

\*IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY



WARM BEACH  
SENIOR  
COMMUNITY

PRICE

\$270,000

TYPE

MANUFACTURED HOME

SIZE

1,333 SQFT

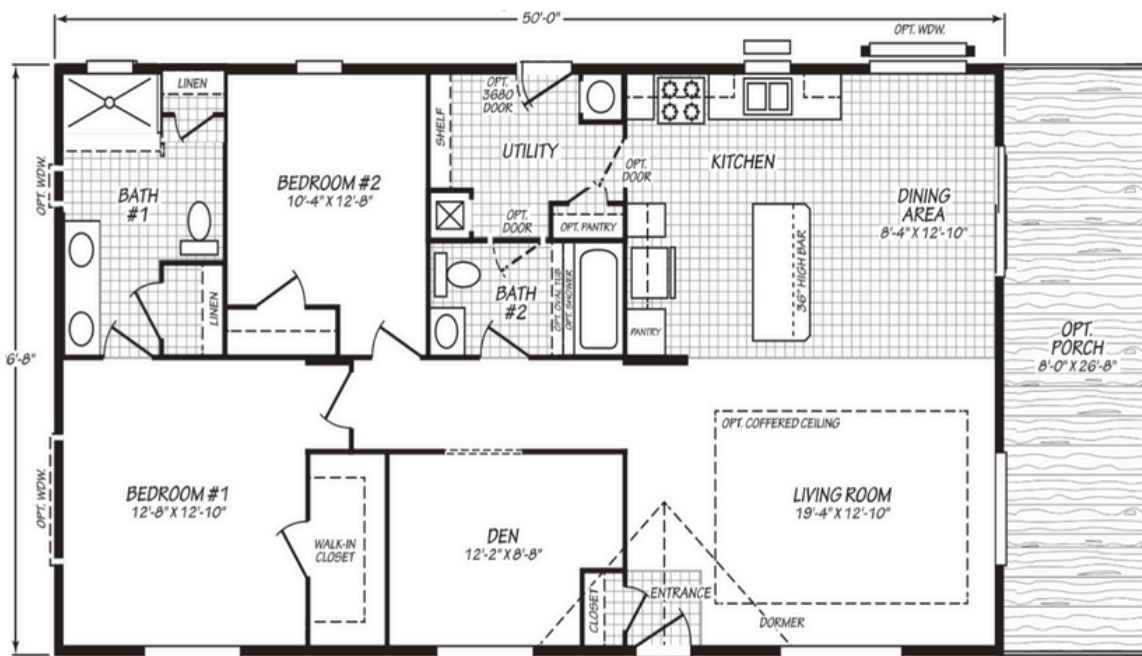
BUILT IN

2025

**\$270,000**

**MANUFACTURED HOME**

**SIZE 1,333 SQFT BUILT IN 2025**



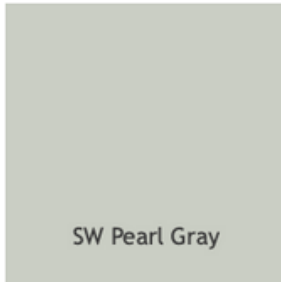
**2 BEDROOMS**      **2 BATHROOMS**

- **8x26ft Deck**
- **Stainless Steel Appliances**
- **Coffered Ceilings**
- **Granite Counters**
- **Bat & Board Siding**
- **Luxury Vinyl Flooring**

# STYLE & DECOR

## PAINT COLOR

LAP SIDING  
(TOP)



SW Pearl Gray

BAT & BOARD  
(BOTTOM)



