



Samlan Homes Canada 780-219-5555



GIVE YOUR FAMILY OUR BEST.



Welcome to the classic choice in modular homes. Special care has been taken to ensure each home offers comfortable living in spacious surroundings. All design elements have been considered and in every home special features such as cathedral ceilings, large windows, and luxurious baths complement each layout. Generous master bedrooms and large dining areas in addition to kitchen nooks add the final touches to these contemporary homes.

The variety of specially designed floor plans with optional colour schemes, offer you the quality of a personalized home at an affordable price.

We invite you to experience Symphony Homes.

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POPULAR OPTIONAL FEATURES

- | | | |
|--|---|---|
| ☐ Upgrade exterior | ☐ Kitchen island | ☐ Appliance garage |
| ☐ Architectural shingles | ☐ Ribbed glass pantry door | ☐ Cleaners drawer |
| ☐ Insulation Plus package | ☐ Computer centre | ☐ Soap tray |
| ☐ Door chime | ☐ Linen/pantry closet | ☐ Jetted tub |
| ☐ Painted wood fascia | ☐ Freezer cabinet | ☐ Oval tub |
| ☐ Dormer(s) | ☐ Washer/Dryer cabinet | ☐ Banjo vanity |
| ☐ 9 Light exterior door | ☐ Bank of drawers | ☐ 32" Shower |
| ☐ 15 Light exterior door | ☐ Microwave shelf | ☐ Neo angle shower |
| ☐ Oval insert door | ☐ Stainless steel soak sink | ☐ Deluxe moulding |
| ☐ Patio door | ☐ Wrap around hutch | ☐ Self clean oven |
| ☐ Garden door | ☐ Closet organizer | ☐ Spacesaver microwave |
| ☐ French door | ☐ Ceiling fan with light | ☐ Built in dishwasher |
| ☐ White lattice windows | ☐ Track light | ☐ Built in vacuum |
| ☐ Skylight | ☐ Pendant lighting | ☐ Washer and dryer |
| ☐ Acrylic block window | ☐ Lazy susan | ☐ Fireplace |
| ☐ Bay windows | ☐ Pot and pan drawers | ☐ Garage ready |
| ☐ Transom windows | ☐ Ribbed glass upper cabinet doors | ☐ A/C ready |
| ☐ Buffet and hutch | | |



BUNGALOW HOMES

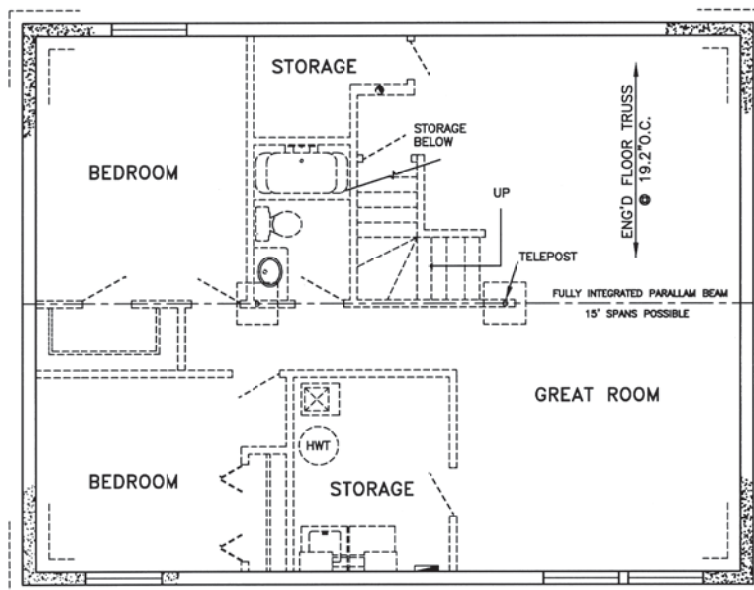
The Rothbury

Model 30060TS • 1102 sq. ft.

29' x 38' • 3 Bedrooms, 2 Baths



Main Level



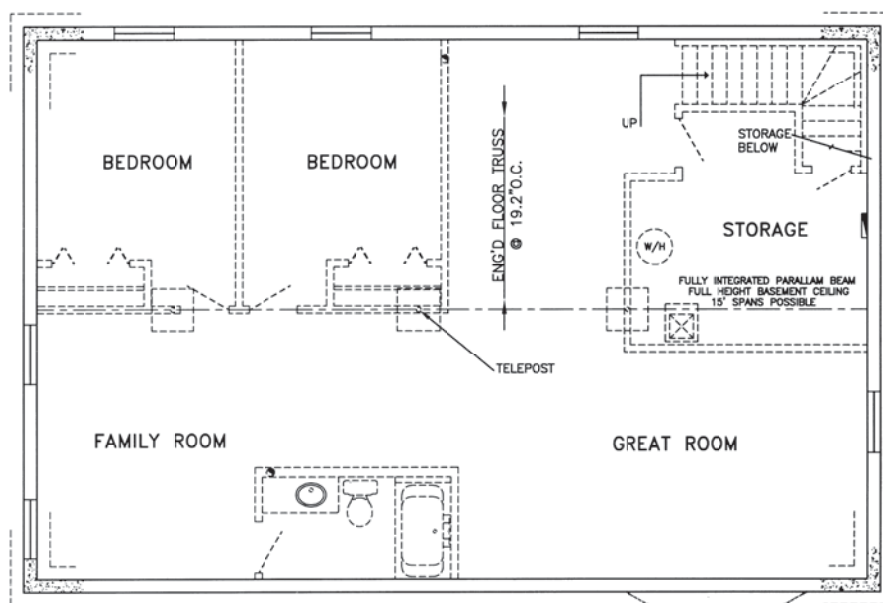
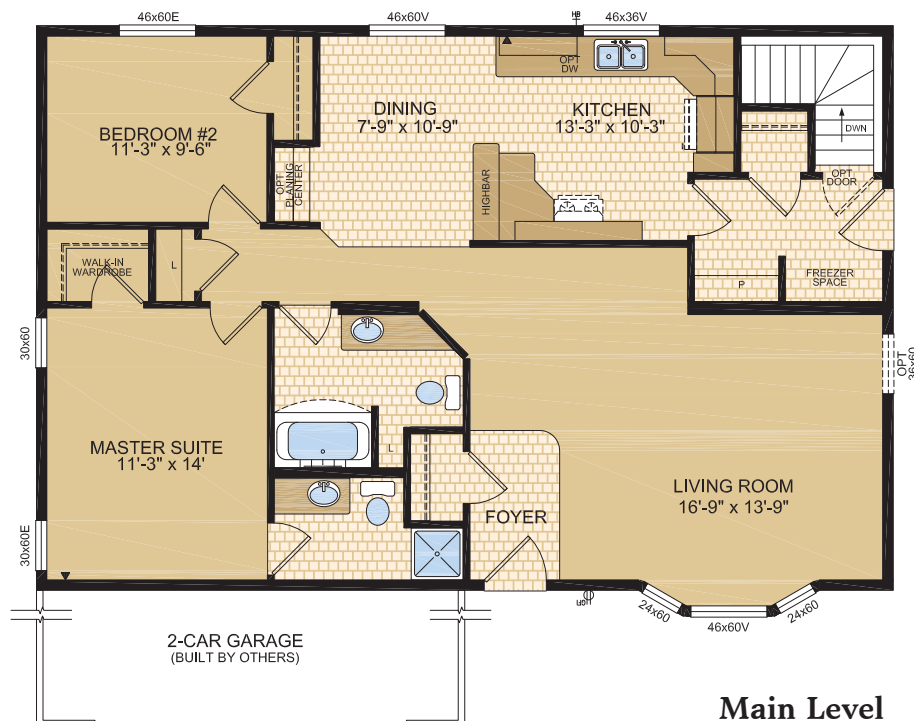
Proposed Lower Level



