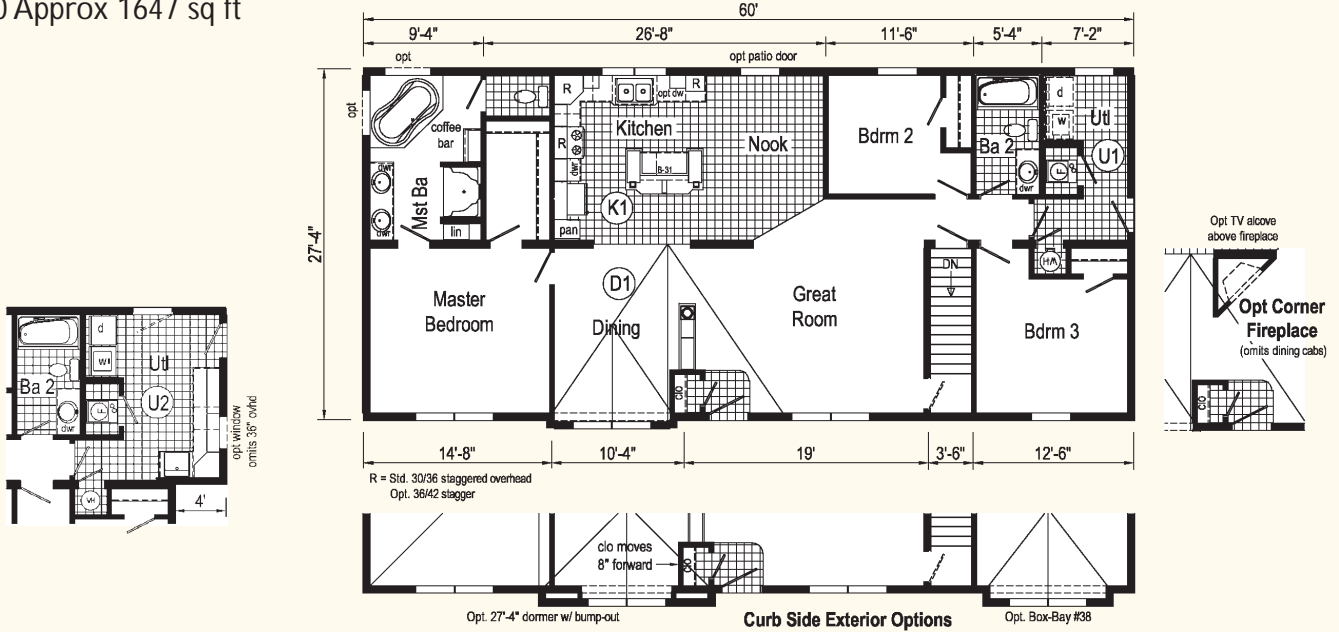
HR131-A Kitchen Options



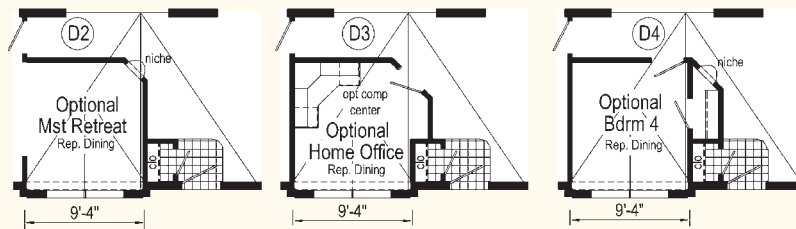
DANBURY III

Model HR134-A

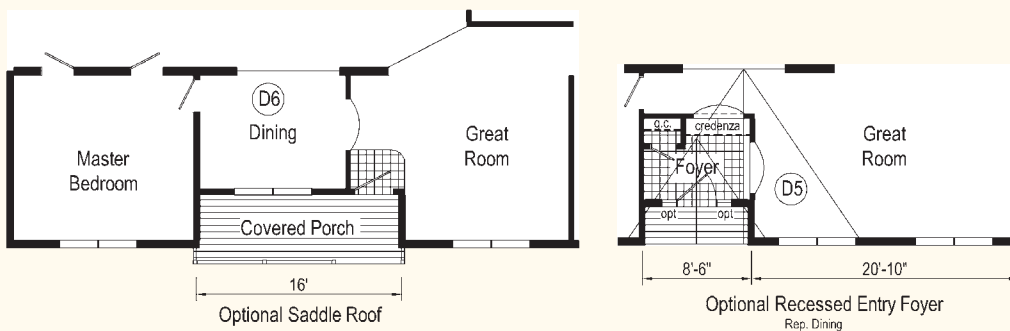
28x60 Approx 1647 sq ft



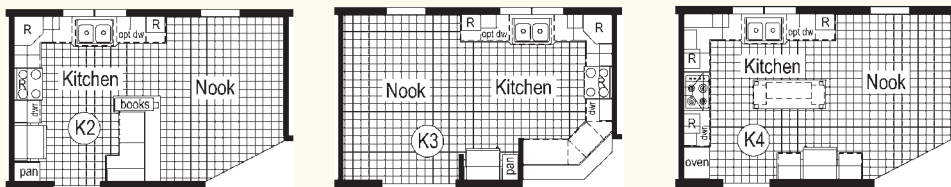
HR131-A Options Replacing Dining



HR131-A Front Entry Options



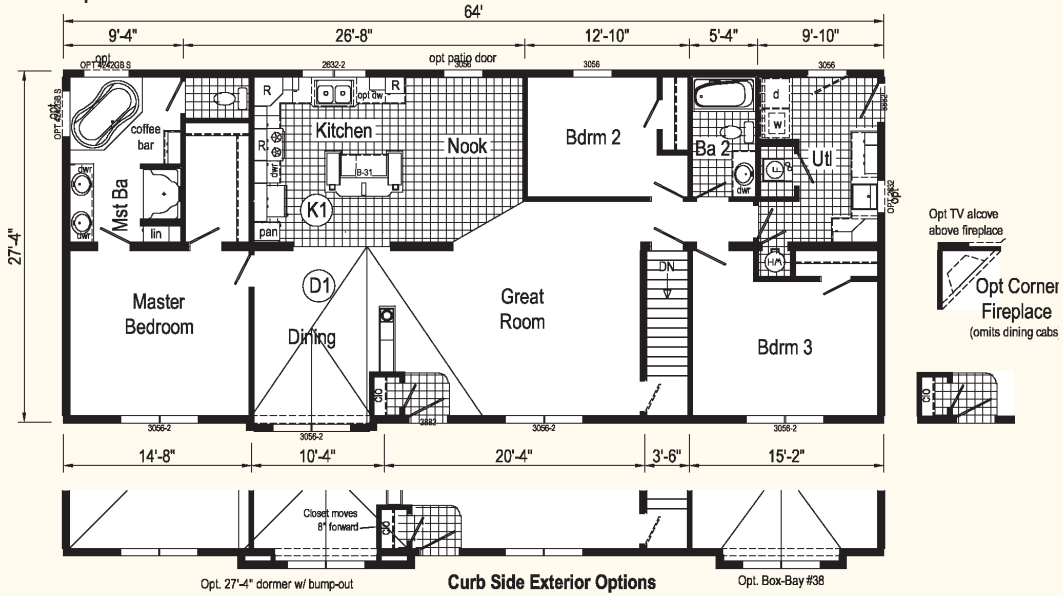
HR131-A Kitchen Options



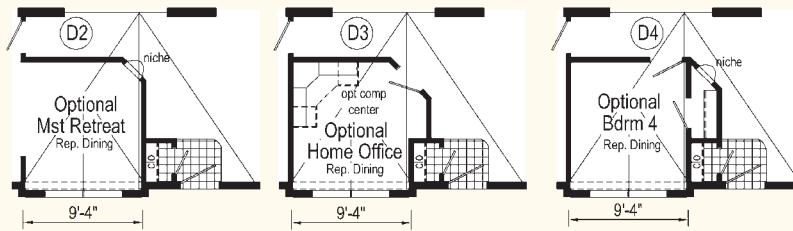
DANBURY IV

Model HR135-A

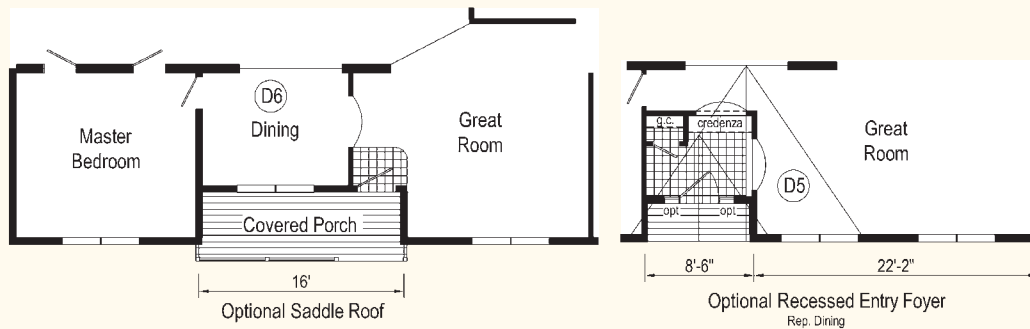
