

SMART MODULAR



by *Waverlee*



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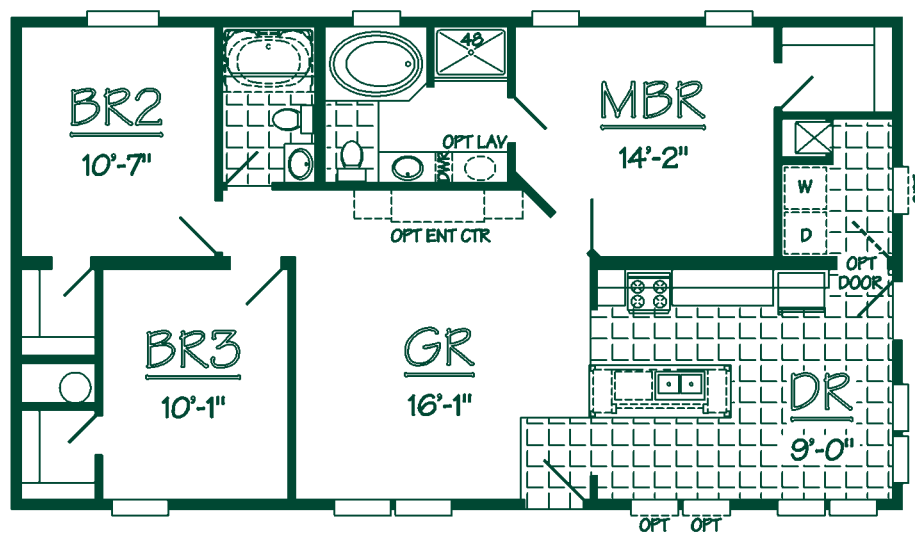
THE AKRON

SPECS

Model Number: M3R48-A09
 Square Footage: 1272 sq. ft.
 Bedrooms: 3 Baths: 2
 Dimensions: 26'-6" x 48'-0"

HIGHLIGHTS

Excellent Great Room for entertaining
 Kitchen features large snack bar
 Private Master Bath for relaxing
 Spacious walk-in closets throughout



Elevation may reflect optional and/or site-installed features



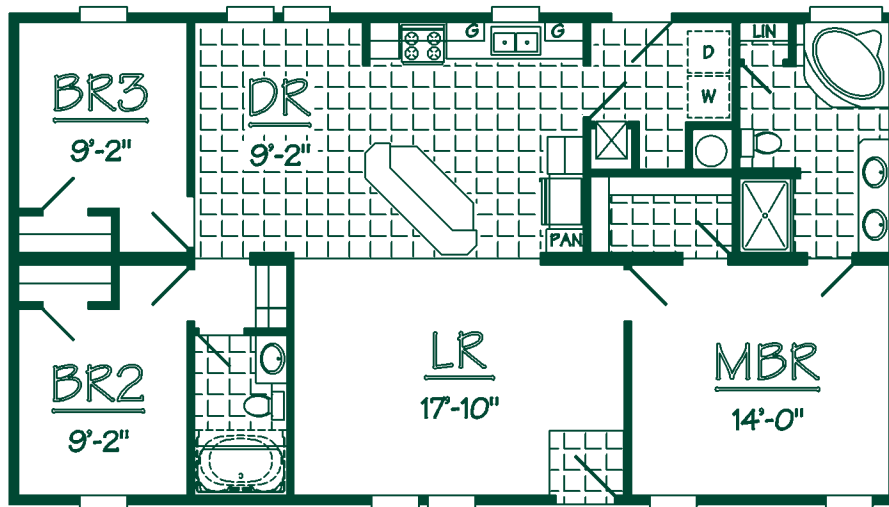
THE NORTHPORT

SPECS

Model Number: M3R48-A22
Square Footage: 1272 sq. ft.
Bedrooms: 3 Baths: 2
Dimensions: 26'-6" x 48'-0"

HIGHLIGHTS

Open Living and Kitchen areas for entertaining
Generous Kitchen with great snack bar
Lots of living at 1272 sq. ft.
Linens provide extra storage



Elevation may reflect optional and/or site-installed features



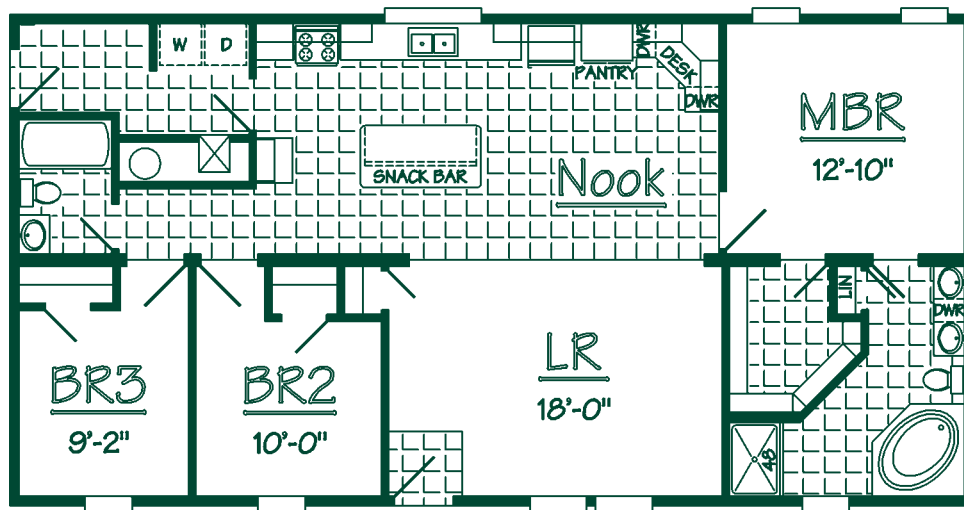
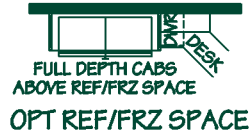
THE SAMSON

SPECS

Model Number: M3R52-A41
 Square Footage: 1378 sq. ft.
 Bedrooms: 3 Baths: 2
 Dimensions: 26'-6" x 52'-0"

HIGHLIGHTS

Convenient desk area in Nook
 Oversized Master Bedroom Walk-in Closet
 Long LR allows for multiple furniture possibilities



Elevation may reflect optional and/or site-installed features



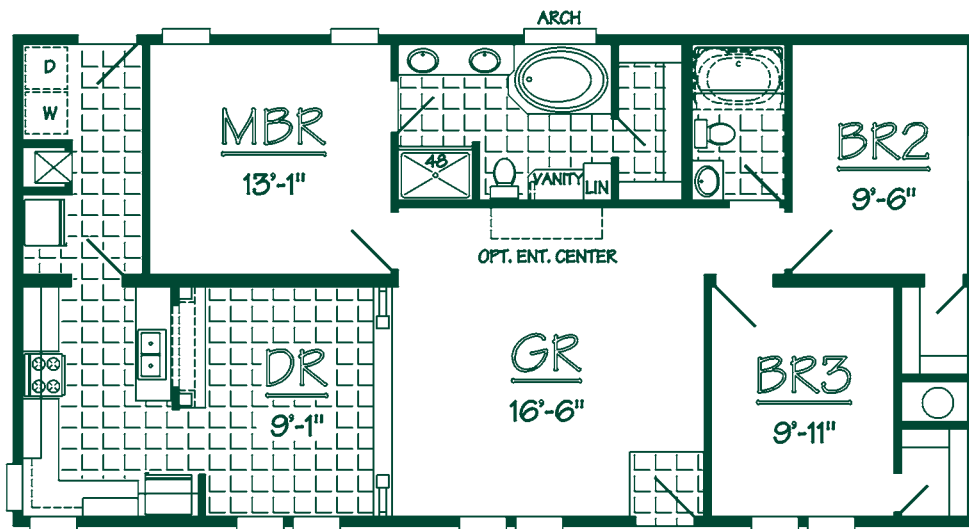
THE MILLBROOK

SPECS

Model Number: M3R52-A42
Square Footage: 1378 sq. ft.
Bedrooms: 3 Baths: 2
Dimensions: 26'-6" x 52'-0"

HIGHLIGHTS

Awesome Great Room for entertaining
Generous Walk-in Closets for all bedrooms
Beautiful Dining Area
Larger 2nd and 3rd Bedrooms



Elevation may reflect optional and/or site-installed features



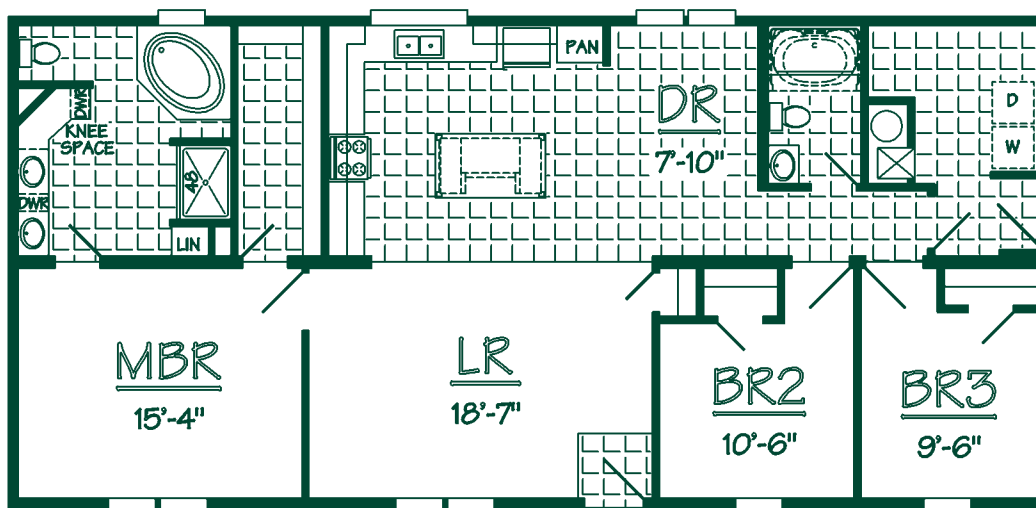
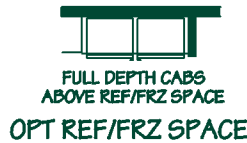
THE ARDMORE

SPECS

Model Number: M3R56-A45
 Square Footage: 1484 sq. ft.
 Bedrooms: 3 Baths: 2
 Dimensions: 26'-6" x 56'-0"

HIGHLIGHTS

Abundant Kitchen Cabinetry and large island
 Oversized Master Bedroom Walk-in Closet
 Large Living Room opens to Kitchen