BUNGALOW HOMES

The Hickory

Model 30070 • 1276 sq. ft.
29' x 44' • 2 Bedrooms, 2 Baths

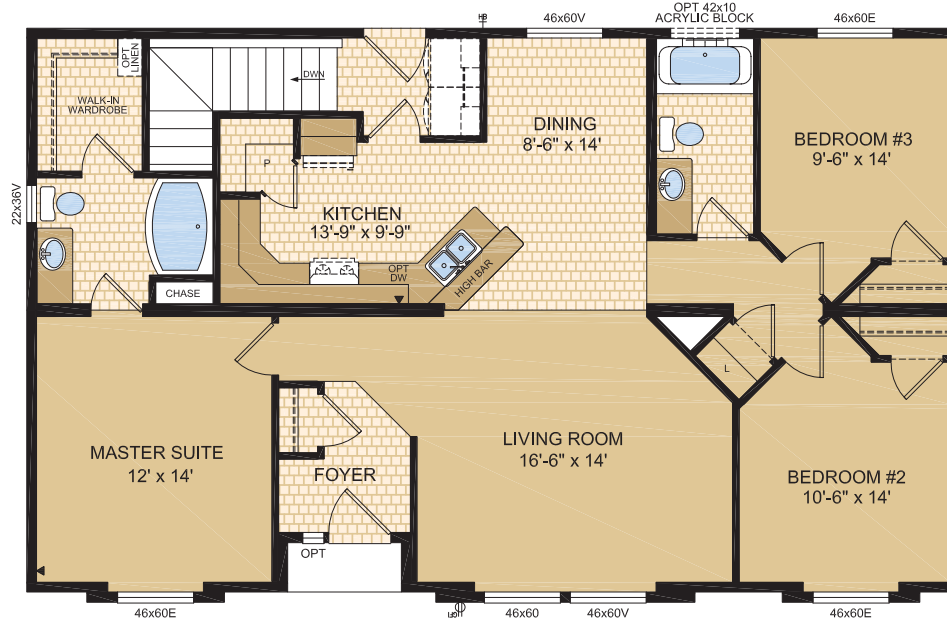




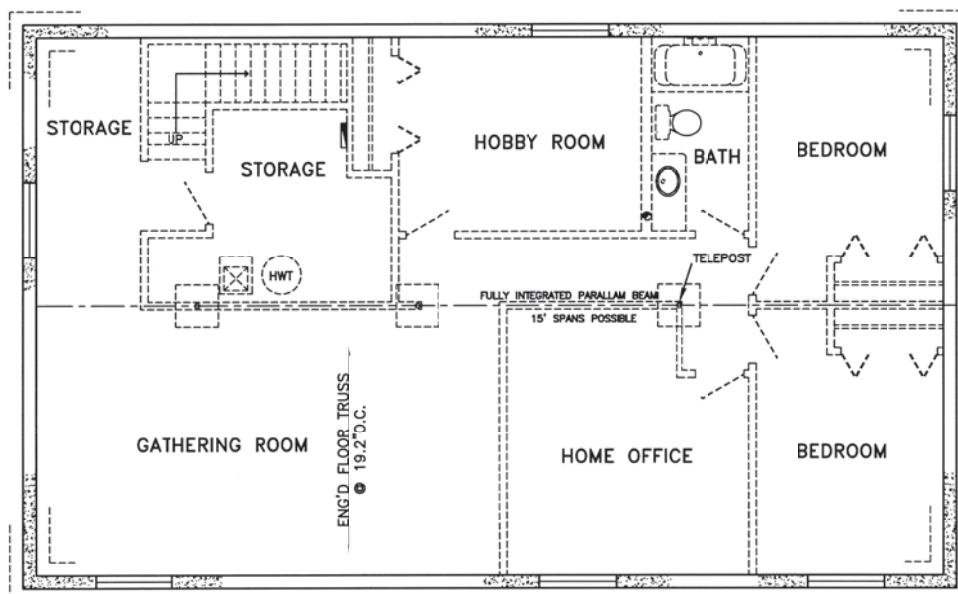
BUNGALOW HOMES

The Laporte

Model 30110 • 1392 sq. ft.
29' x 48' • 3 Bedrooms, 2 Baths



Main Level



Proposed Lower Level

Model 30112 • 1392 sq. ft.
29' x 48' • 3 Bedrooms, 2 Baths



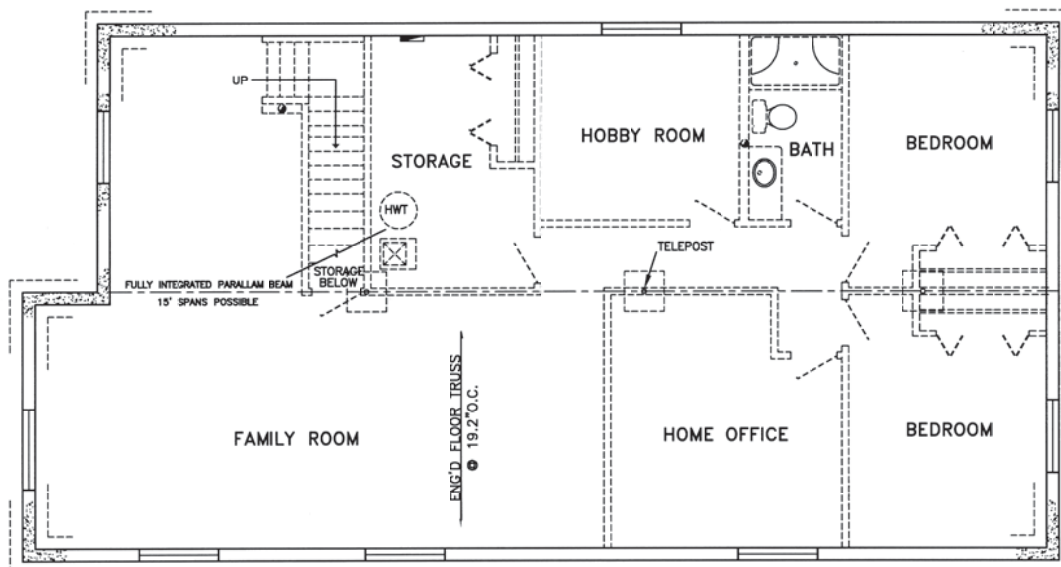
BUNGALOW HOMES

The Avondale

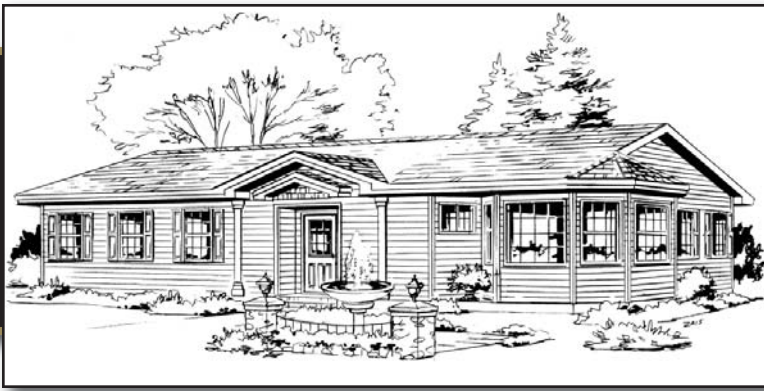
Model 30200 • 1566 sq. ft.
29' x 52'/56' • 3 Bedrooms, 2.5 Baths