28x64 Approx 1756 sq ft



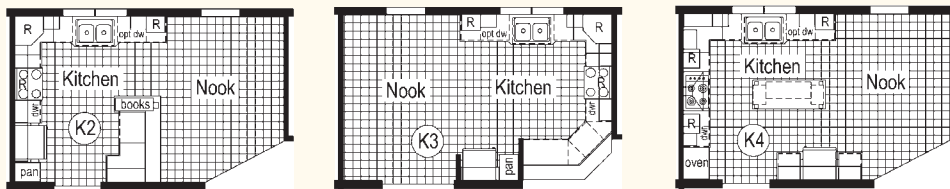
HR131-A Options Replacing Dining



HR131-A Front Entry Options



HR131-A Kitchen Options



DANBURY Interiors

Model HR130-A, see page 12
For additional photos visit www.pennwesthomes.com
(Some Features may be Optional)



Kitchen



Living Room



Nook



Master Bedroom



Master Bathroom



MANHATTAN

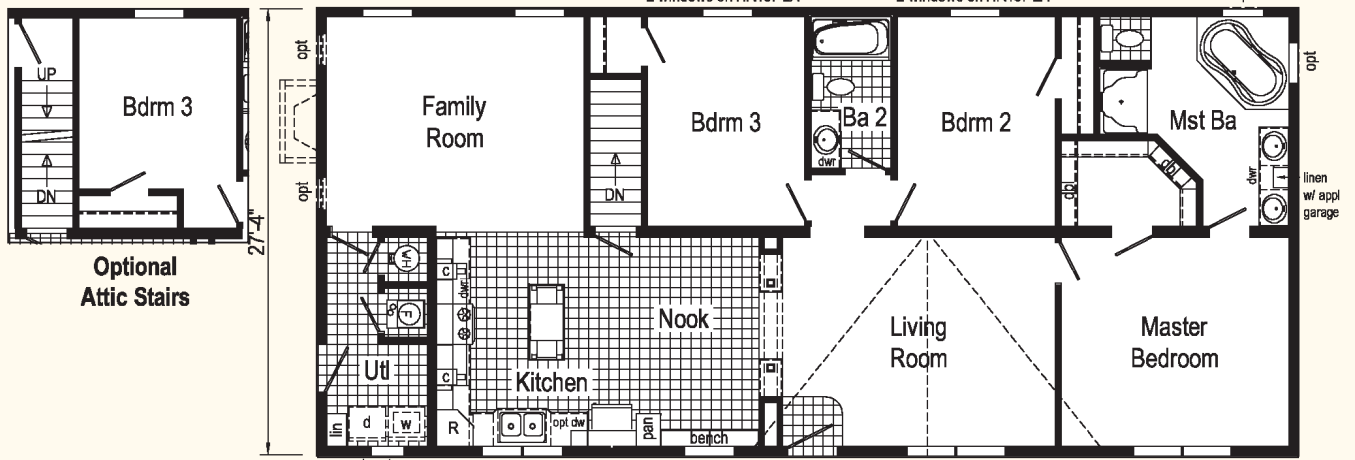
Model HR137-A

Some features shown maybe optional or added on-site by others.