Elevation may reflect optional and/or site-installed features



THE LOCKHART

SPECS

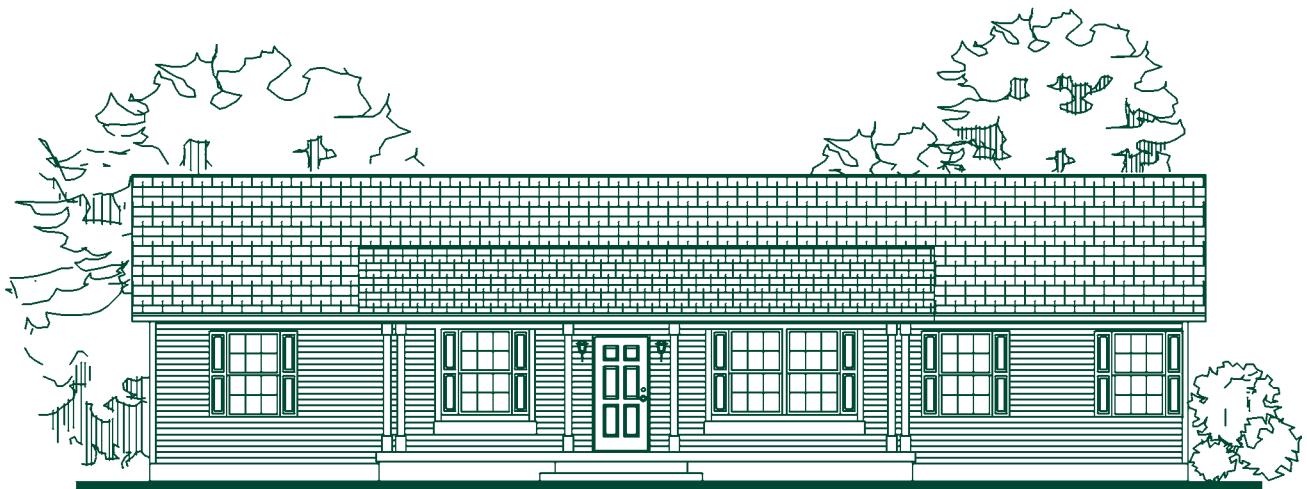
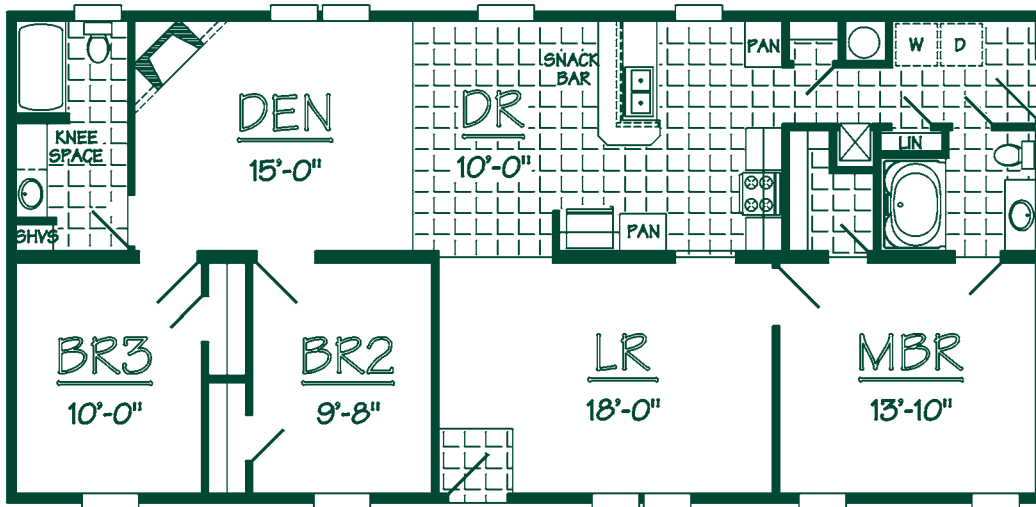
Model Number: M3R56-A46
 Square Footage: 1484 sq. ft.
 Bedrooms: 3 Baths: 2
 Dimensions: 26'-6" x 56'-0"

HIGHLIGHTS

Den offers additional comfort living
 Kitchen pantries for ample storage
 Accommodating Bathroom access from Utility



FULL DEPTH CABG
 ABOVE REF/FRZ SPACE
 OPT REF/FRZ SPACE



Elevation may reflect optional and/or site-installed features



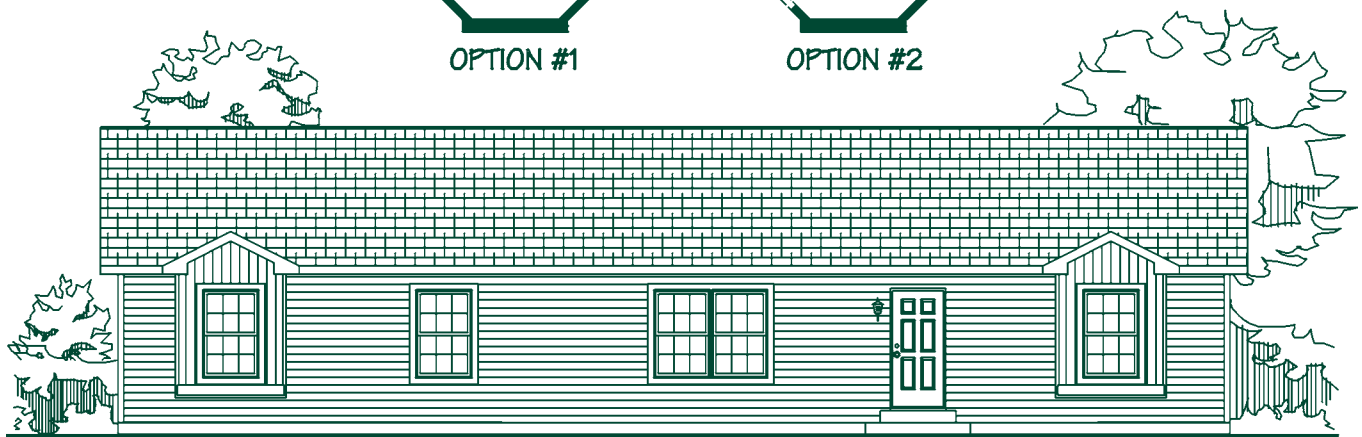
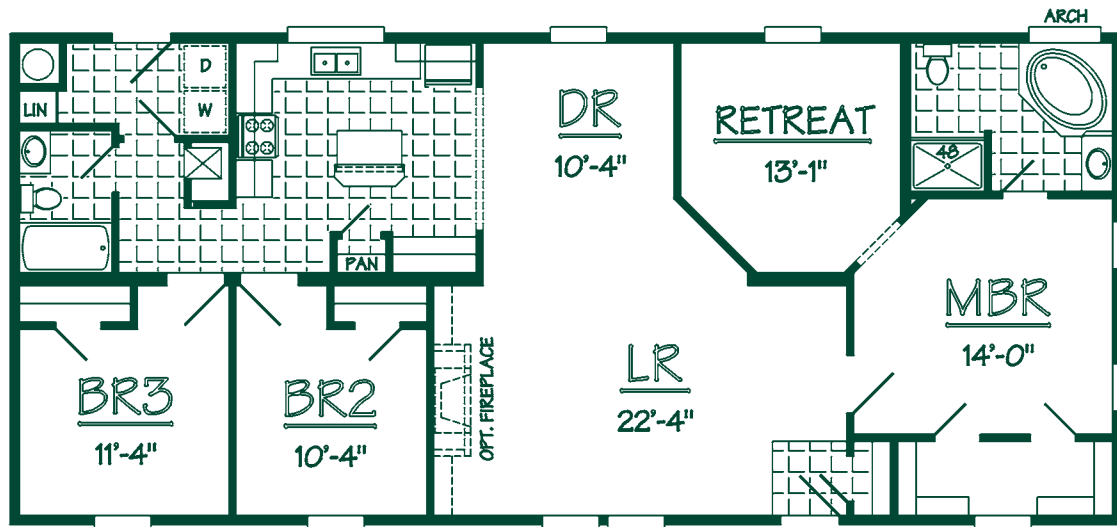
THE HAYDEN

SPECS

Model Number: M3R60-A43
 Square Footage: 1590 sq. ft.
 Bedrooms: 3 Baths: 2
 Dimensions: 26'-6" x 60'-0"

HIGHLIGHTS

Retreat provides a private getaway with optional entries
 Convenient Hall Bath located off Utility
 Roomy Master Bedroom Walk-in Closet
 Handy Kitchen Island Worktop



Elevation may reflect optional and/or site-installed features



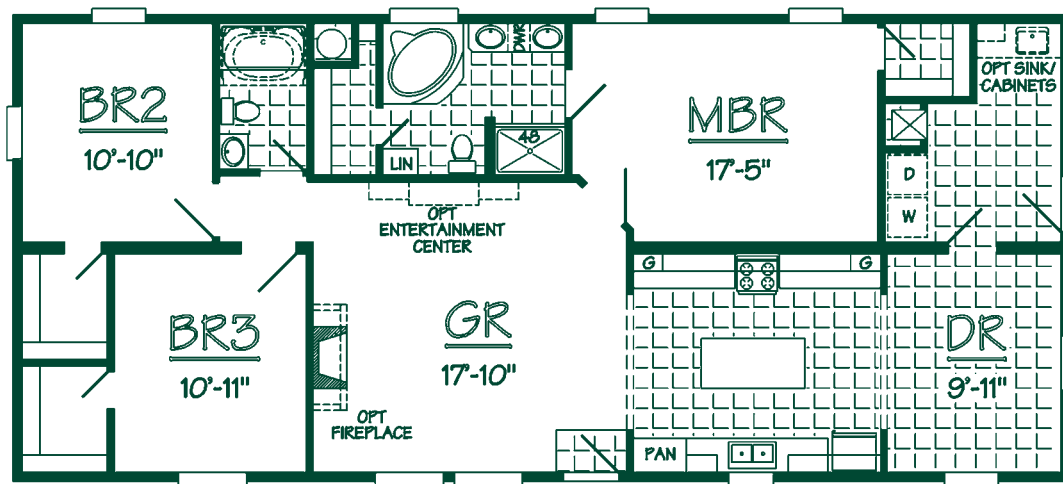
THE CORDOVA

SPECS

Model Number: M3R60-A48
Square Footage: 1590 sq. ft.
Bedrooms: 3 Baths: 2
Dimensions: 26'-6" x 60'-0"

HIGHLIGHTS

Large Bedrooms provide ample walk-in closet space
Abundant Kitchen cabinetry and workspace
Bountiful Great Room built for entertaining
Spacious Utility Room