Main Level



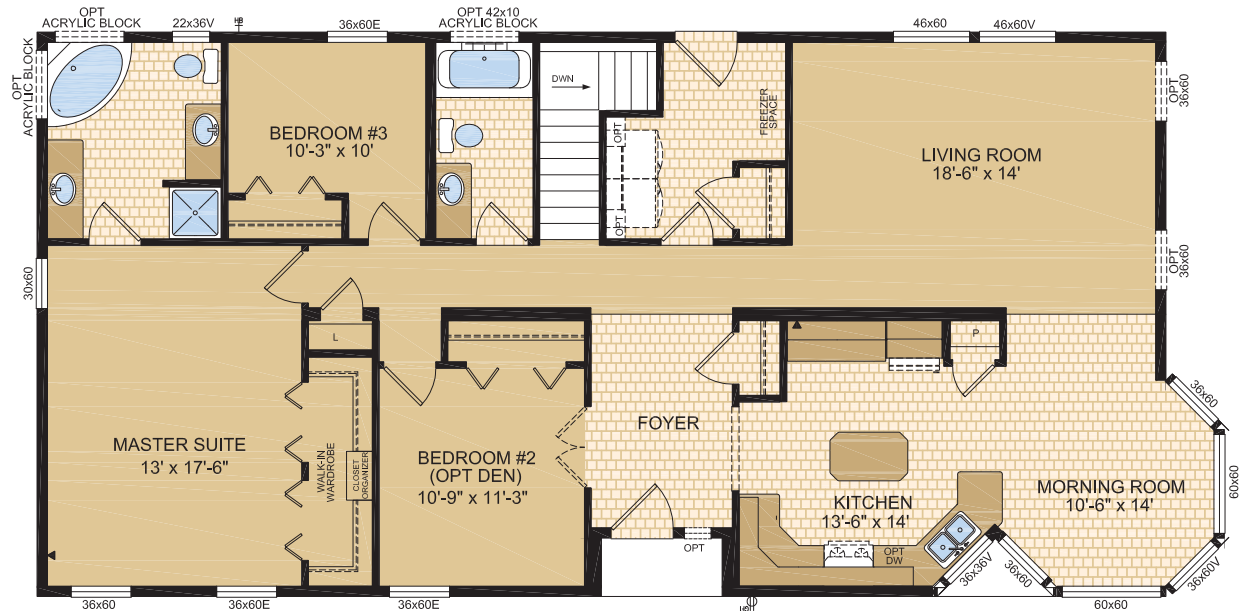
Proposed Lower Level



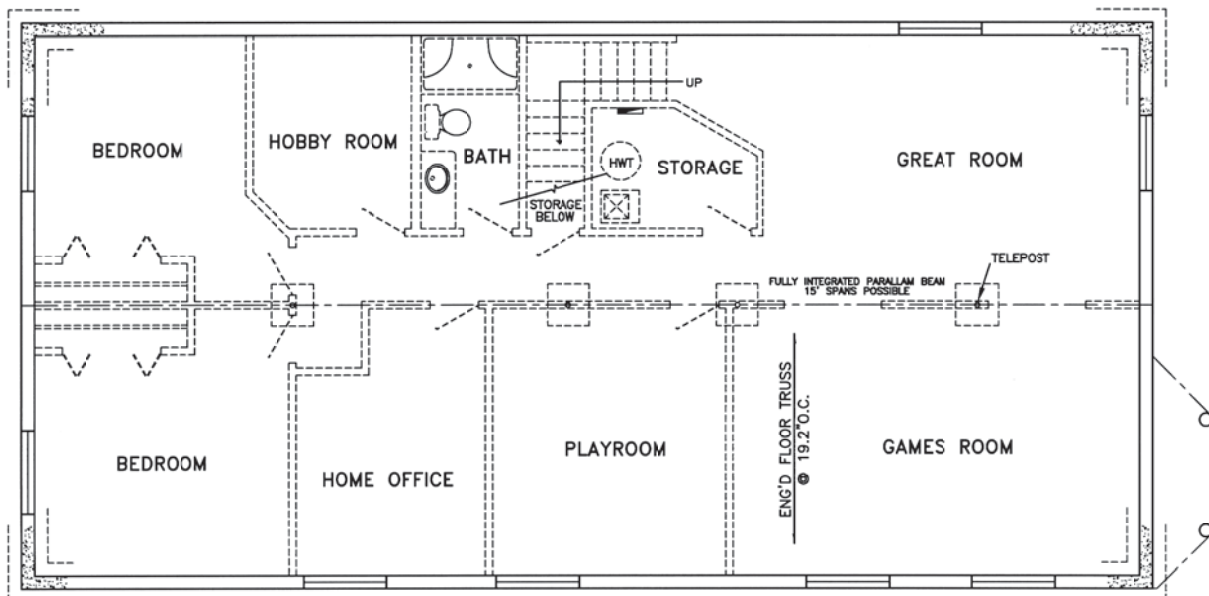
BUNGALOW HOMES

The Davenport

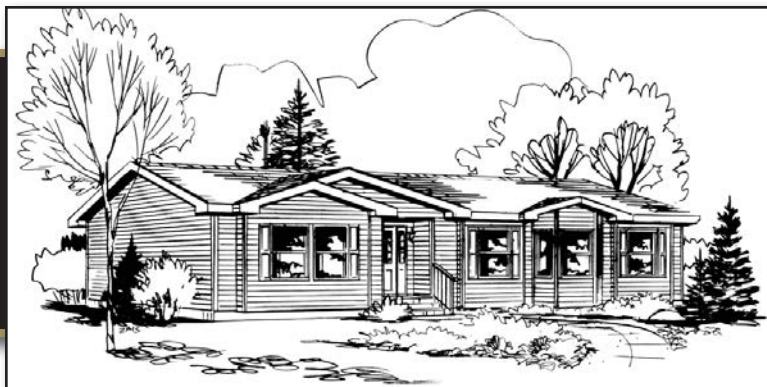
Model 30244 • 1710 sq. ft.
29' x 58'/60' • 3 Bedrooms, 2 Baths