28x60 Approx 1640 sq ft

| | | | | | | | | |
|----------|--------|-------|-----|-------|-----|-------|--------|-----|
| HR137-A | 16'-6" | 3'-6" | 10' | 5'-4" | 10' | 2'-4" | 12'-4" | 60' |
| HR137-1A | 18'-6" | 3'-6" | 11' | 5'-4" | 11' | 2'-4" | 12'-4" | 64' |
| HR137-2A | 20'-6" | 3'-6" | 12' | 5'-4" | 12' | 2'-4" | 12'-4" | 68' |

2 windows on HR137-2A 2 windows on HR137-2A opt



| | | | | | |
|----------|-------|--------|--------|--------|-----|
| HR137-A | 7' | 20'-8" | 17'-8" | 14'-8" | 60' |
| HR137-1A | 8'-4" | 20'-8" | 19' | 16' | 64' |
| HR137-2A | 9' | 20'-8" | 21' | 17'-4" | 68' |

R = Std. 30/36 staggered overhead
Opt. 36/42 stagger



Curb Side Exterior Options

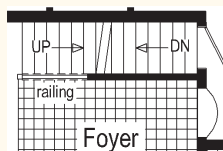


WASHINGTON

Model HR133-A

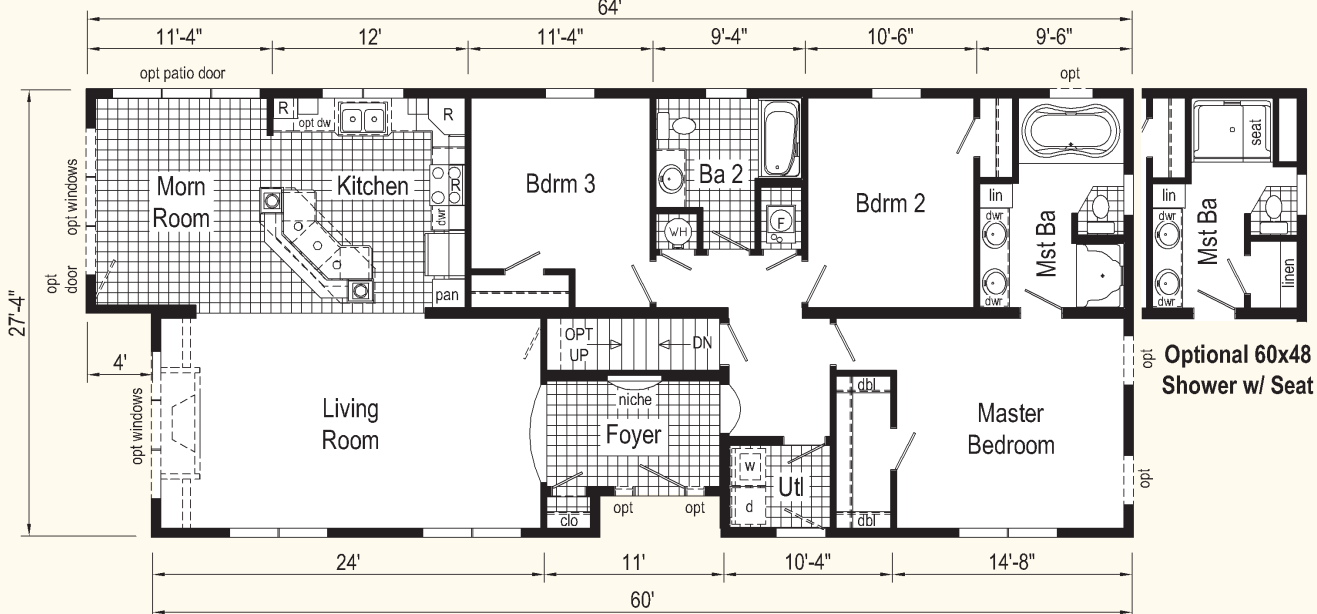
Some features shown
maybe optional or added
on-site by others.

28x64/60 Approx 1676 sq ft

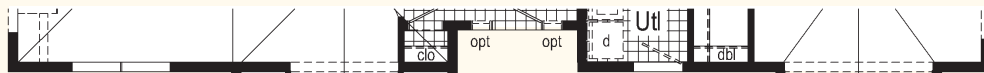


**Opt. Open
Attic Stairs**

Only available with
opt 12/12 pitch roof



R = Std. 30/36 staggered overhead
Opt. 36/42 stagger



Opt. 27'-4" dormer w/ bump-out

Curb Side Exterior Options
Pennwest Homes

Opt. box-bay #38

Washington Interiors

Model HR133-A, see page 20
For additional photos visit www.pennwesthomes.com
(Some Features may be Optional)