Elevation may reflect optional and/or site-installed features



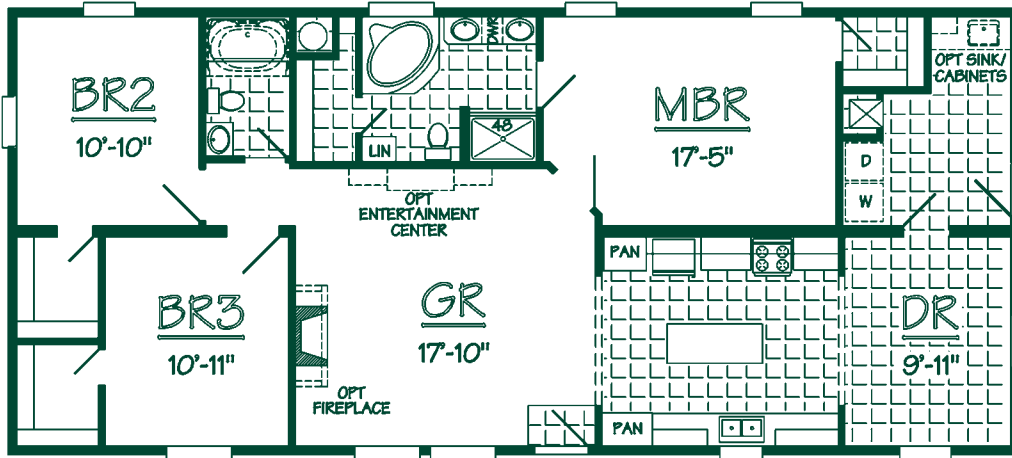
THE GOLDVILLE

SPECS

Model Number: M3R60-A49
 Square Footage: 1590 sq. ft.
 Bedrooms: 3 Baths: 2
 Dimensions: 26'-6" x 60'-0"

HIGHLIGHTS

Great Room is designed with entertaining in mind
 Kitchen has abundant storage and workspace
 Additional walk-in closet off Master Bath
 Large bedrooms with walk-in closets throughout



Elevation may reflect optional and/or site-installed features



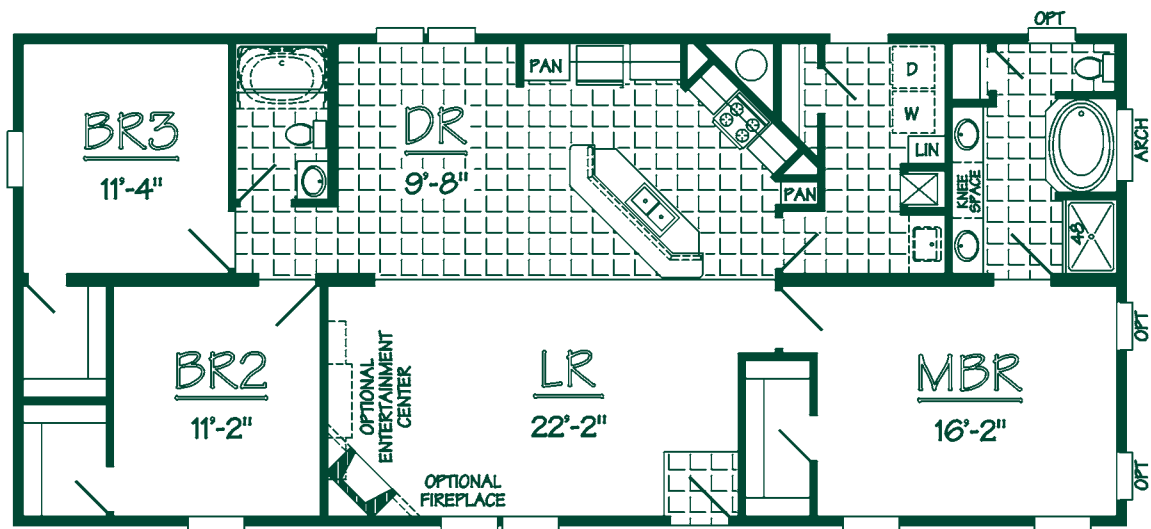
THE BENTON

SPECS

Model Number: M3R60-A50
 Square Footage: 1590 sq. ft.
 Bedrooms: 3 Baths: 2
 Dimensions: 26'-6" x 60'-0"

HIGHLIGHTS

Excellent snack bar in Open Concept Living
 Ample sized bedrooms with spacious walk-in closets
 Beautiful Master Bath with vanity space
 Kitchen has two pantries for generous storage



Elevation may reflect optional and/or site-installed features



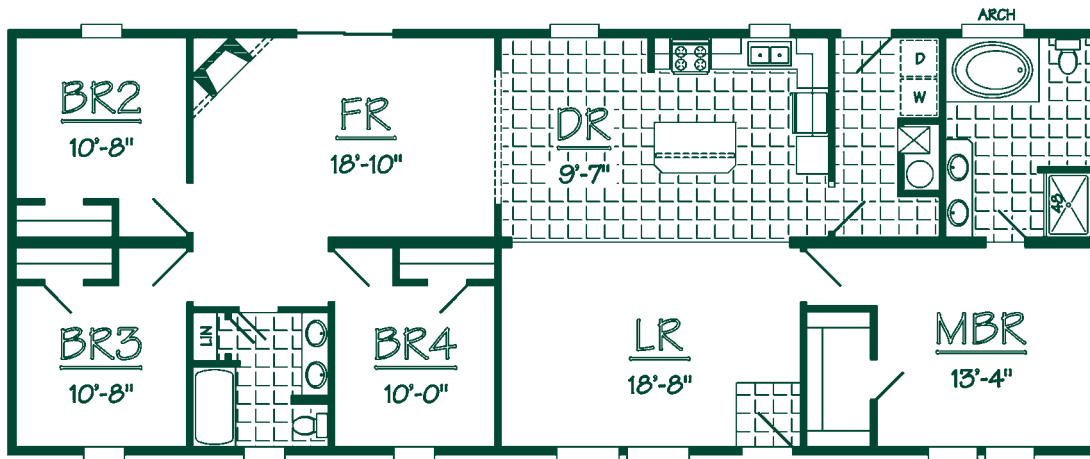
THE VERNON

SPECS

Model Number: M3R68-A10
Square Footage: 1802 sq. ft.
Bedrooms: 4 Baths: 2
Dimensions: 26'-6" x 68'-0"

HIGHLIGHTS

Feel privy in oversized Family and Living Rooms
Experience larger family living with four bedrooms
Master Bedroom provide spacious walk-in closet
Kitchen island allows for a quick bite at the snack bar



Elevation may reflect optional and/or site-installed features





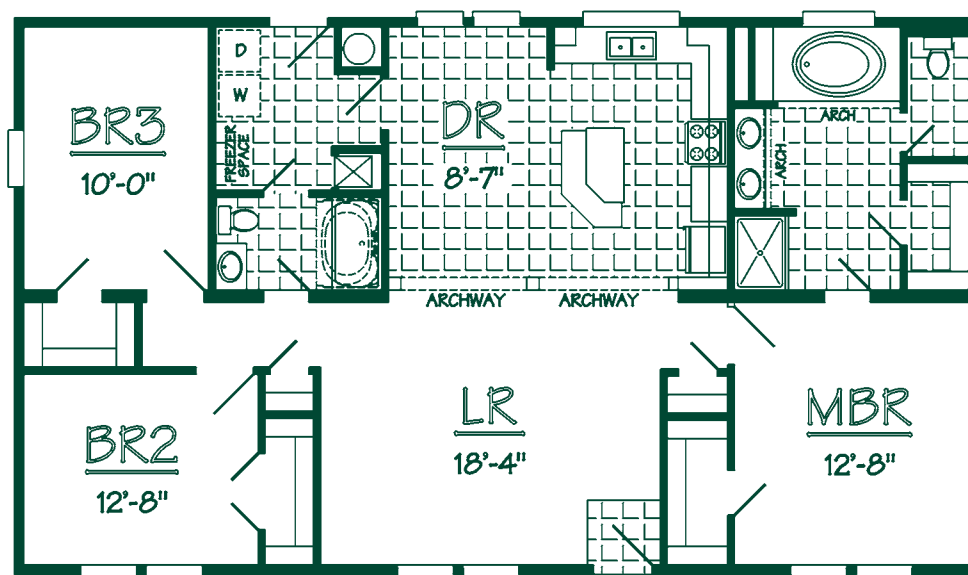
THE REPTON

SPECS

Model Number: M4R52-A09
Square Footage: 1560 sq. ft.
Bedrooms: 3 Baths: 2
Dimensions: 30'-0" x 52'-0"

HIGHLIGHTS

Unique snack bar design allows for convenient eating
Spacious bedrooms brimming with walk-in closets
Advantageous access to Hall Bath from Utility
Beautiful archways separate Living from Dining



Elevation may reflect optional and/or site-installed features



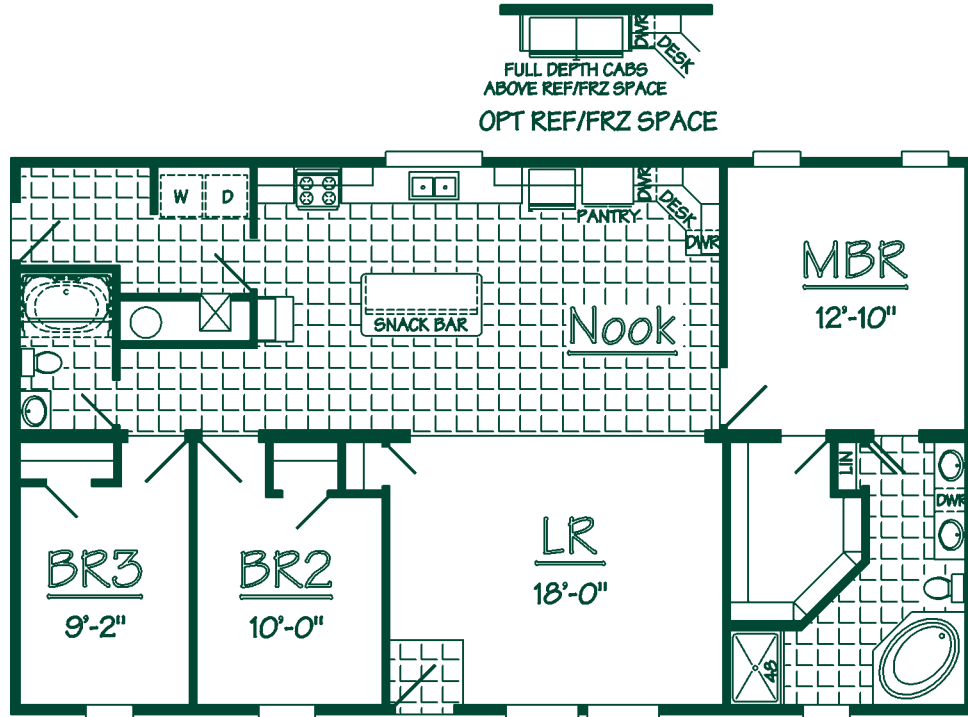
THE KINSTON

SPECS

Model Number: M4R52-A10
Square Footage: 1560 sq. ft.
Bedrooms: 3 Baths: 2
Dimensions: 30'-0" x 52'-0"

HIGHLIGHTS

Convenient desk area in Nook
Oversized Master Bedroom Walk-in Closet
Open Concept allows for multiple furniture possibilities



Elevation may reflect optional and/or site-installed features



THE DAVISTON

SPECS

Model Number: M4R56-A09
 Square Footage: 1680 sq. ft.
 Bedrooms: 3 Baths: 2
 Dimensions: 30'-0" x 56'-0"