Main Level



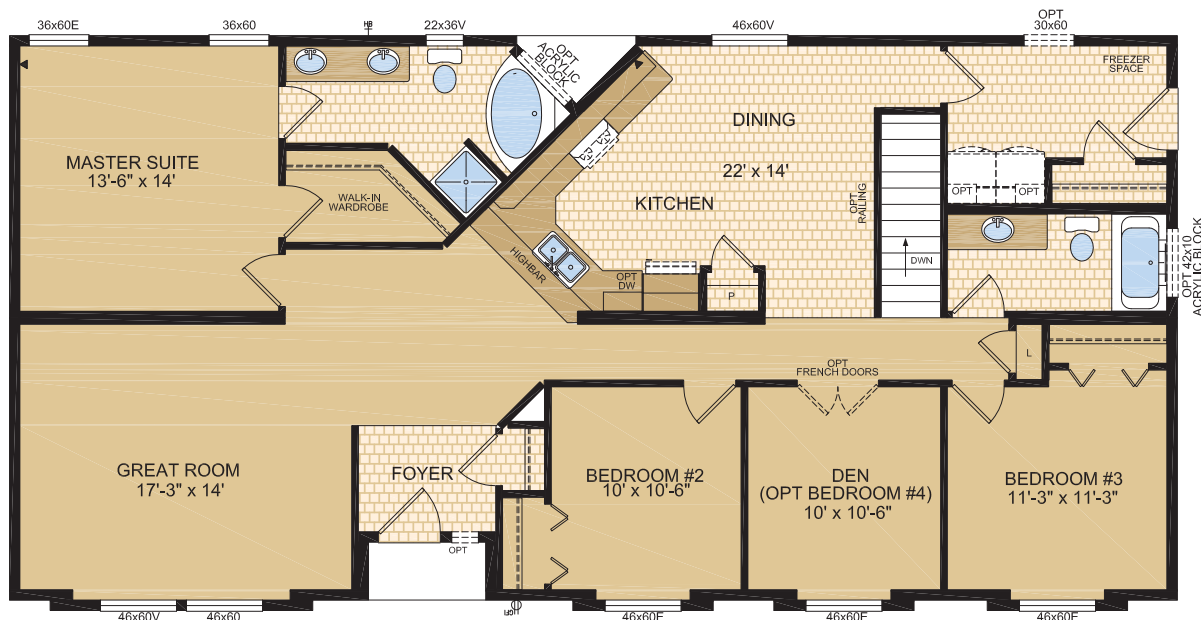
Proposed Lower Level



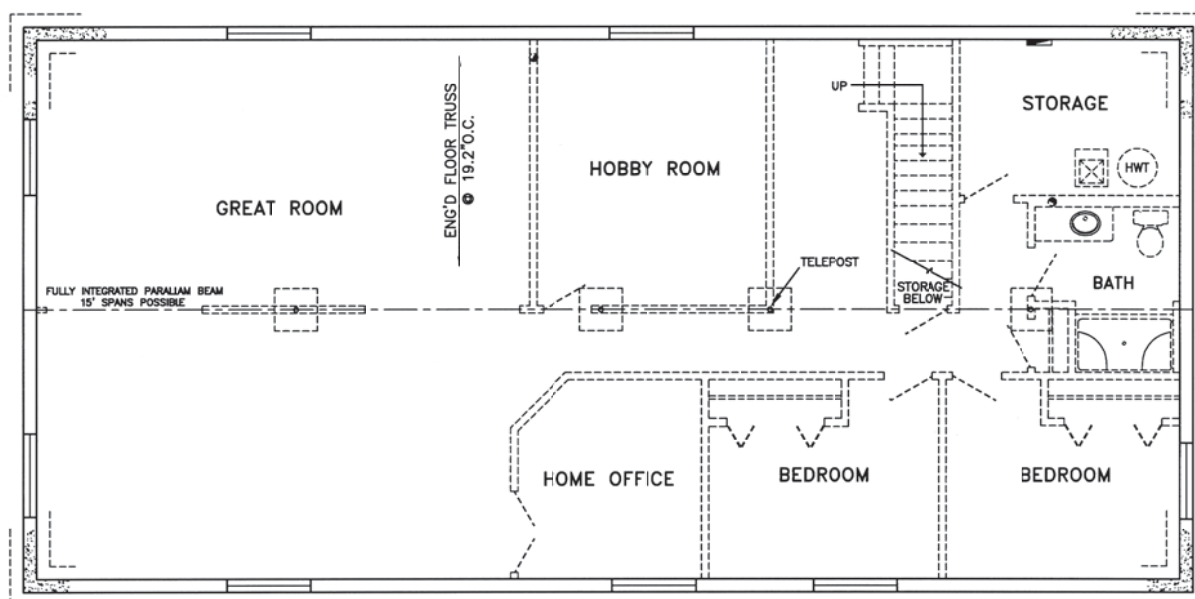
BUNGALOW HOMES

The Fairmont

Model 30246 • 1740 sq. ft.
29' x 60' • 3 Bedrooms, 2 Baths



Main Level



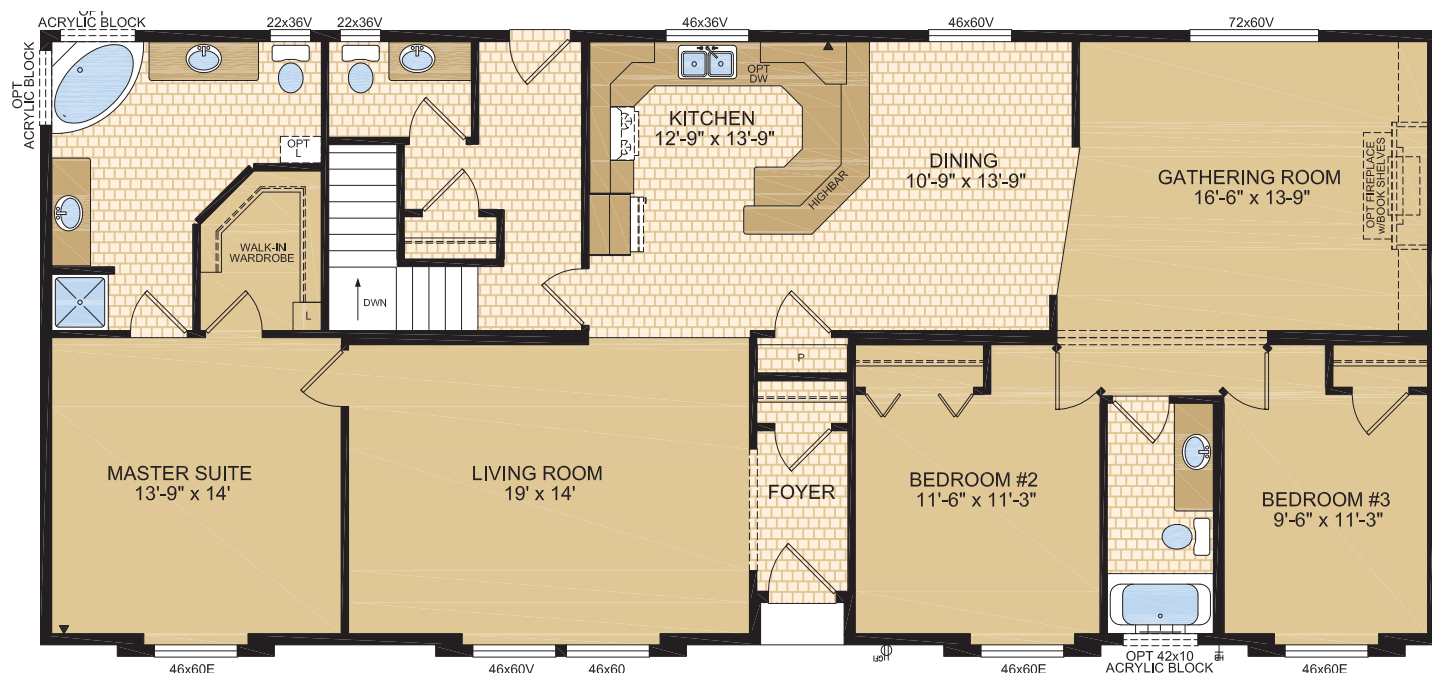
Proposed Lower Level



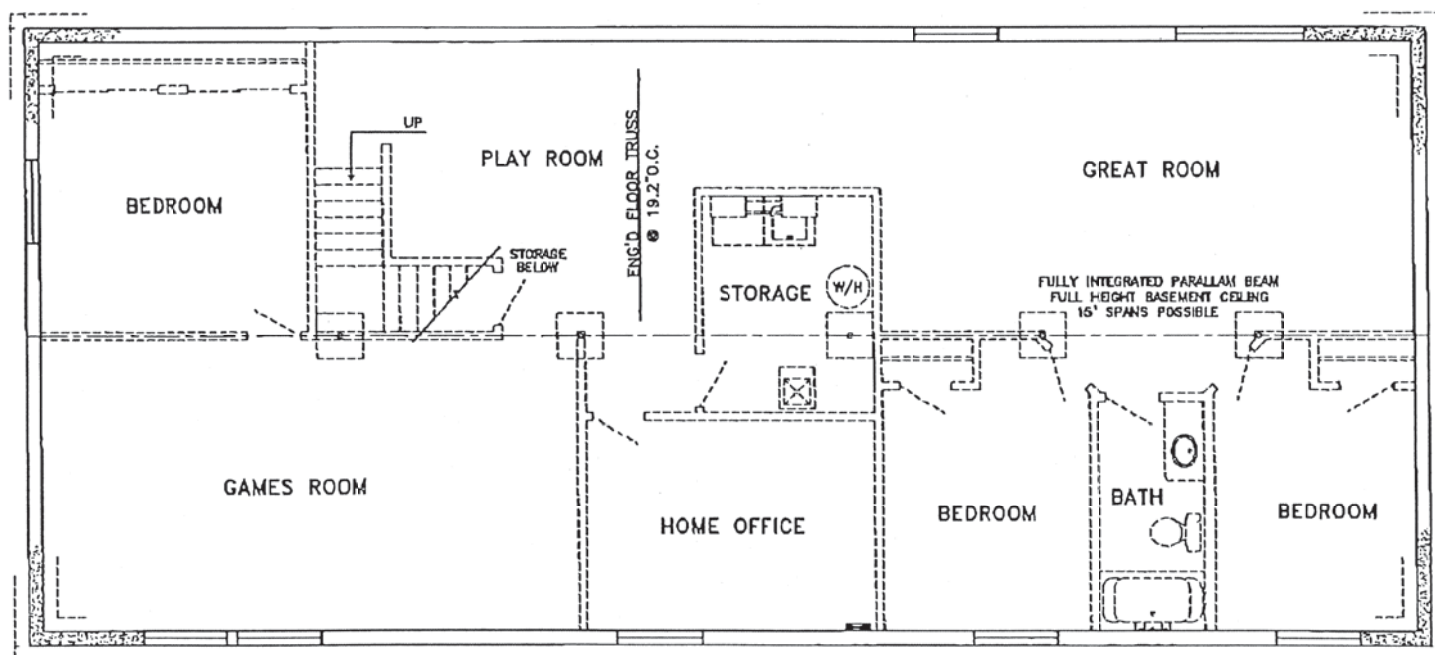