Kitchen



Kitchen



Morning Room



Living Room



Living Room



Master Bathroom



OAKLAND

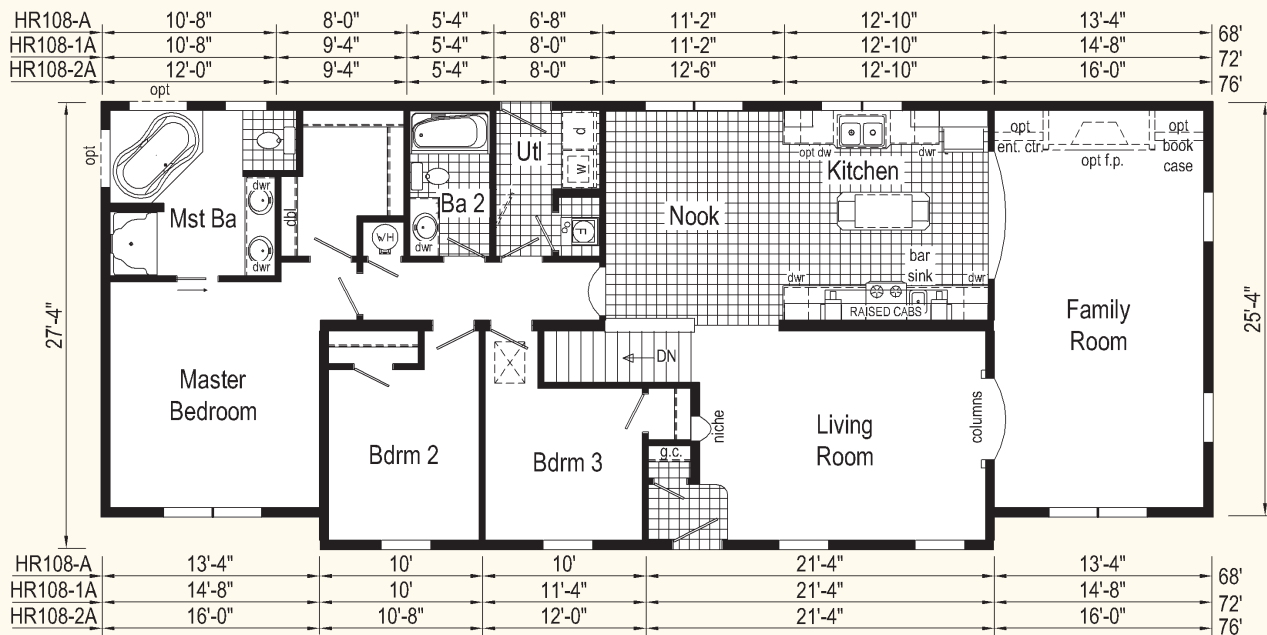
Model HR108-A

Some features shown maybe optional or added on-site by others.

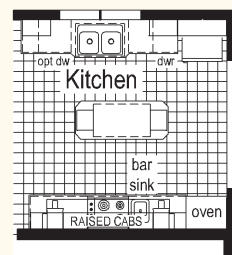
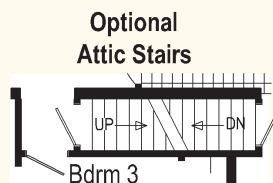
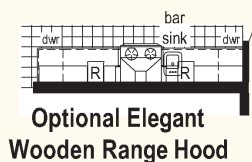
HR108-A 28x68 Approx 1805 sq ft, shown

HR108-1A 28x72 Approx 1909 sq ft

HR108-2A 28x76 Approx 2013 sq ft



R = Std. 30/36 staggered overhead
Opt. 36/42 stagger



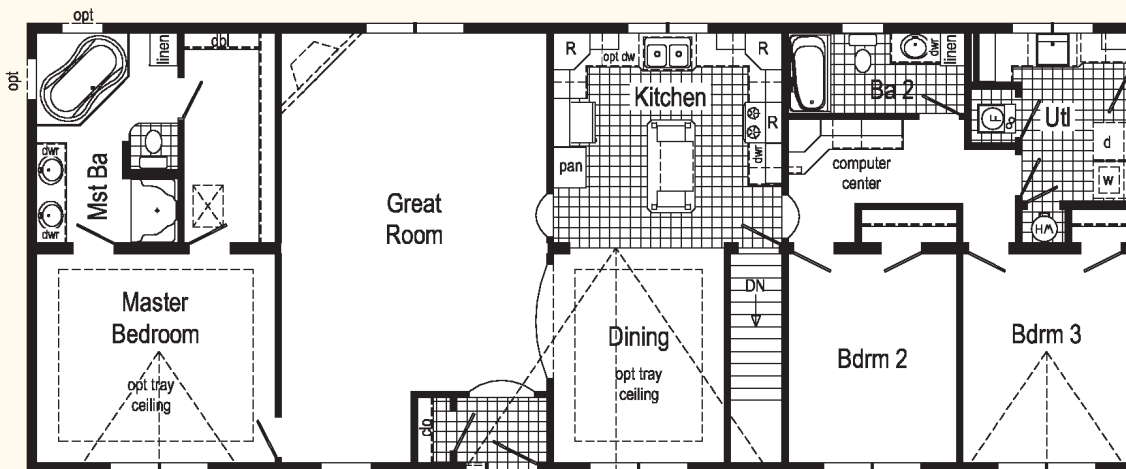


QUINCY

Model HR117-A

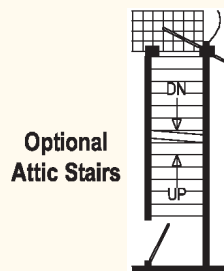
Some features shown maybe optional or added on-site by others.

28x68 Approx 1859 sq ft



Optional 12/12 pitch roof is not available on this floor plan in 65# roof load zones.

R = Std. 30/36 staggered overhead
Opt. 36/42 stagger





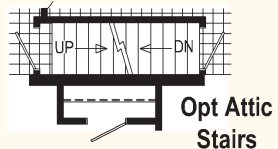
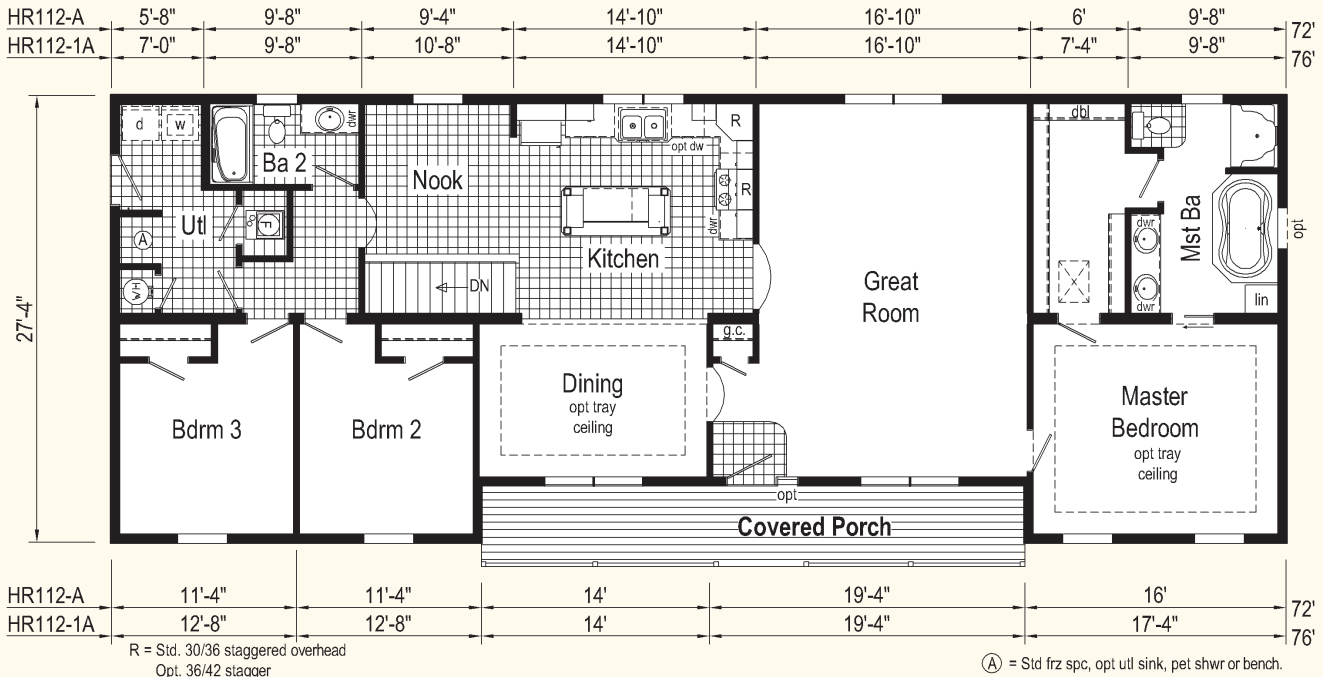
CARTHAGE