HIGHLIGHTS

Master Bedroom Retreat for getting away
 Kitchen features large snack bar
 Excellent walk-in closets in BR2 & BR3
 Spacious Master Bath with huge walk-in closet



Elevation may reflect optional and/or site-installed features



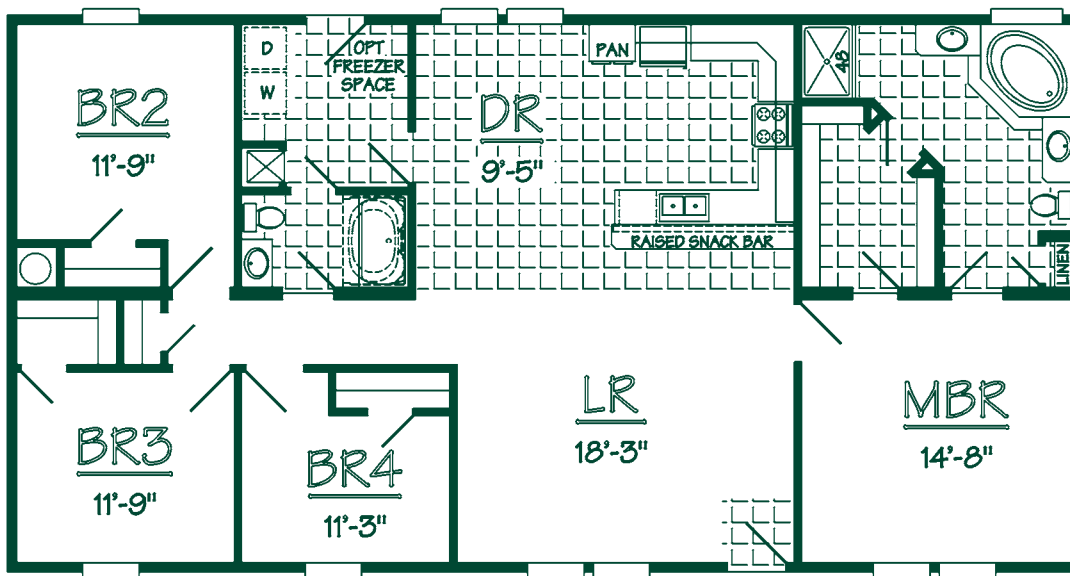
THE CROSSVILLE

SPECS

Model Number: M4R58-A01
Square Footage: 1740 sq. ft.
Bedrooms: 4 Baths: 2
Dimensions: 30'-0" x 58'-0"

HIGHLIGHTS

Enjoy a quick bite at the raised snack bar
Convenient Hall Bath access from Utility
Fourth Bedroom for an expanding family
Master Bedroom boasts an elegant Master Bath



Elevation may reflect optional and/or site-installed features

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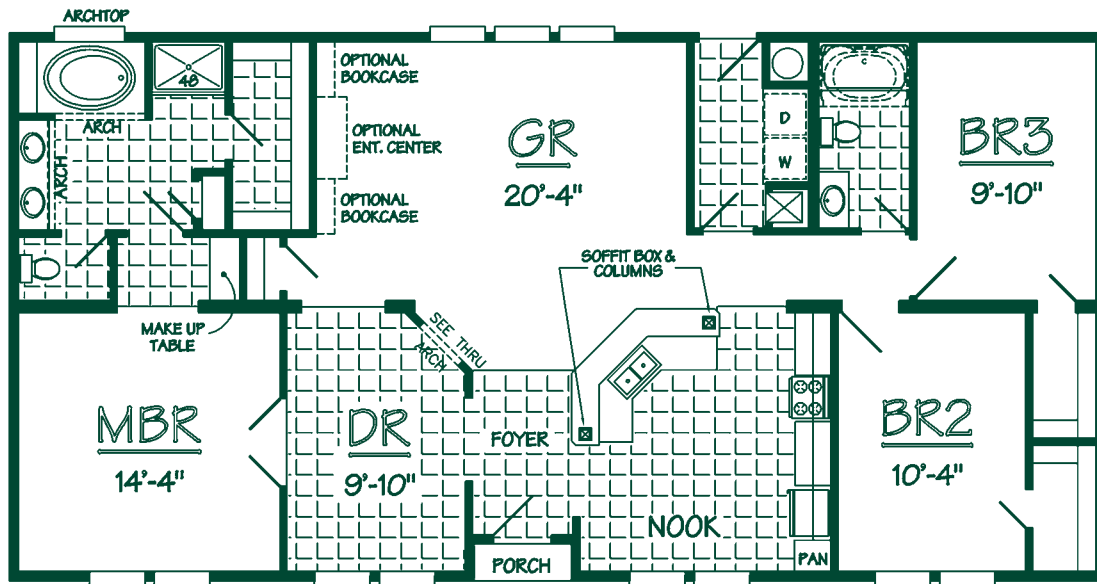
THE HELENA

SPECS

Model Number: M4R60-A14
 Square Footage: 1789 sq. ft.
 Bedrooms: 3 Baths: 2
 Dimensions: 30'-0" x 60'-0"

HIGHLIGHTS

Open Kitchen with eat-in Nook
 Walk-in closets throughout
 Great Room excellent for entertaining
 Fantastic Master Bath with Soaker Tub



Elevation may reflect optional and/or site-installed features



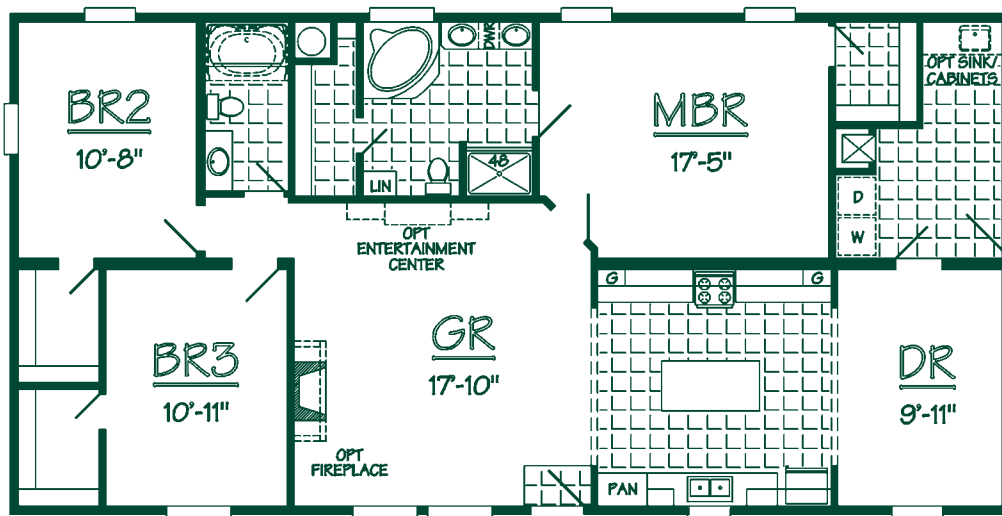
THE SILVERHILL

SPECS

Model Number: M4R60-A25
 Square Footage: 1800 sq. ft.
 Bedrooms: 3 Baths: 2
 Dimensions: 30'-0" x 60'-0"

HIGHLIGHTS

Great Room is designed with entertaining in mind
 Kitchen has abundant storage and workspace
 Additional walk-in closet off Master Bath
 Large bedrooms with walk-in closets throughout



Elevation may reflect optional and/or site-installed features



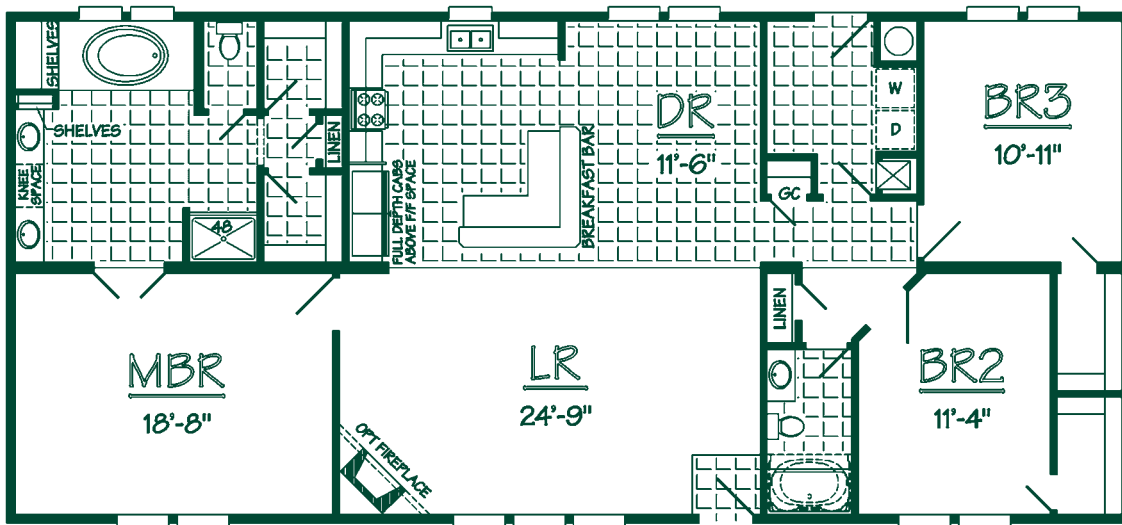
THE NEWBERN

SPECS

Model Number: M4R66-A17
 Square Footage: 1980 sq. ft.
 Bedrooms: 3 Baths: 2
 Dimensions: 30'-0" x 66'-0"

HIGHLIGHTS

An extravagant Master Suite to be admired
 Spacious open concept living
 Large bedrooms with walk-in closets throughout
 Snack bar caters to an active lifestyle