BUNGALOW HOMES

The Cutler

Model 30845 • 1914 sq. ft.
29' x 66' • 3 Bedrooms, 2.5 Baths



Main Level



Proposed Lower Level

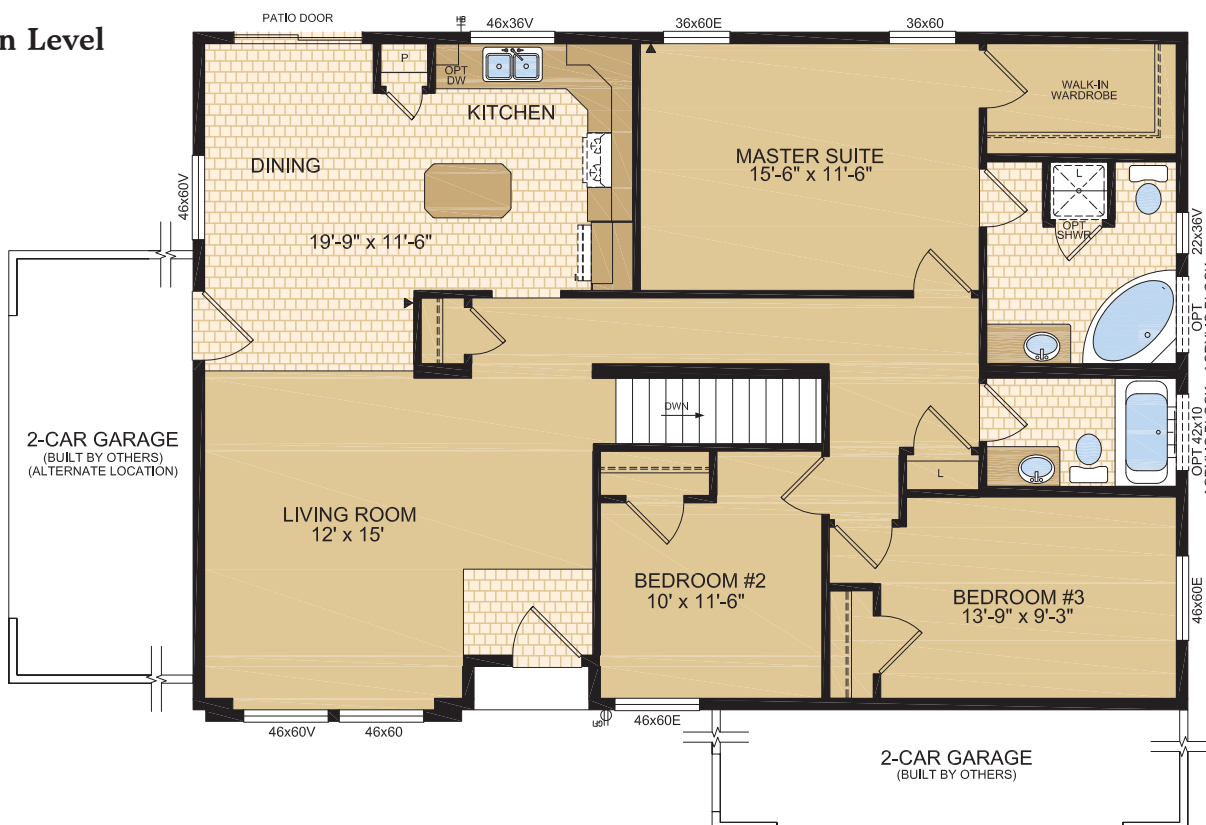


BUNGALOW HOMES

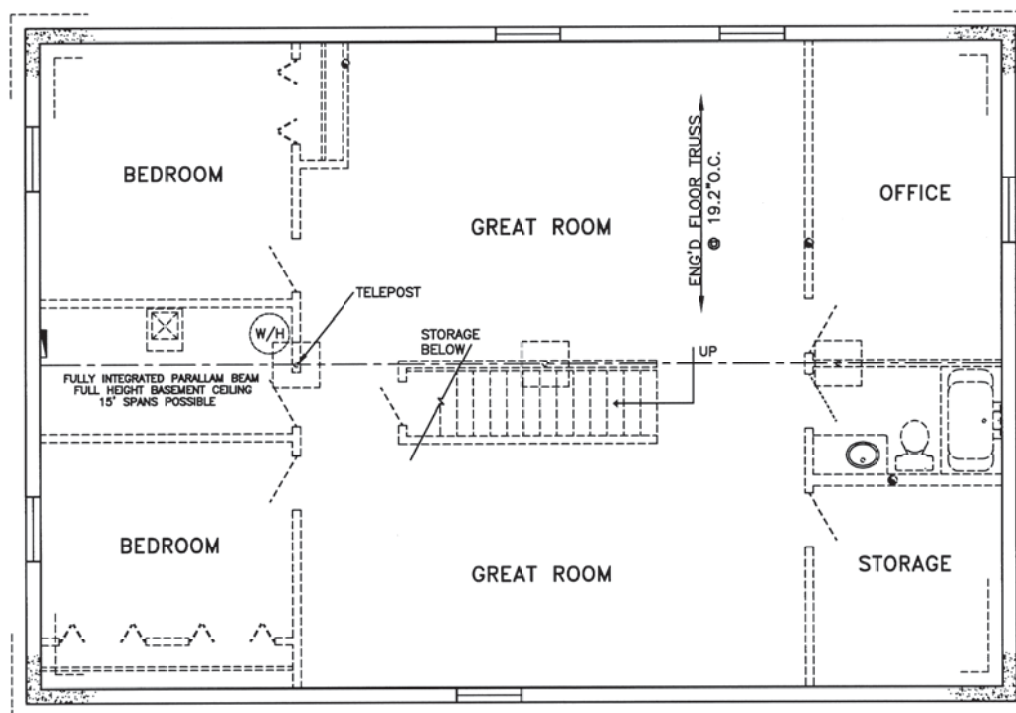
The Crenshaw

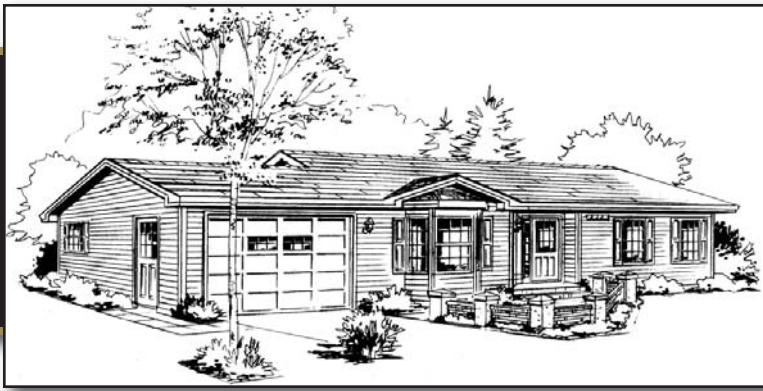
Model 32580 • 1472 sq. ft.
32' x 46' • 3 Bedrooms, 2 Baths