Model HR112-A

Some features shown maybe optional or added on-site by others.

HR112-A 28x72 Approx 1852 sq ft, shown

HR112-1A 28x76 Approx 1960 sq ft



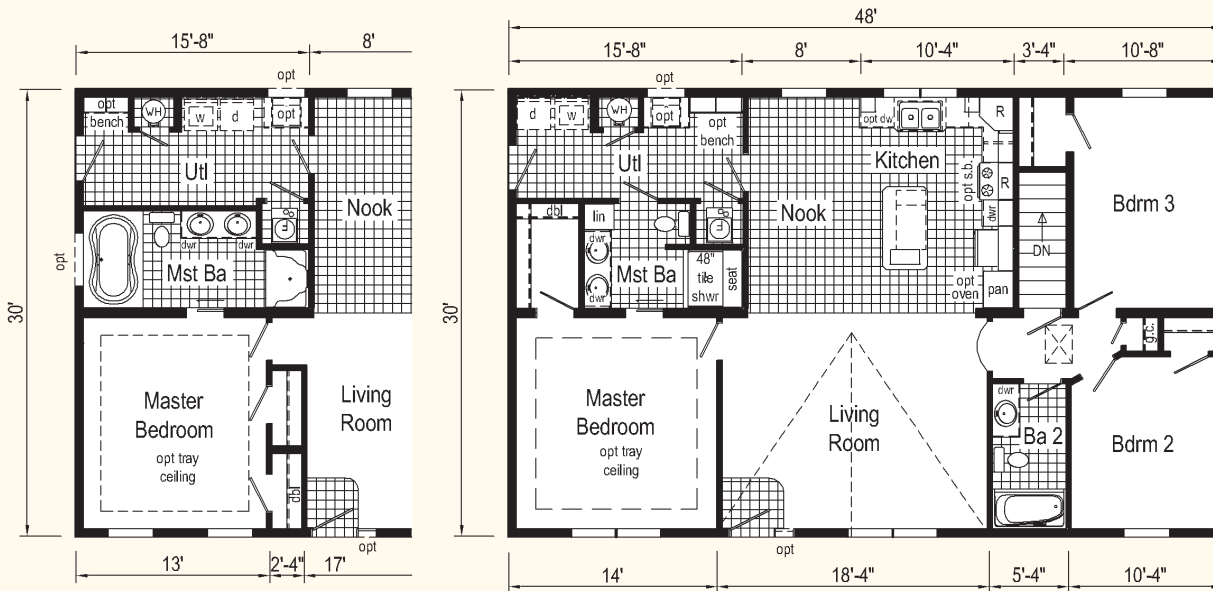


GRAND KINGSTON

Model HE119-A

Some features shown maybe optional or added on-site by others.

32x48 Approx 1440 sq ft.