Elevation may reflect optional and/or site-installed features



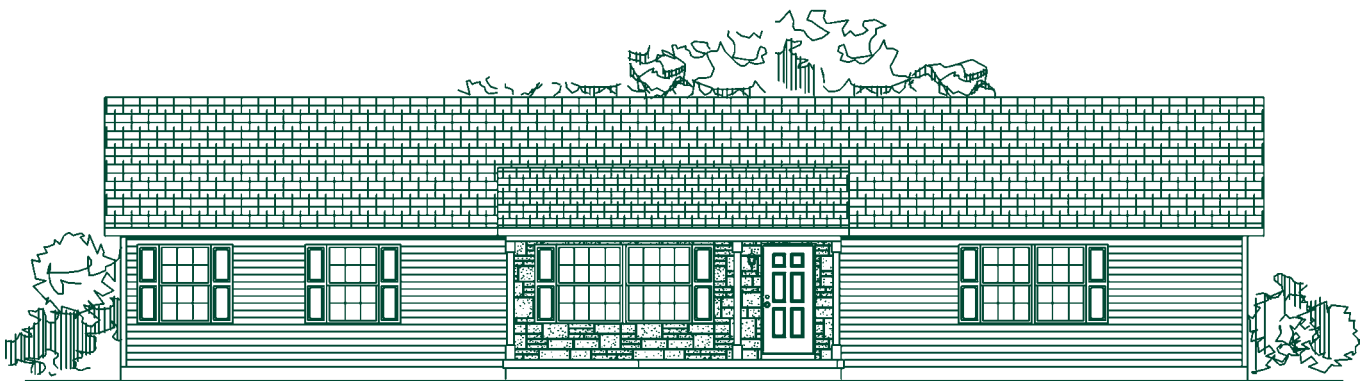
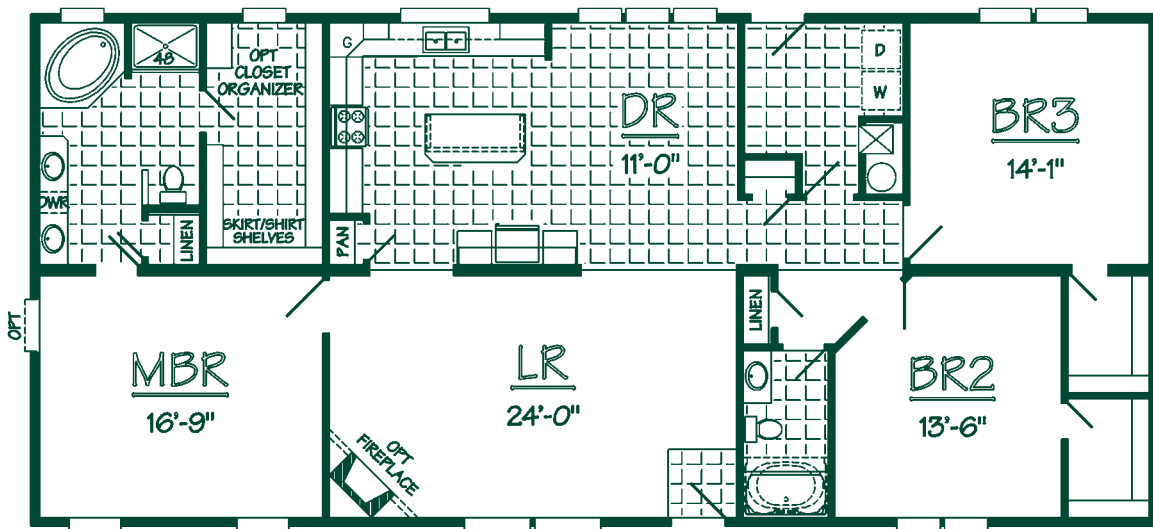
THE SARALAND

SPECS

Model Number: M4R66-A20
 Square Footage: 1980 sq. ft.
 Bedrooms: 3 Baths: 2
 Dimensions: 30'-0" x 66'-0"

HIGHLIGHTS

Kitchen shows off commanding workspace
 Marvelous Master Suite with impressive walk-in closet
 Colossal Bedrooms bestow walk-in closets throughout
 Abundant storage with linen closets throughout



Elevation may reflect optional and/or site-installed features



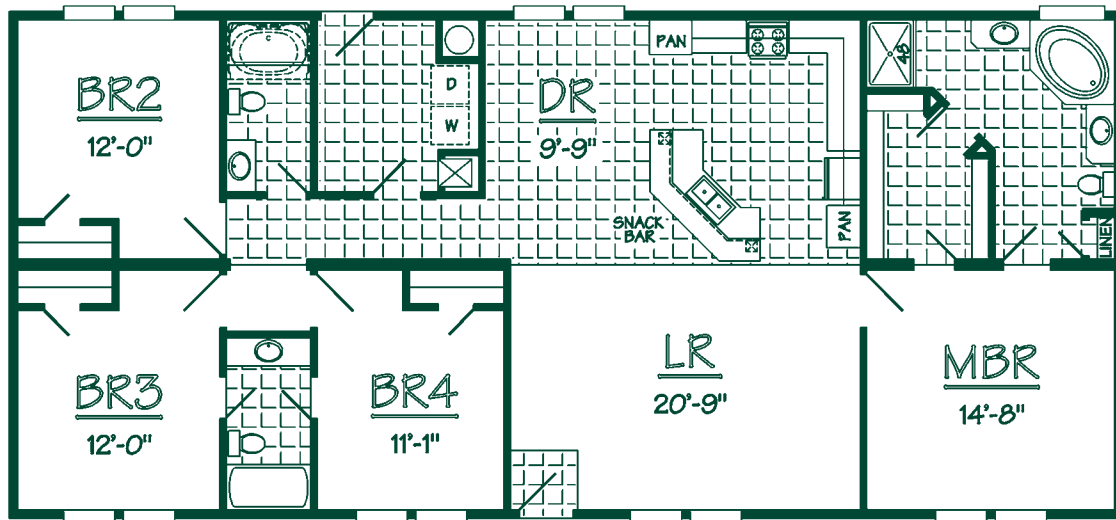
THE IRONDALE

SPECS

Model Number: M4R66-A21
 Square Footage: 1980 sq. ft.
 Bedrooms: 4 Baths: 3
 Dimensions: 30'-0" x 66'-0"

HIGHLIGHTS

Unwind in the Master Bath elegance
 Four bedrooms & three baths for the expanding family
 Intelligent snack bar design for entertaining
 Excellent Kitchen workspace and pantry storage



Elevation may reflect optional and/or site-installed features



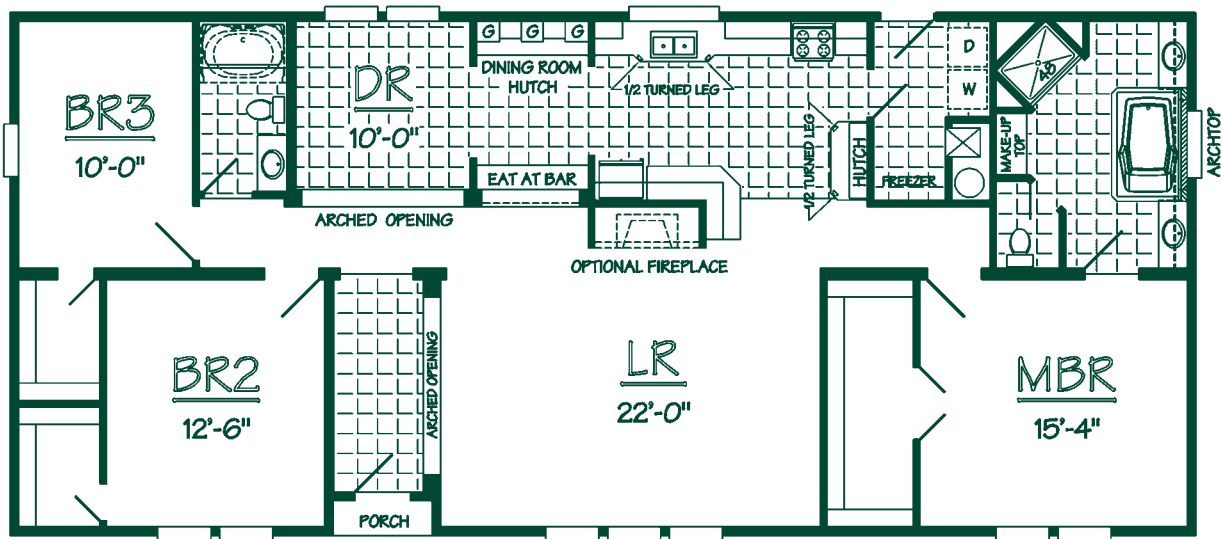
THE FAUNSDALE

SPECS

Model Number: M4R68-A19
 Square Footage: 2028 sq. ft.
 Bedrooms: 3 Baths: 2
 Dimensions: 30'-0" x 68'-0"

HIGHLIGHTS

Generous walk-in closets throughout
 Extravagant Master Bath design
 Spacious Living Room fantastic for hosting
 Formal Entry to impress friends and family



Elevation may reflect optional and/or site-installed features





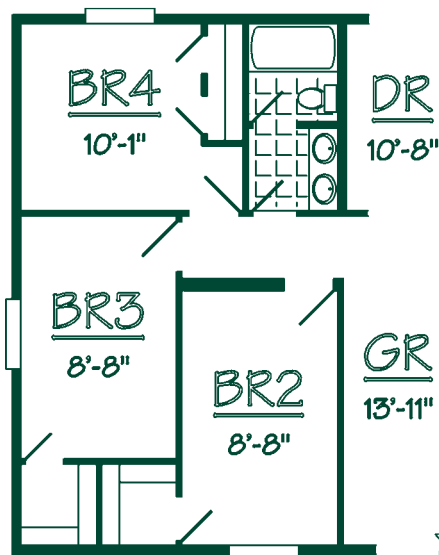
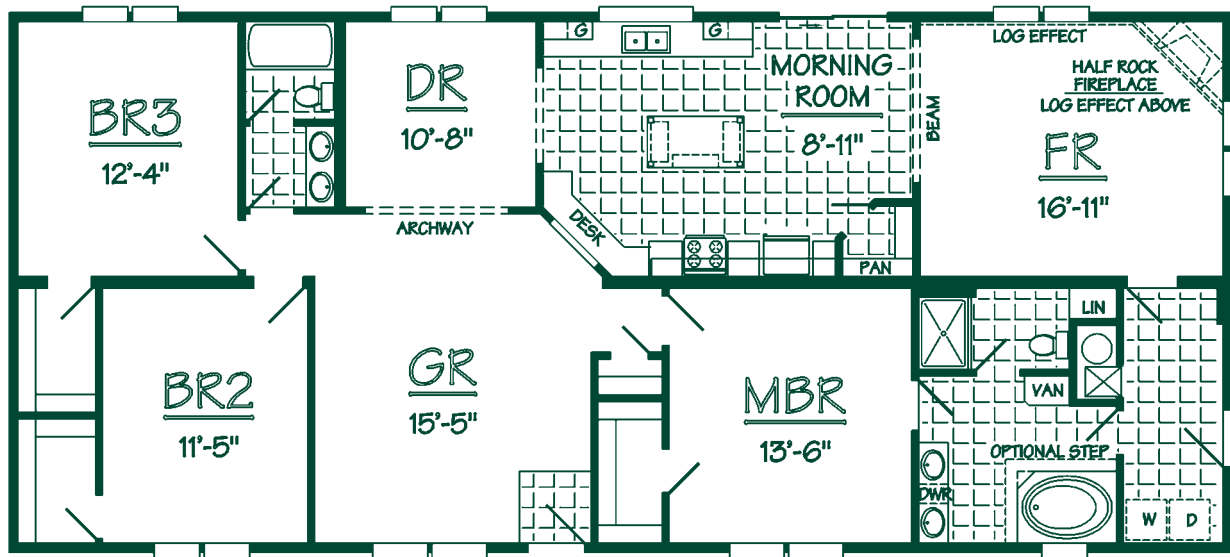
THE HOMEWOOD

SPECS

Model Number: M4R68-A21
 Square Footage: 2040 sq. ft.
 Bedrooms: 3 Baths: 2
 Dimensions: 30'-0" x 68'-0"

HIGHLIGHTS

Separate Living and Family Rooms for valued living
 Entry provides a grandeur view of the Dining Room
 Walk-in closets compliment the spacious bedrooms
 Formal Entry to impress friends and family