Main Level



Proposed Lower Level

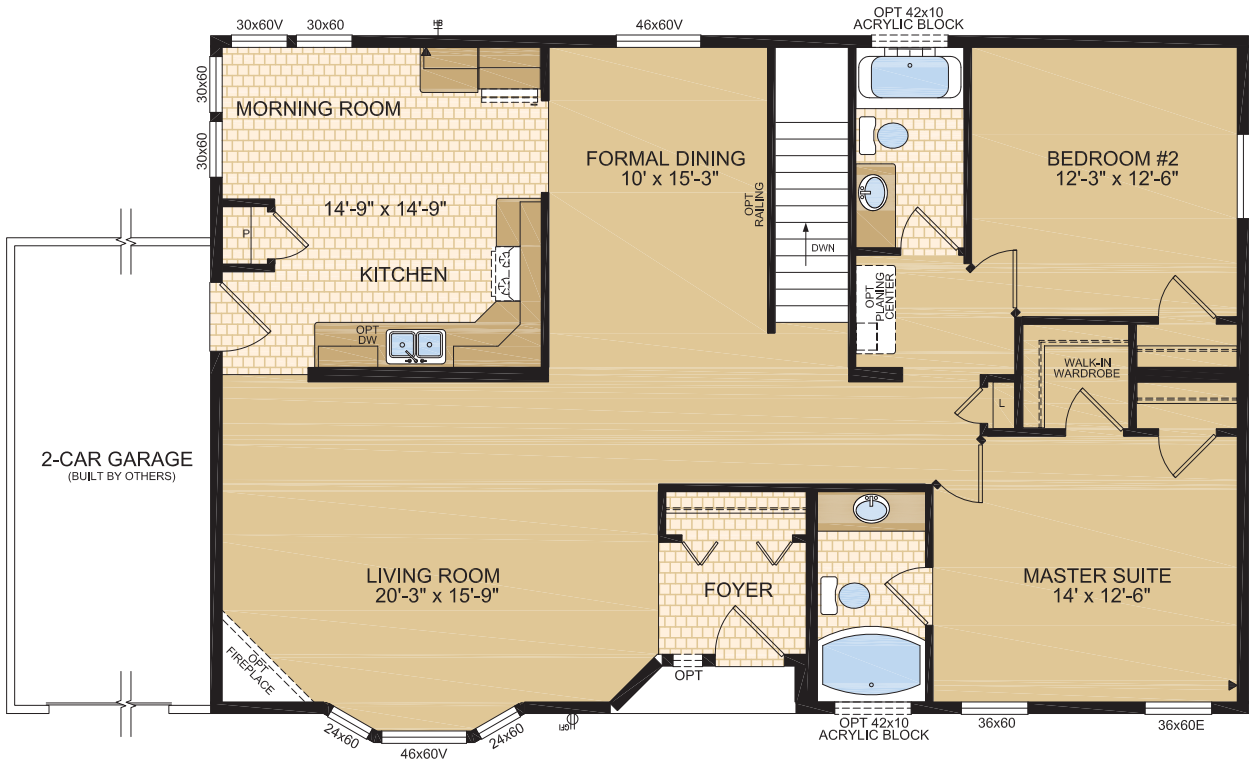




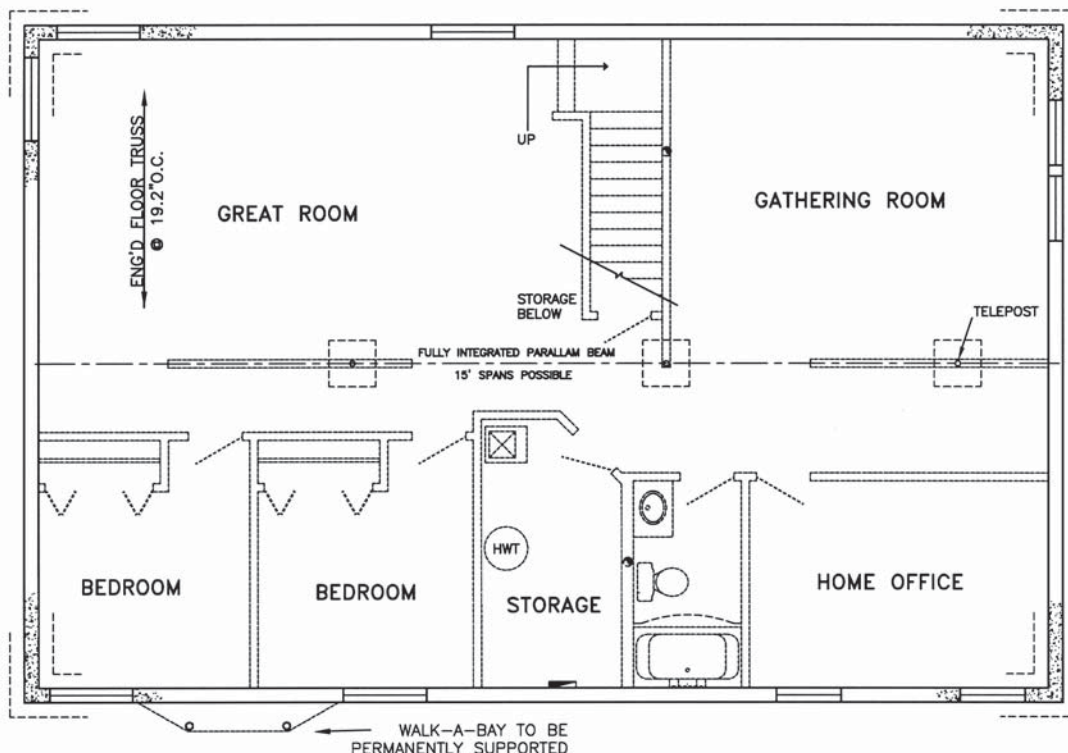
BUNGALOW HOMES

The Treyburn

Model 32611 • 1536 sq. ft.
32' x 48' • 2 Bedrooms, 2 Baths



Main Level



Proposed
Lower
Level

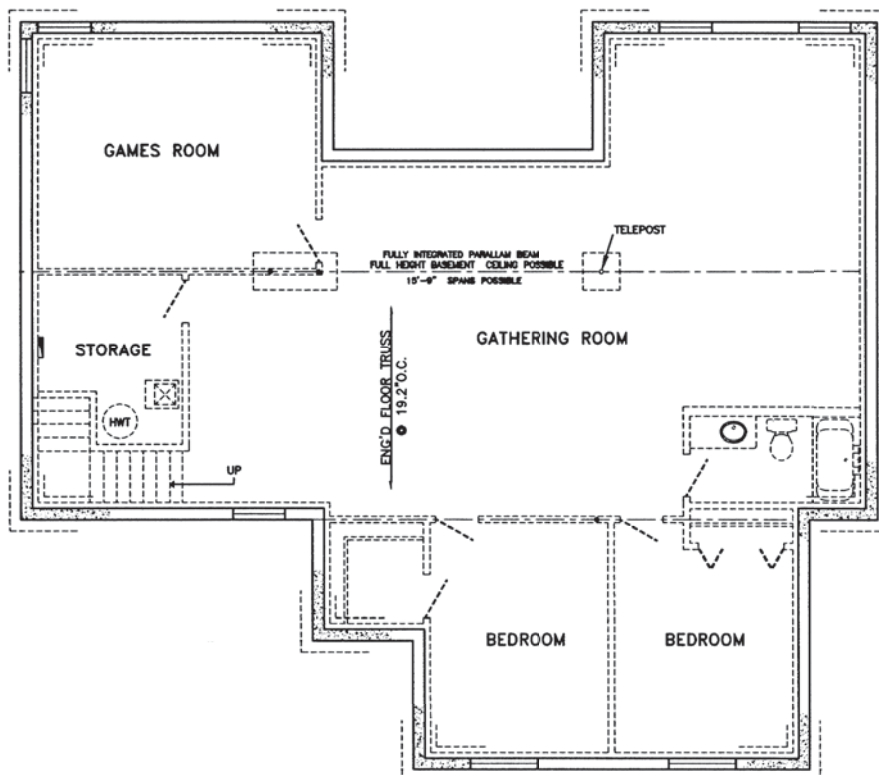


BUNGALOW HOMES

The Crescendo

Model 44570 • 1870 sq. ft.
29'x 50' & 14.5'x 29' • 3 Beds, 2 Baths

Main Level