R = Std. 30/36 staggered overhead
Opt. 36/42 stagger

HE120-A Grand Kingston II Alt Master Suite

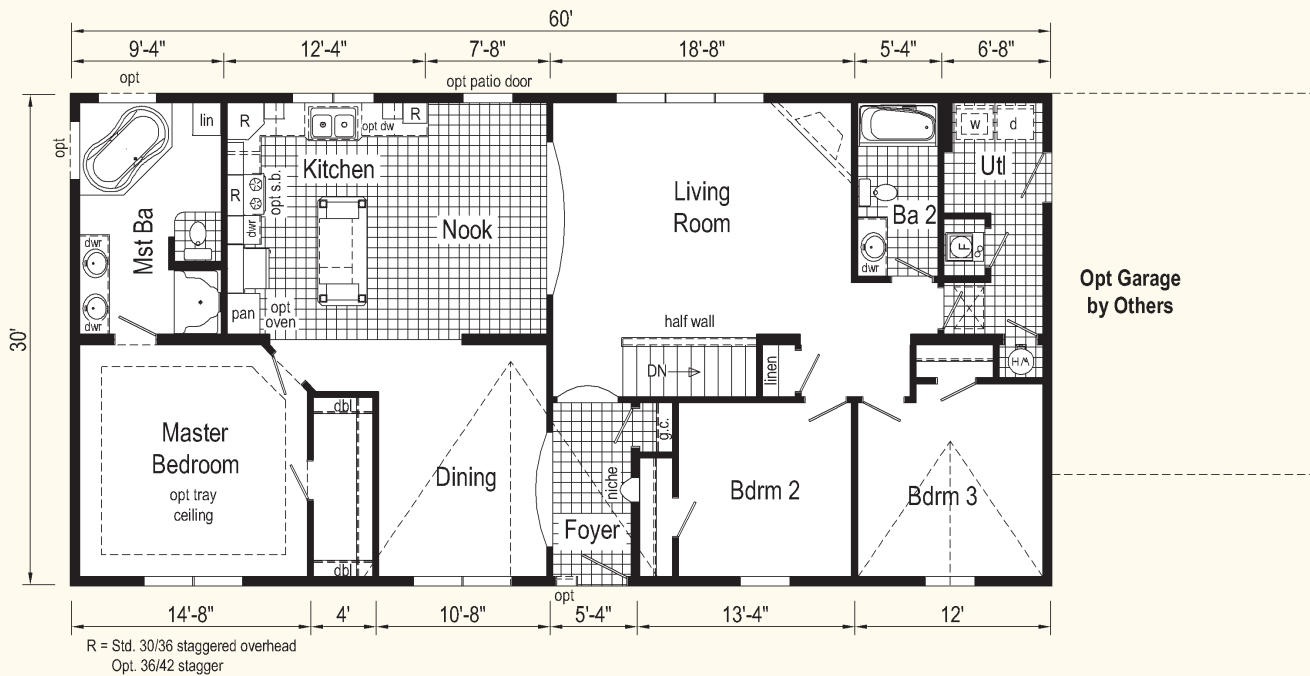


Grand Pennflex Ranch

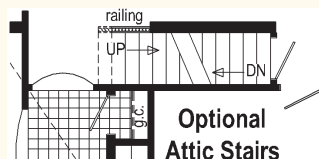
Model HE150-A

Some features shown maybe optional or added on-site by others.

32x60 Approx 1800 sq ft, shown



Opt Garage by Others



Only available with 12/12 roof.

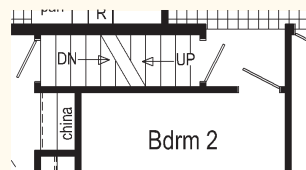
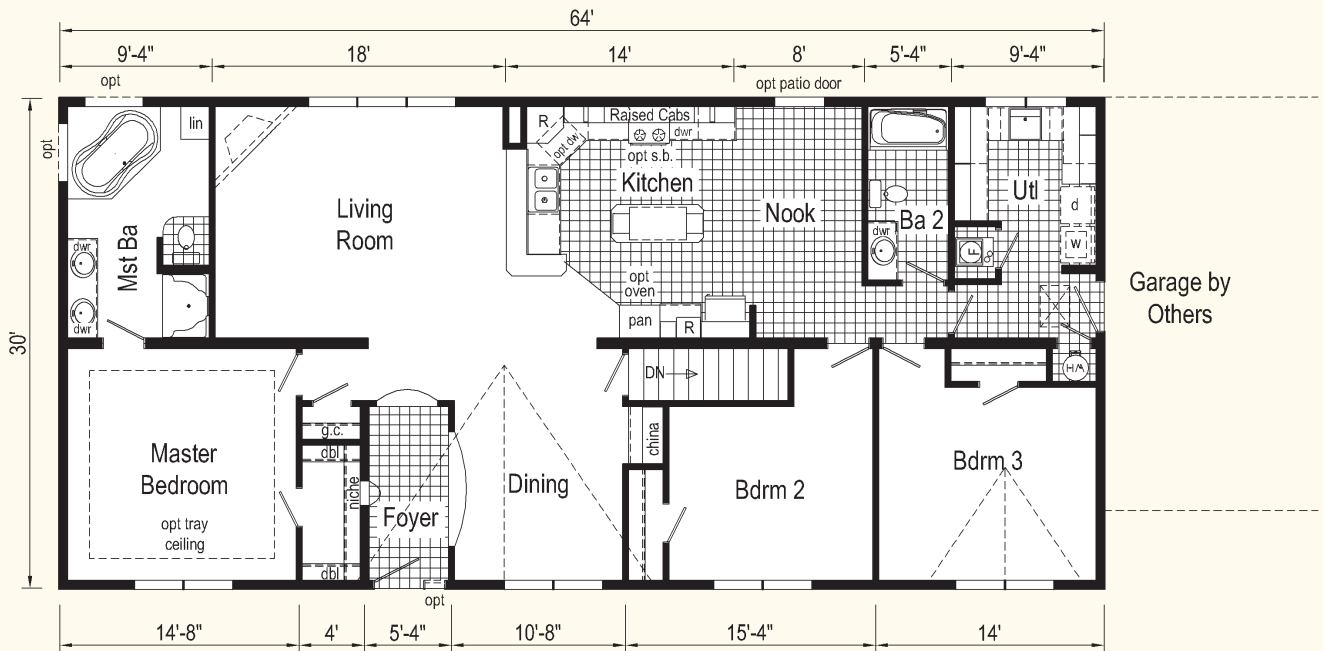


Grand Pennflex Ranch II

Model HE170-A

Some features shown maybe optional or added on-site by others.

32x64 Approx 1920 sq ft, shown



Optional Attic Stairs



Optional Elegant Wooden Range Hood



Foyer



Dining Room

Grand Pennflex II Interiors

Model HE170-A, see page 27

For additional photos visit www.pennwesthomes.com

(Some Features may be Optional)