Elevation may reflect optional and/or site-installed features



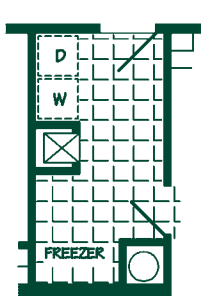
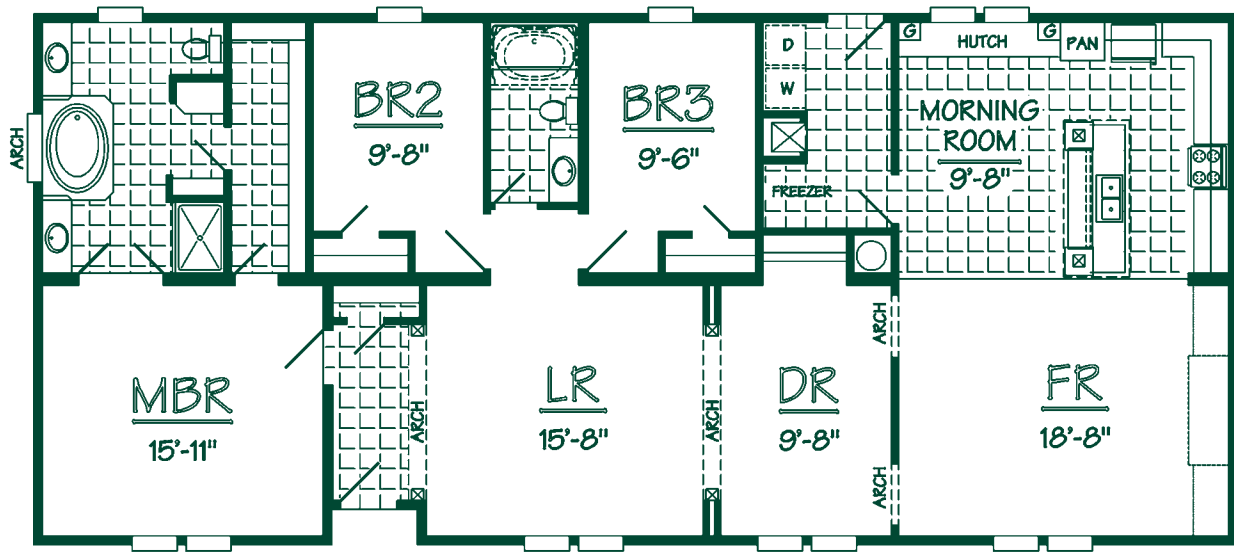
THE LANGSTON

SPECS

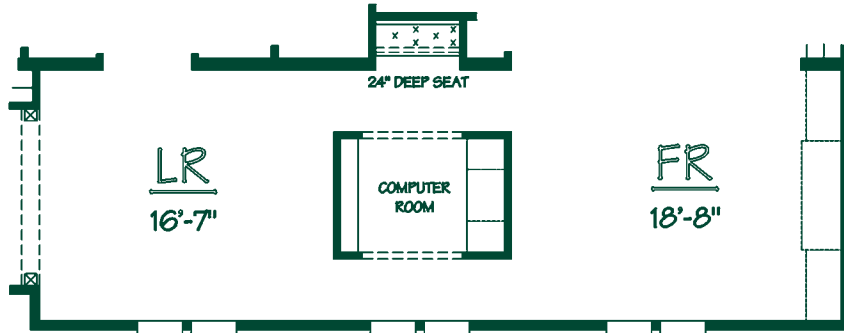
Model Number: M4R68-A22
 Square Footage: 2030 sq. ft.
 Bedrooms: 3 Baths: 2
 Dimensions: 30'-0" x 68'-0"

HIGHLIGHTS

Fantastic layout designed for entertaining to the max
 Collect yourself in the elegant Master Bath
 Formal Entry opens to a gorgeous Living/Dining area
 Impressive workspace in the large Kitchen area



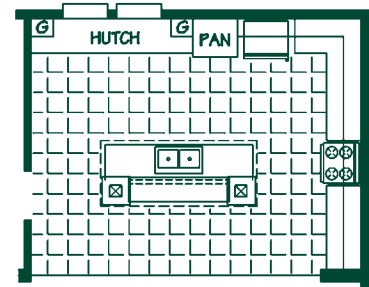
OPTIONAL UTILITY ROOM



OPTIONAL COMPUTER ROOM



Elevation may reflect optional and/or site-installed features



OPTIONAL KITCHEN



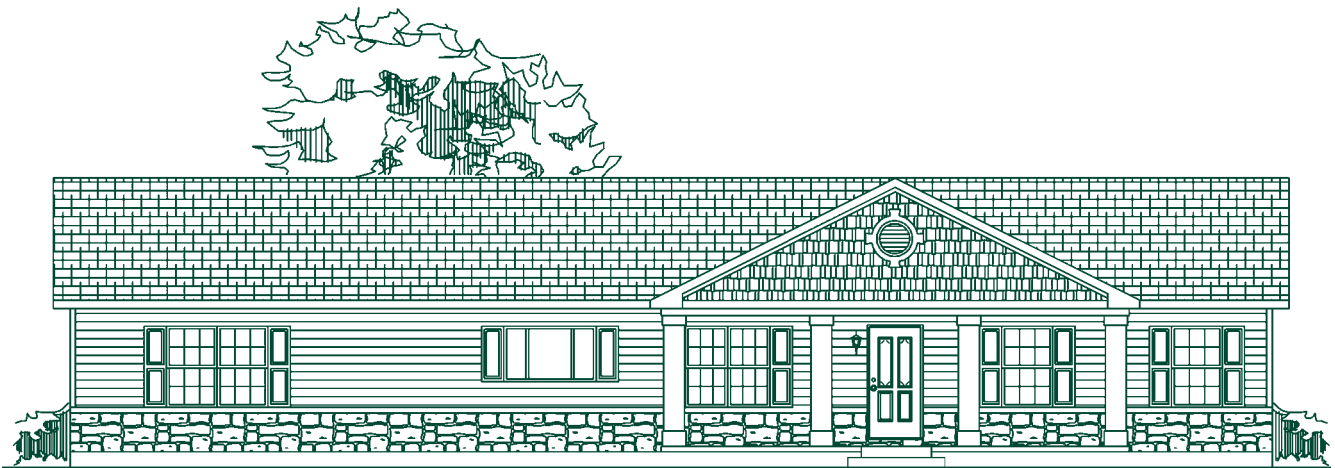
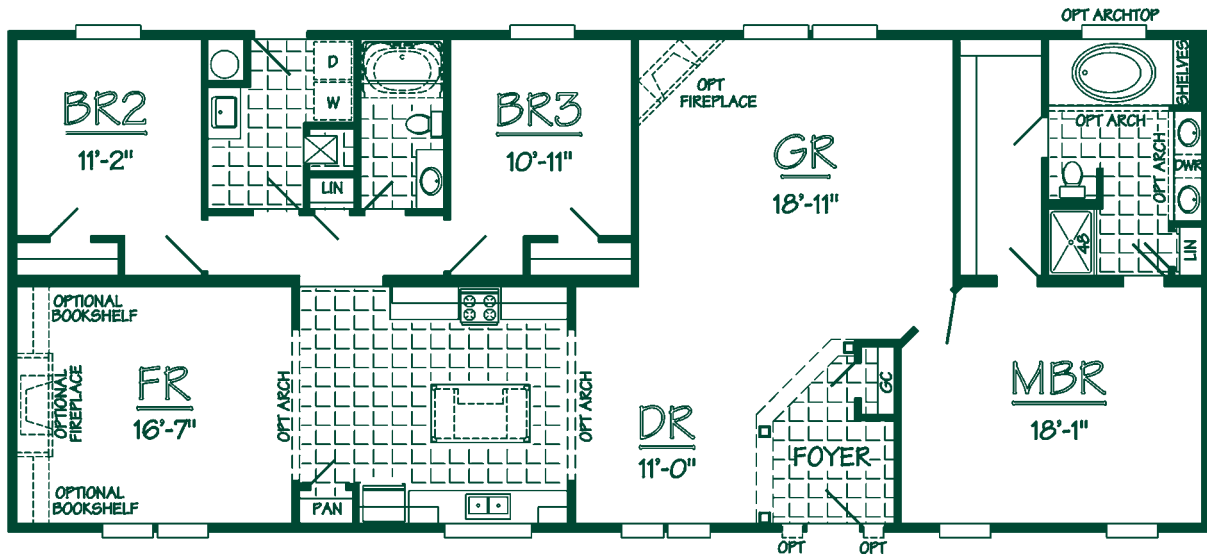
THE ODENVILLE

SPECS

Model Number: M4R72-A05
 Square Footage: 2160 sq. ft.
 Bedrooms: 3 Baths: 2
 Dimensions: 30'-0" x 72'-0"

HIGHLIGHTS

Spacious Family Room for entertaining
 Awesome Master Bath design
 Generous size Bedrooms throughout
 Large Master Bedroom with oversized walk-in closet



Elevation may reflect optional and/or site-installed features



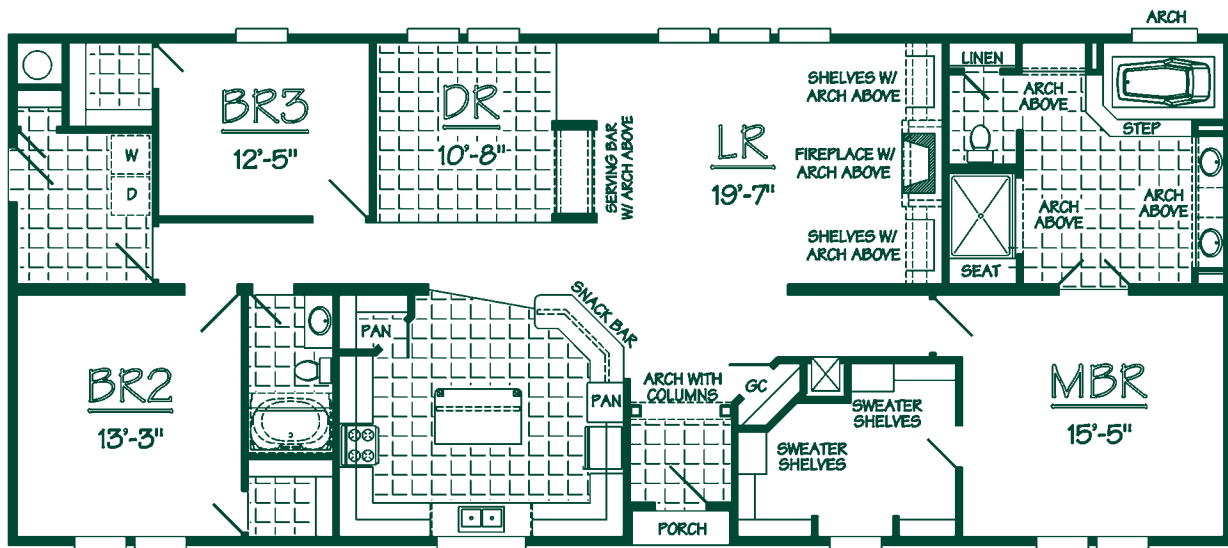
THE RANBURNE

SPECS

Model Number: M4R72-A06
 Square Footage: 2148 sq. ft.
 Bedrooms: 3 Baths: 2
 Dimensions: 30'-0" x 72'-0"