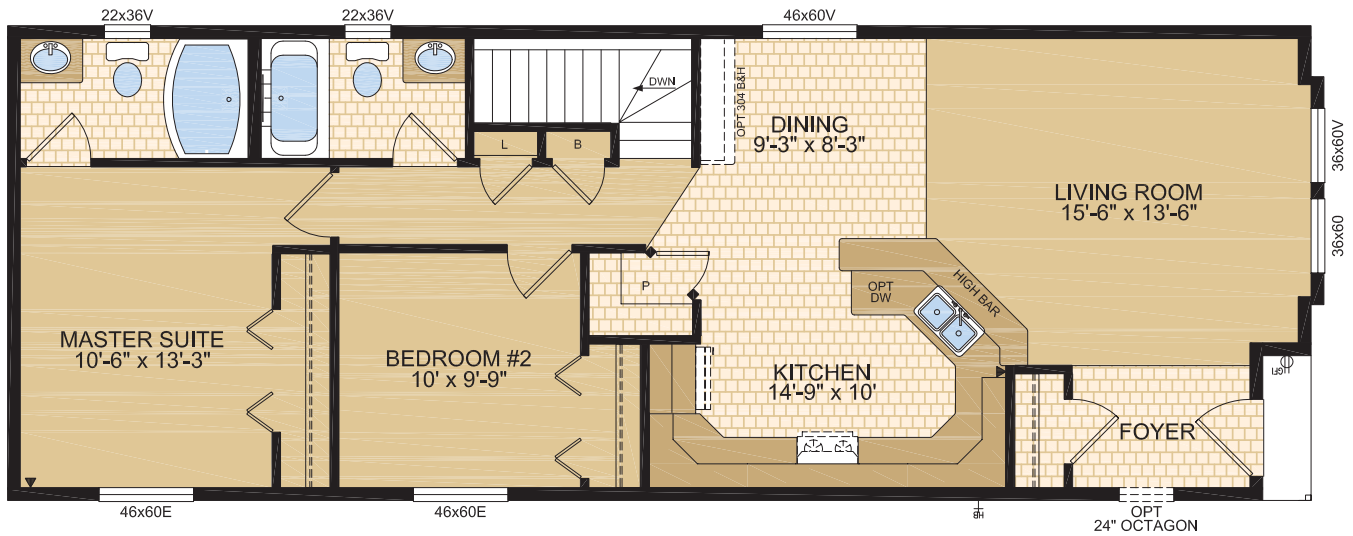
Proposed Lower Level



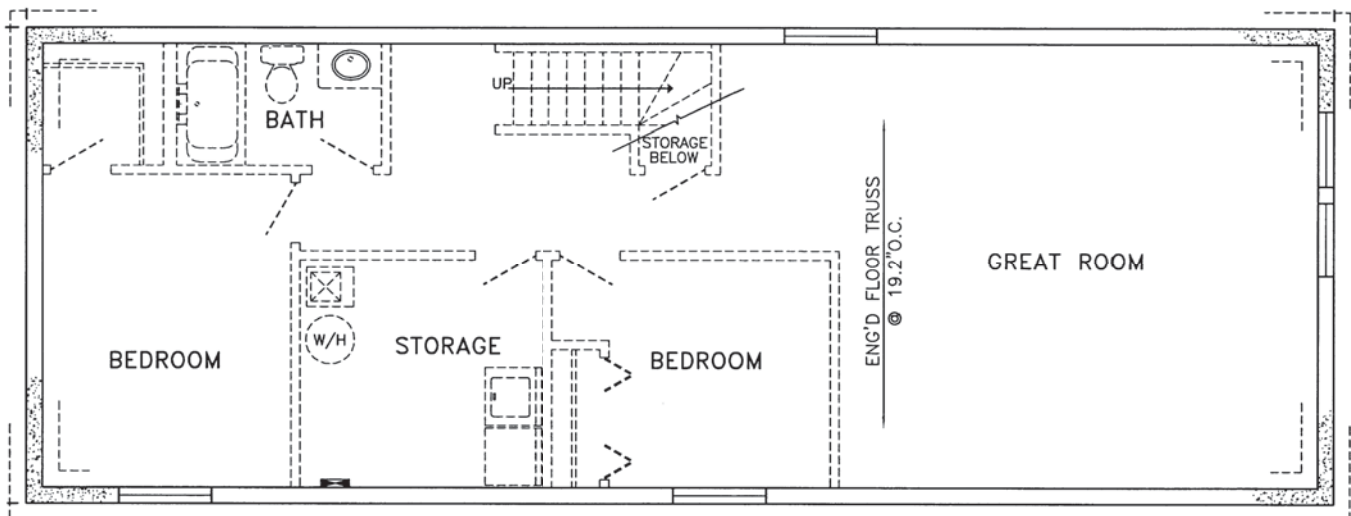
ZERO LOT LINE HOMES

The Evanston

Model 20670 • 1080 sq. ft.
20' x 54' • 2 Bedrooms, 2 Baths



Main Level



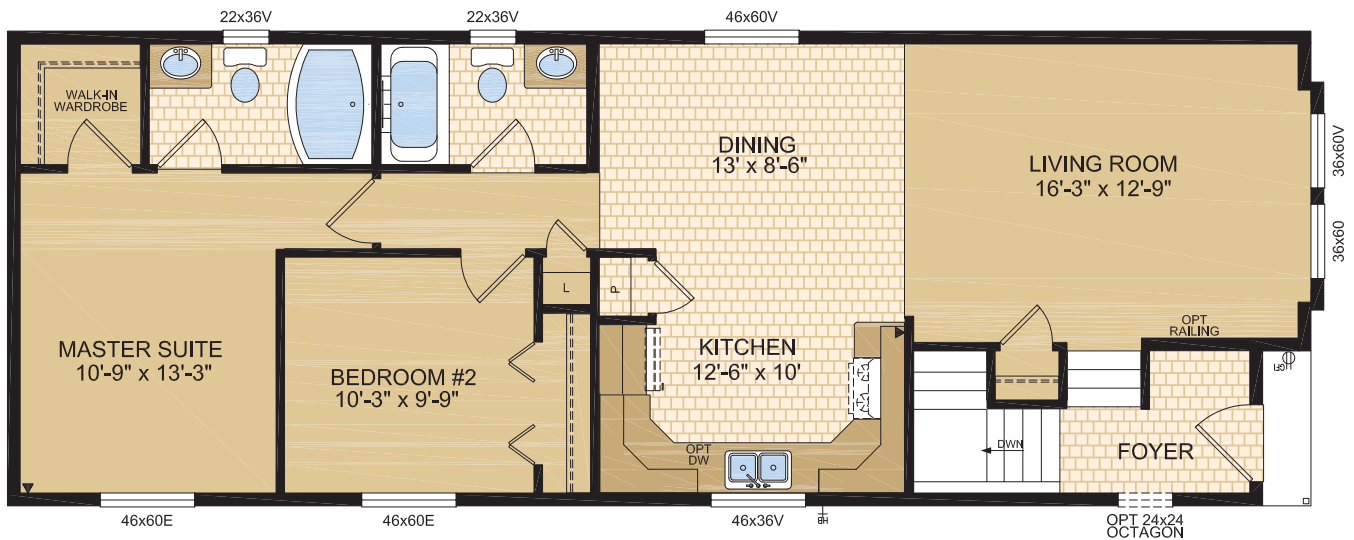
Proposed Lower Level



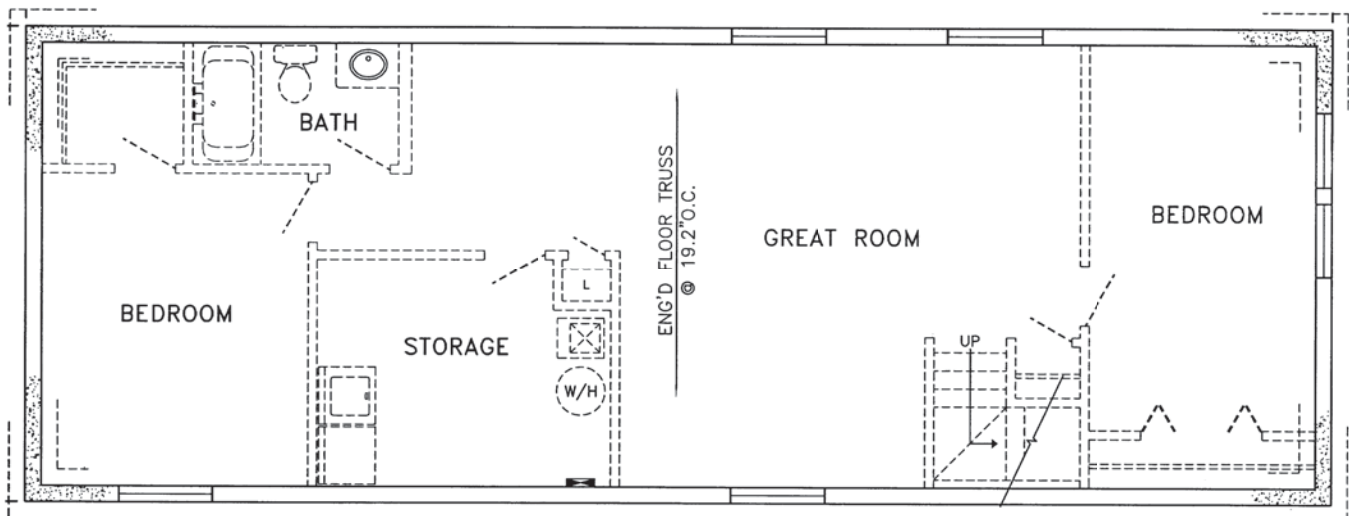
ZERO LOT LINE HOMES

The Richelieu

Model 20671 • 1080 sq. ft.
20' x 54' • 2 Bedrooms, 2 Baths



Main Level