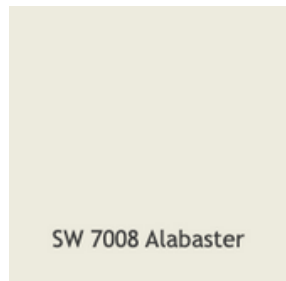
SW 0077 Classic French  
Gray

EXTERIOR  
TRIM



SW 7566 Westhighland  
White

INTERIOR  
WALLS



SW 7008 Alabaster

## FLOORING

LUXURY VINYL  
PLANK



18OZ CARPET



## KITCHEN

CABINET  
DOORS



SHAKER  
WHITE

COUNTERTOPS



BIANCO  
FROST

## LIGHTING

PENDANT  
LIGHT



6IN LED  
CAN LIGHT

# FEATURES LIST

## Upgrades

- **8ft x 26ft Front Deck:** Enjoy this spacious front deck that will lead off the dining room.
- **Coffered Ceilings:** Adds dynamic coffered ceilings to the living room.
- **Stainless Steel Appliances:** Upgraded refrigerator, stove, dishwasher, and microwave
- **Upgraded Siding:** Lap Wainscot with Board & Batt Above
- **Farmhouse Single Bowl Sink**
- **Granite Countertops:** Matching granite countertops for kitchen and bathrooms.
- **Upgraded carpet and Luxury Vinyl Flooring:**

## Interior Finishes & Features

- **Modern Interior Walls:** 1/2" high-density sheetrock on ceilings, 1/2" standard on walls, with tape and texture finish throughout and rounded corners.
- **Stylish Doors:** White raised 2-panel interior doors and wardrobe doors with round brushed nickel handles.
- **Quality Carpet:** 18oz carpet in bedrooms and Den
- **Luxury Vinyl Plank:** Throughout kitchen, living room and dining room.
- **White Finished Window Sills:** With lip molding.

## Kitchen Features:

- **Shaker White Cabinets:** With raised panel doors and hidden hinges
- **Ample Cabinetry:** 42" kitchen overhead cabinets with one movable shelf.
- **Brushed Nickel Hardware:** Knobs on all cabinet doors and drawers.
- **Stainless Steel Appliances:** Including an 25cf with Ice/Water Standard refrigerator and a 30" glass top electric range with self cleaning, and over oven microwave.
- **Farmhouse Sink:** Stainless steel single bowl farmhouse sink.
- **High-Arch Faucet:** Pull-out kitchen faucet.
- **Recessed LED Lighting:** Throughout the kitchen, with pendant lights over the island

# FEATURES LIST

## Bathroom Features:

- **Fiberglass Tub/Shower:** 60" fiberglass tub/shower in Bath 1
- **Fiberglass shower:** 60" fiberglass shower in Bath 2
- **China Sinks & Elongated Toilets:**
- **Brushed Nickel Faucets:** Single lever on sinks, tubs, and showers.
- **Cabinet-Matched Mirrors:** 24"x42" mirrors with trim in Bath 1, and 24"x42" in Guest Bath.
- **Double Vanity in Masterbath:**
- **Standard Towel Bars/Tissue Holders:** In both bathrooms.
- **Recessed LED Lighting:** In all bathrooms.

## Lighting & Electrical:

- **LED Lighting Throughout:** Recessed LED can lights in bedrooms, dining room, kitchen, and bathrooms.
- **Exterior Lighting:** Black Coach lights at both front and back doors.
- **200 AMP Electrical Service Main Panel**

## General Construction & Energy Efficiency:

- **Energy Efficient Insulation:** R-40 Ceilings, R-21 Walls, R-33 Floors
- **Low-E Vinyl Windows with Argon Gas:** Energy-efficient windows
- **Architectural Shingles:** With a limited lifetime warranty
- **Durable Siding:** Bat and Board Exterior Siding
- **Sturdy Framing:** 2x6 Construction

## Plumbing & HVAC:

- **Electric Forced Air Furnace:** With ducts throughout
- **Digital Thermostat**
- **50 Gallon Water Heater:**
- **Individual and Whole House Shut-Off Valves:**
- **Plumbed for Washing Machine and Wired for Clothes Dryer:**