HIGHLIGHTS

Master Bedroom suite second to none
 Large Kitchen boasts ample cabinet space
 BR2 and BR3 include walk-in closets
 Formal Entry opens to beautiful Living/Dining area



Elevation may reflect optional and/or site-installed features



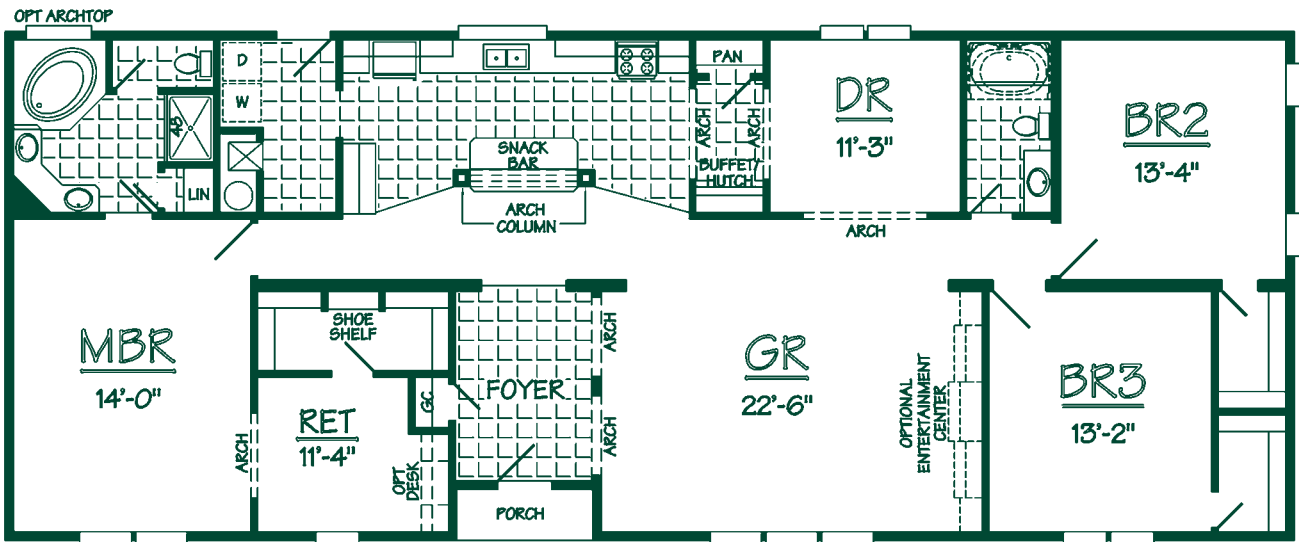
THE VERBENA

SPECS

Model Number: M4R76-A24
 Square Footage: 2256 sq. ft.
 Bedrooms: 3 Baths: 2
 Dimensions: 30'-0" x 76'-0"

HIGHLIGHTS

Spacious Walk-in Closets and Storage throughout
 Generous Master Bath has his 'n' hers sinks
 Oversized Kitchen complete with snack bar
 Elegant Foyer leads into spacious Great Room



Elevation may reflect optional and/or site-installed features



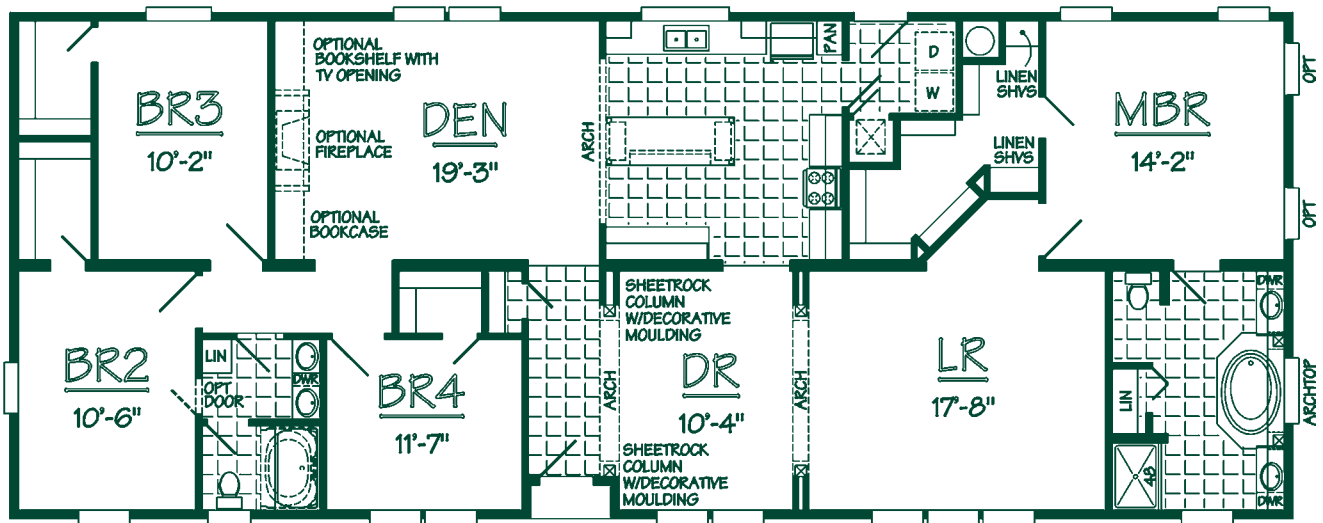
THE FLORALA

SPECS

Model Number: M4R76-A27
 Square Footage: 2280 sq. ft.
 Bedrooms: 4 Baths: 2
 Dimensions: 30'-0" x 76'-0"

HIGHLIGHTS

Large Kitchen with generous countertop space
 Den provides for great entertainment
 4th Bedroom for the family
 Formal Dining opens to a spacious Living Room



Elevation may reflect optional and/or site-installed features



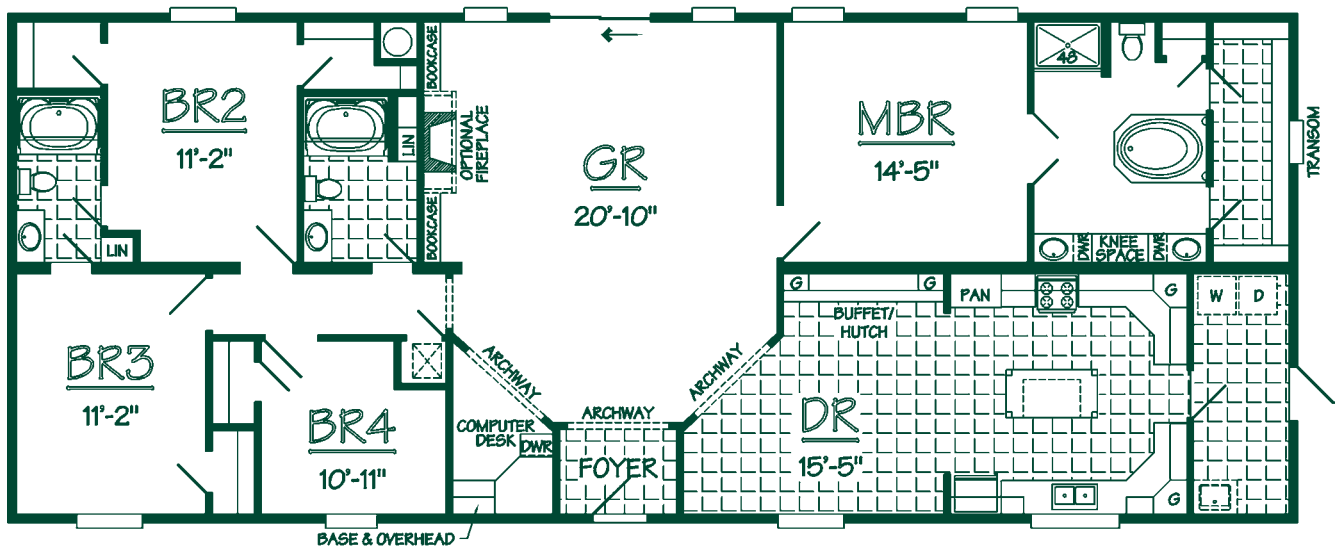
THE MONTEVALLO

SPECS

Model Number: M4R76-A29
 Square Footage: 2280 sq. ft.
 Bedrooms: 4 Baths: 3
 Dimensions: 30'-0" x 76'-0"

HIGHLIGHTS

Generous Kitchen with large island
 Luxurious Master Bath with soaker tub
 Great Room is premium for entertaining
 4 Bedrooms and 3 Baths provide great family living



Elevation may reflect optional and/or site-installed features



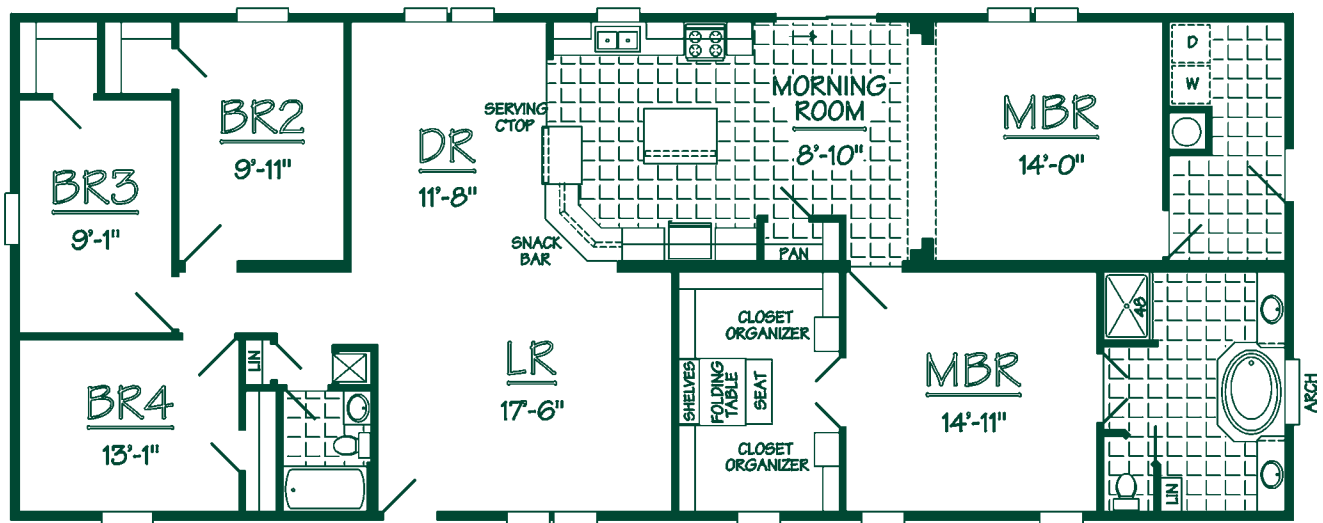
THE GOODWATER

SPECS

Model Number: M4R76-A30
 Square Footage: 2280 sq. ft.
 Bedrooms: 4 Baths: 2
 Dimensions: 30'-0" x 76'-0"