Kitchen



Kitchen



Living Room



Master Bedroom

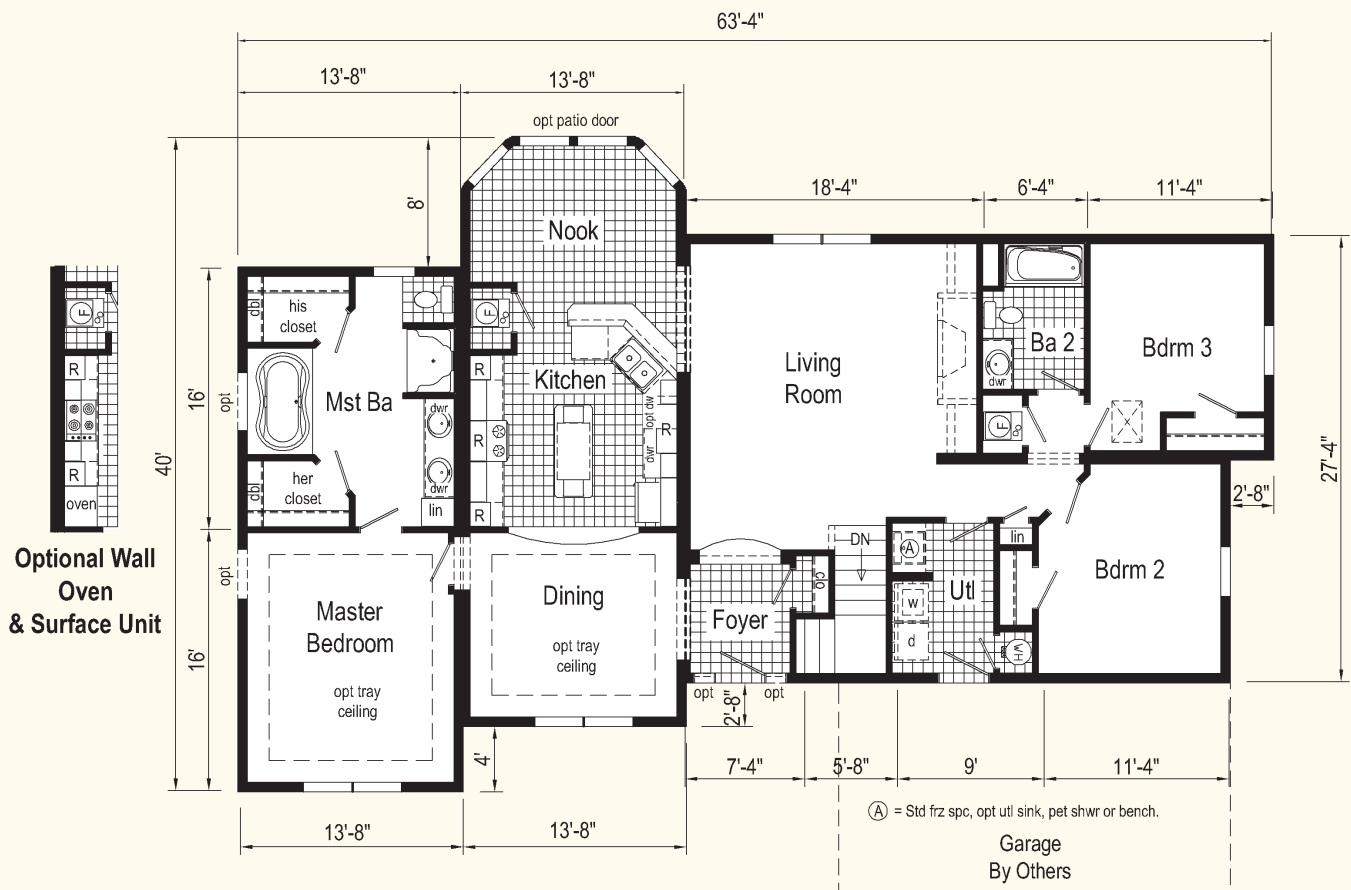


STRATFORD

Model HT101-A

Some features shown maybe optional or added on-site by others.

40x63-4 Approx 1888 sq ft, shown



Optional Wall Oven & Surface Unit

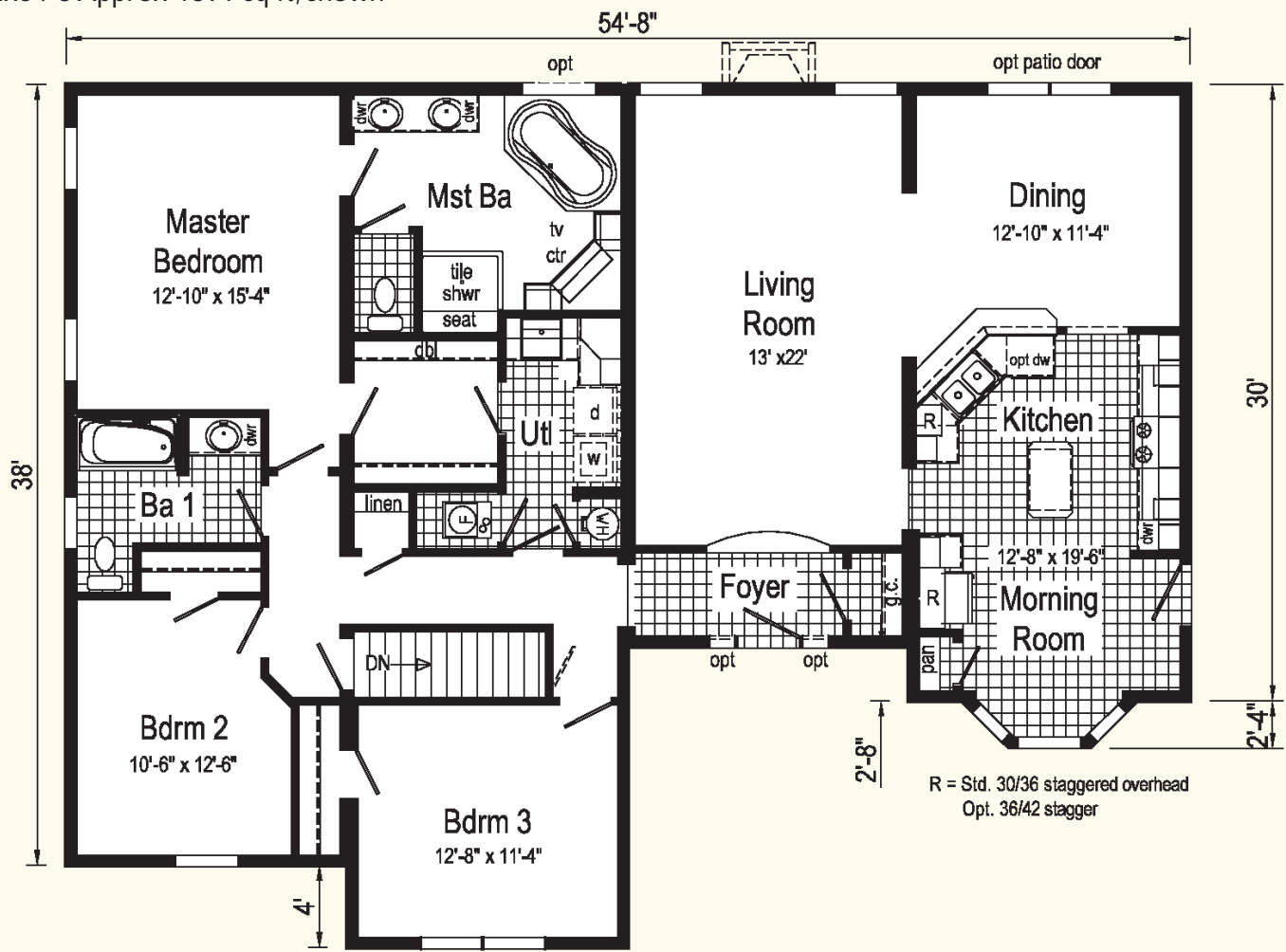


CHANDLER

Model HT104-A

Some features shown maybe optional or added on-site by others.