HIGHLIGHTS

Kitchen snack bar/serving area are perfect for hosting
 Master Suite exemplifies elegance and comfort
 Cozy up to a movie or rally for your favorite
 team in the spacious Family Room



Elevation may reflect optional and/or site-installed features



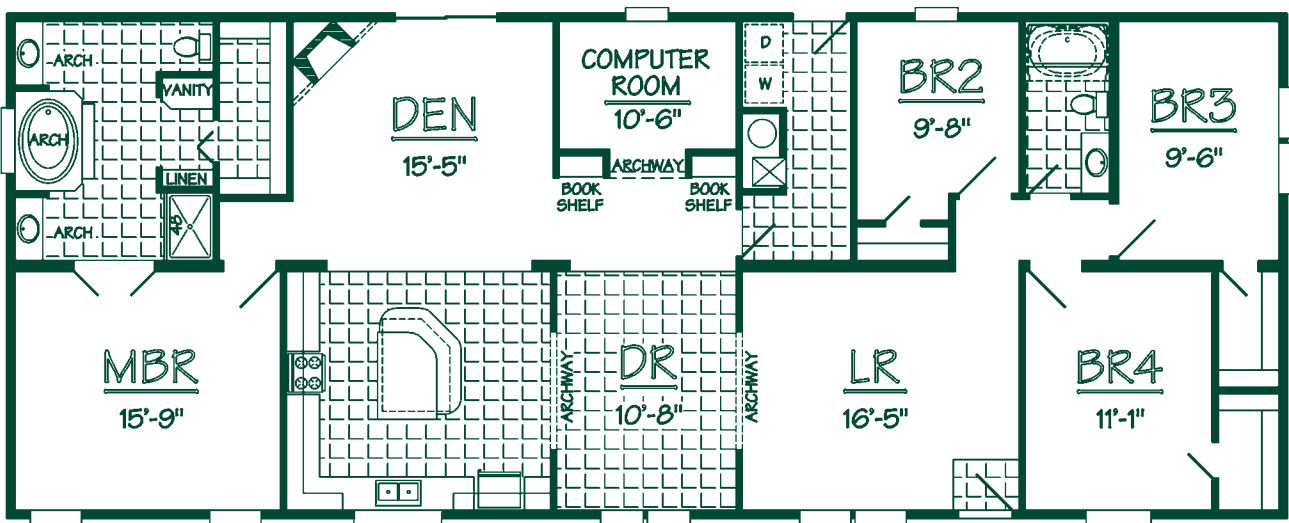
THE PENNINGTON

SPECS

Model Number: M4R76-A34
 Square Footage: 2280 sq. ft.
 Bedrooms: 4 Baths: 2
 Dimensions: 30'-0" x 76'-0"

HIGHLIGHTS

Unsurpassed design for expanding families
 Beautiful Master Bath with His & Hers lavs
 Ideal Kitchen Island design for that quick bite
 Den & Computer Room illustrate unique qualities



Elevation may reflect optional and/or site-installed features



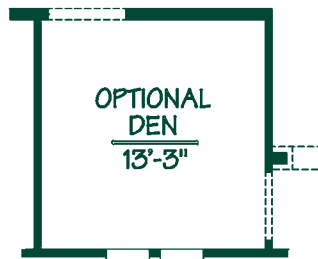
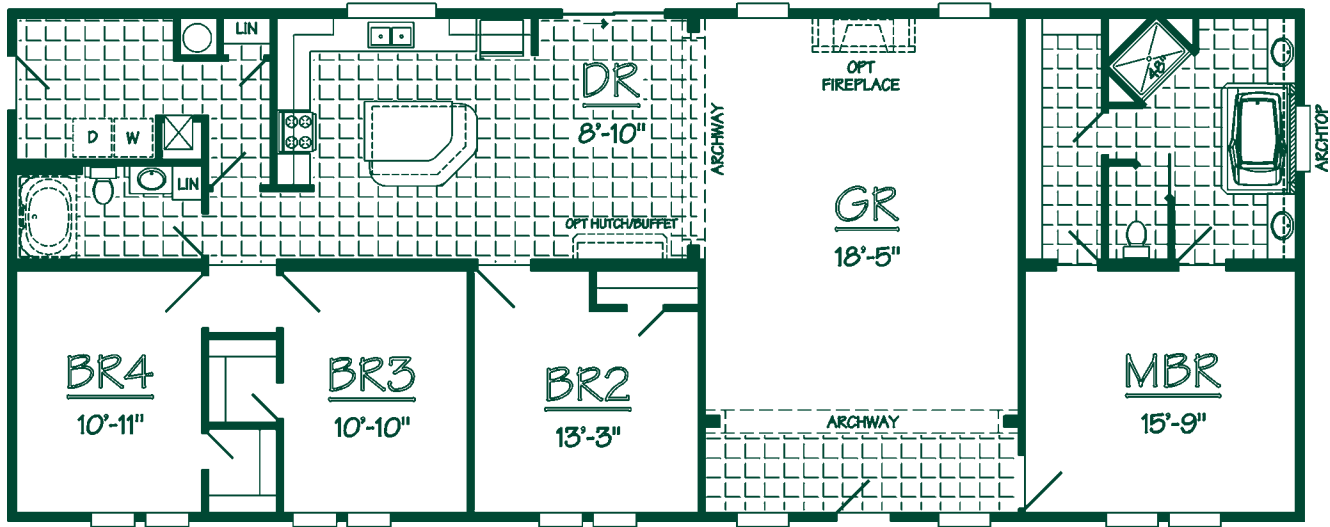
THE TRAFFORD

SPECS

Model Number: M4R76-A35
 Square Footage: 2280 sq. ft.
 Bedrooms: 4 Baths: 2
 Dimensions: 30'-0" x 76'-0"

HIGHLIGHTS

Formal Entry opens up to an awesome Great Room
 Family comfort with 4 Bedrooms and plentiful closets
 Large snack bar for convenient meals or quick snacks
 This Master Suite just simply can't be beat



Elevation may reflect optional and/or site-installed features



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WAVERLEE HOMES SMART (K1) MODULARS

STANDARD FEATURES

KITCHEN

Coil Eye Electric Range (Black)
22' SXS Refrigerator with Ice & Water in Door (Black)
Dishwasher (Black)
Brushed Nickel 8" Goose Neck Faucet
Deep Stainless Steel Kitchen Sink
30" Power Vented Range Hood with Light
Mud Cap Ceramic Tile Countertop Edging
4" Ceramic Tile Backsplash
Built-In Spice Rack Above Range
Plantation Oak Custom Cabinets
Drawer Over Door Base Cabinets
Concealed Cabinet Door Hinges
2 Adjustable Center Shelves in All Overhead Cabinets
Lined Overhead Cabinets
Bottom & Center Shelves in Base Cabinets
Cereal Shelf Above Refrigerator
Center & Bottom Shelves in All Cabinets
Deluxe Oil Rubbed Cabinet Knobs & Pulls
Wood Cabinet Stiles
30" Raised Panel Cabinet Doors on Overhead Cabinets
2" Wide Crown Molding Trim Above Cabinets
GFI Protected Receptacles

INTERIOR DESIGN

Alabaster Glass Oil Rubbed Light Fixtures
Alabaster Glass Oil Rubbed Pendant Light in Morning Room & Dining Room
Oil Rubbed Ceiling Fan in Living Room & Family Room
All Interior Studs 16" OC
8' Residential Ceilings Throughout
Stomped Ceilings
2" Plantation Blinds on All Windows with Valances
1/2" Tape & Textured Drywall Throughout
Cathedral Arched Openings

4 1/4" Baseboard Molding Throughout except Closets
Saxony Carpet by Shaw®
6# Rebond Carpet Pad
Omega® 16"X16" Tile in Kitchen, Utility & Bathrooms
16"X16" Tile Entry
Carpet Bar at Tile Areas
Deluxe White Metal Closet Shelving
Washer/Dryer Shelf
Plumbed & Wired for Washer/Dryer
White 6-Panel Interior Doors
Wide White Residential Door Casing Throughout (except Closets)
Solid Wrapped Door Jambs
Satin Door Knobs
Deluxe Satin Floor Mounted Door Stops
4" White Crown Molding Throughout (except Closets)
Deluxe Door Hinges (2) All Doors
Wide Door Stop 3 Sides All Interior Doors
200 Amp Electric Service
40 Gallon "Sandhog" Water Heater
Battery Back-Up Smoke Detectors All Bedrooms & Living Area
Water Shut-Off Valves at All Sinks & Commodes

ENERGY EFFICIENCY

Nordyne Furnace – Electric (Gas Optional)
Heating & Cooling (Dual) 8-Wire Thermostat
Complete House Ventilation System
Energy Zone II Insulation: Walls R19 & Ceiling R30
Low E Thermopane Windows with Grids
Heating & Cooling Ducts in Ceiling

EXTERIOR DESIGN

Vinyl Siding with OSB Board or Plywood Backing

Deluxe Raised Panel Shutters
Hitch End & Front Door Side
2" X 10" Floor Joists 16" OC with 2" X 10" Double Rim Joists & 3/4" Tongue & Groove OSB Floor Decking – Provides a Solid Foundation
Residential 5.5/12 Roof with Architectural Shingles (30-Year Warranty)
Full 10" Overhangs
Hardie Board Fascia with Vented Eaves
2X6 Exterior Wall Studs 16" OC with 2X6 Top & Bottom Plates
38X82 Elixir Steel Front Door with Wood Jambs & Full View Storm
36X80 Elixir Steel Rear Door with Wood Jambs & Storm
Dead Bolt Locks Front & Rear Door
Black Torch Light All Exterior Doors
GFI Weatherproof Receptacle (2)
Exterior Frost Proof Faucets (2)

BATHROOM DESIGN

Custom Bath Vanities
China Lav Bowls in All Baths
Brushed Nickel Metal Faucets Throughout (Anti-Scald Valve in Showers)
Fiberglass Soaker or Corner Tub with Overflow in Master Bath
48" Fiberglass Shower Stall with Door Master Bath (Most Models)
60" Fiberglass Tub/Shower Guest Bath with Overflow
Oil Rubbed 2-Arm Vanity Light over Sink in All Baths
Decorative Wood Framed Mirrors above All Sinks
Exhaust Fan with Light All Baths
Privacy Lock on All Bathroom Doors
Pex Water Lines
Elongated Commodes with Wood Seats
GFI Protected Receptacles

11 std features - Smart Modulars (K1).doc

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Rev. 03/02/11

AL-K1-11 Issued: 3/11/11

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