42x54-8 Approx 1891 sq ft, shown



Pennwest Ranch Collection - Included Features

10 Year Limited Structural Warranty

HOME COMPONENTS

Complete Water Lines Supplied
Complete Electrical
Complete Heating System
Complete Air Return System
Drain and Gas Lines Stubbed
Through Floor

INTERIOR

Primed Drywall Throughout
Smooth Flat Ceiling Throughout
8'0" Ceiling Height
Plush or Textured Carpet with R2X Soil
and Stain Resistance
Rebond Carpet Pad
Tackstrip Carpet Installation
Foyer Entry with Vinyl Flooring
No-Wax Vinyl Floor Coverings by
Congoleum
5-Arm Brushed Nickel Dining Room Light
Brushed Nickel Pendant Nook Light
Raised Grain Flush Pre-Hung Doors with
Mortise Hinges
Lever Interior Passage Sets
Smoke Detectors with Battery Back-Up
Wire Shelving in Guest Closet
Hardwood Stained Moldings Throughout



KITCHEN

KCMA Certified Cabinetry
Hardwood Flat Panel Cabinet Doors
Hardwood Cabinet Face Frames
Upgrade Cabinet Hardware
Hidden Cabinet Hinges
Staggered Overhead Cabinets
Hardwood Crown Molding with Rope
Insert on Overhead Cabinets
Adjustable Shelves in Overhead Cabinets
Drawer-Over-Door Base Cabinets
Dovetail Drawer Construction
Deluxe Roller Guide Drawer System
Base and Center Shelves in Base Cabinets
High-Pressure Laminate Countertops with
Beveled Edge
6" Ceramic Backsplash
No-Wax Vinyl Floor Coverings by
Congoleum
Extended Sink Cabinet
Stainless Steel Sink-33x22x8
Single Lever Faucet
Tip-Out Trays at Sink - Most Models
Lazy Susan - Most Models

APPLIANCES

30" Deluxe Gas Range
Power Range Hood With Light
18 Cubic Foot, No-Frost Refrigerator

BATHS

60" One-Piece Fiberglass Tub/Shower
Large 48" One-Piece Fiberglass Shower
with Glass Door in Glamour Baths
72" Fiberglass Colorado Tub in Glamour
Baths
Tub Overflows
Decorative Mirror Treatments In Glamour
Baths
1.6 Gallon Per Flush Elongated Toilets
China Stool, Tank and Lid
China Sinks with Overflows and Pop-Up
Drains
6" Ceramic Backsplash at Vanities
6" Ceramic Backsplash at Tub Deck
High-Pressure Laminate Countertops with
Beveled Edge
Lighted Vent Fan in Each Bath
Hardwood Flat Panel Cabinet Doors
Hardwood Cabinet Face Frames
Upgrade Cabinet Hardware
Hidden Cabinet Hinges
Vanities with Drawers
Dovetail Drawer Construction
36" High Vanities in Master Baths
33" High Vanities in Secondary Baths
Anti-Scald Valves on Showers and Tubs

BEDROOMS

Ceiling Lights
Egress Window Each Bedroom
Wire Shelving with All-Slide Rods in
Wardrobes
30" Interior Passage Doors
Switched Light in All Walk-In Closets

UTILITIES

Washer and Dryer Area
200 AMP Electrical Service
Plumb and Wire for Washer
Wire for Dryer
50 Gallon Electric Water Heater with Pan
Energy Efficient 90 Plus Gas Furnaces
Sized to Home
Programmable Thermostat with 5-Wires
Perimeter Heat System
Fiberglass Heat Ducts
Air Return System
Main Water Line Shut-Off Valve
Water Shut-Off Valves Where Accessible
One Exterior Water Faucet

INSULATION

R-19 Fiberglass Insulation in Walls
R-33 Avg. Blown Insulation in Ceiling

EXTERIOR

Essex Lavastone Light at Front Door
Brushed Nickel Square Coach Light at
Rear Door
Two GFI-Protected Exterior Receptacles
Vinyl Ship Lap Siding
O.S.B. Sheathing Under Siding
Wind Wrap Air Infiltration Barrier
5/12 Pitch Shingle Roof with 12" Eaves on
Ranch Homes
12/12 Pitch Shingle Roof with 12" Eaves on
Cape Homes
Architectural Shingles
Ridgevent Roof Ventilation System
Ice Shield
38x82 Pre-Finished Fiberglass 6-Panel
Front Door with Leaded Glass Window,
and Deadbolt Lock
38x82 Pre-Finished Fiberglass 6-Panel Rear
Door with Deadbolt Lock
Large Vinyl Insulated Argon Filled Windows
with Low-E Glass, Grids and Wood Sills
15" Raised Panel Shutters on Front
Door Side

CONSTRUCTION

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

****NOTE: Spacing for Framing Members
may vary due to Design Requirements.**



**Pennwest Homes are
system-built in a controlled
environment
and comply with state and
local building codes.**



Model HR118-A, see page 10

Some features shown maybe optional or added on-site by others.

***Pennwest Homes* are system-built in a controlled environment and comply with state and local building codes.**



PENNWEST HOMES

4 Pennwest Way - St Rd 38

Emlenton PA 16373

724-867-0047

www.pennwesthomes.com

Your Independent Retailer is:



**BAYSHORE
HOMES**

14221 Conneaut Lake Rd.
Meadville, PA 16335

Ph: 814-382-9531
Fax: 814-382-8837

www.BayshoreHomesINC.com

All descriptive representations of the products on this brochure are believed to be correct at the time of publication. However, due to continued product improvement and changes in suppliers, design and production, accuracy cannot be guaranteed. Therefore, equipment colors, material specifications, prices and model availability are subject to change without notice. AP106448 7.5M 8/11

YOUR PURCHASE CONTRACT INCLUDING OPTIONS IS WITH YOUR RETAILER 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.