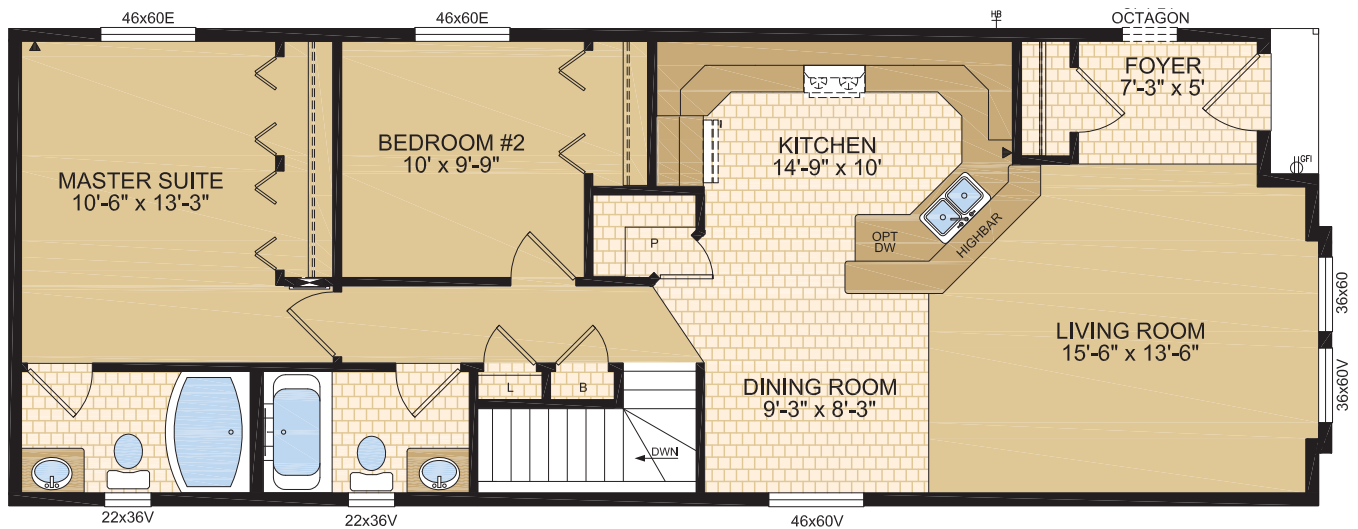
Proposed Lower Level



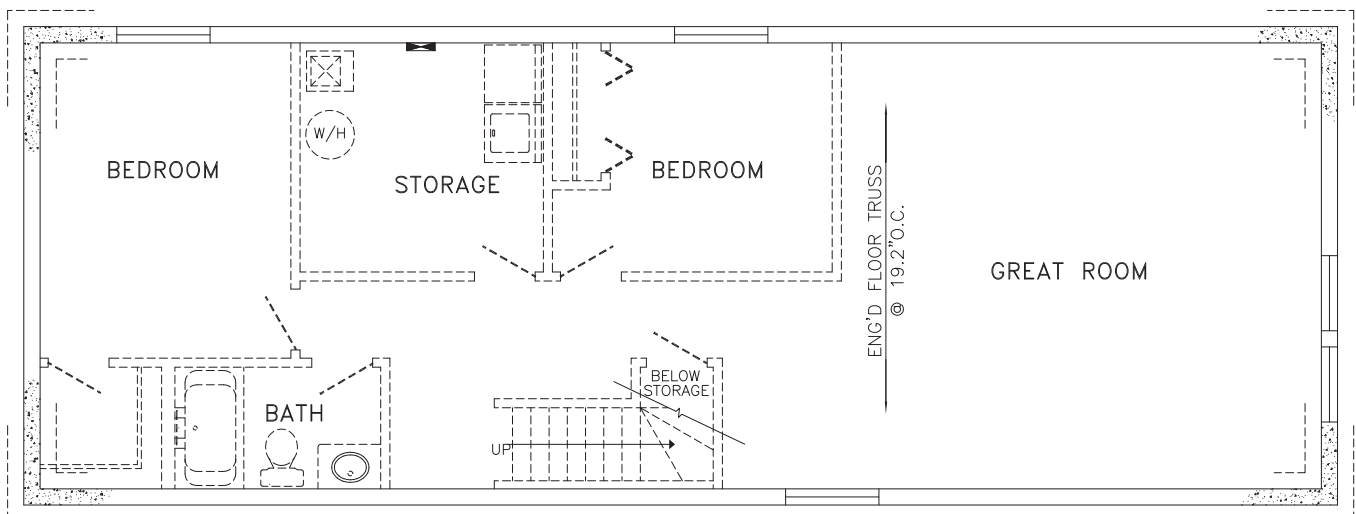
ZERO LOT LINE HOMES

The Campbell

Model 20672 • 1080 sq. ft.
20' x 54' • 2 Bedrooms, 2 Baths



Main Level



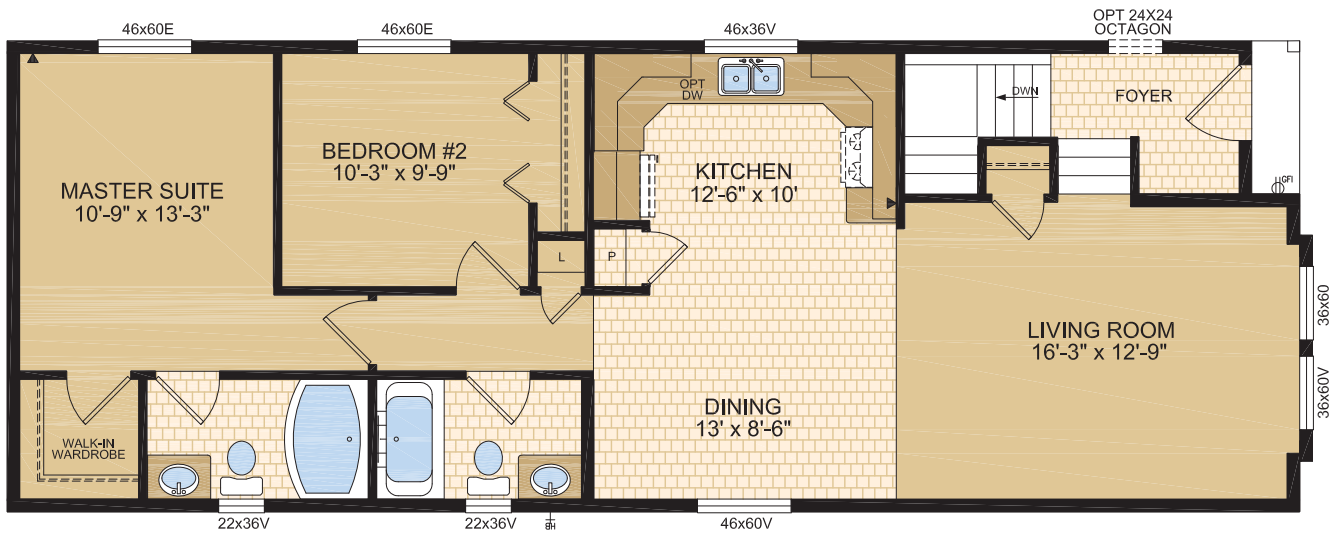
Proposed Lower Level



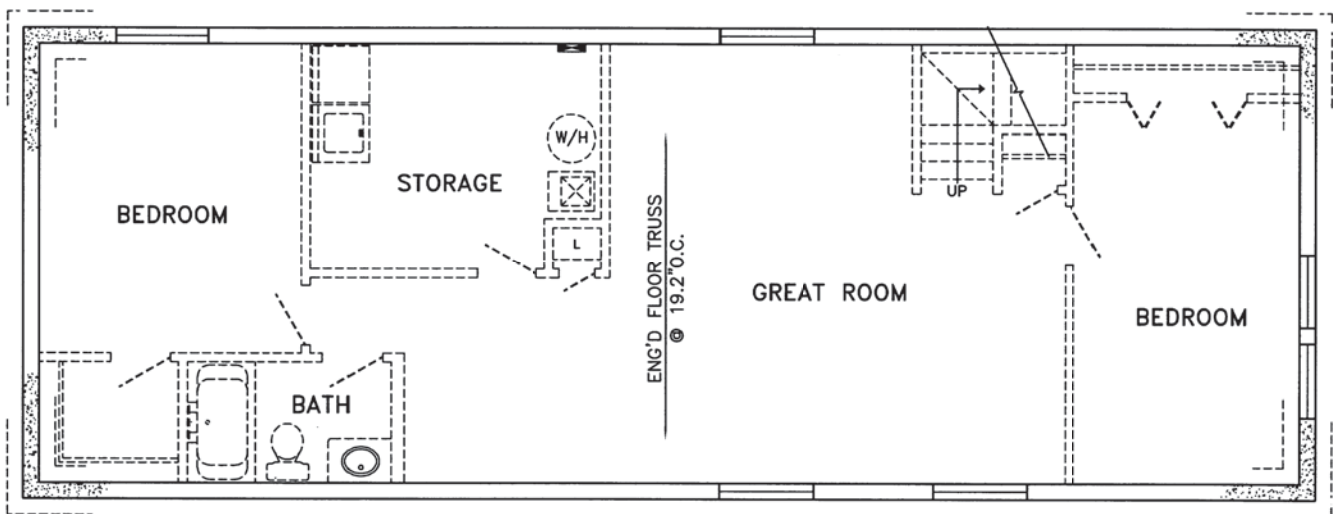
ZERO LOT LINE HOMES

The Bancroft

Model 20673 • 1080 sq. ft.
20' x 54' • 2 Bedrooms, 2 Baths



Main Level



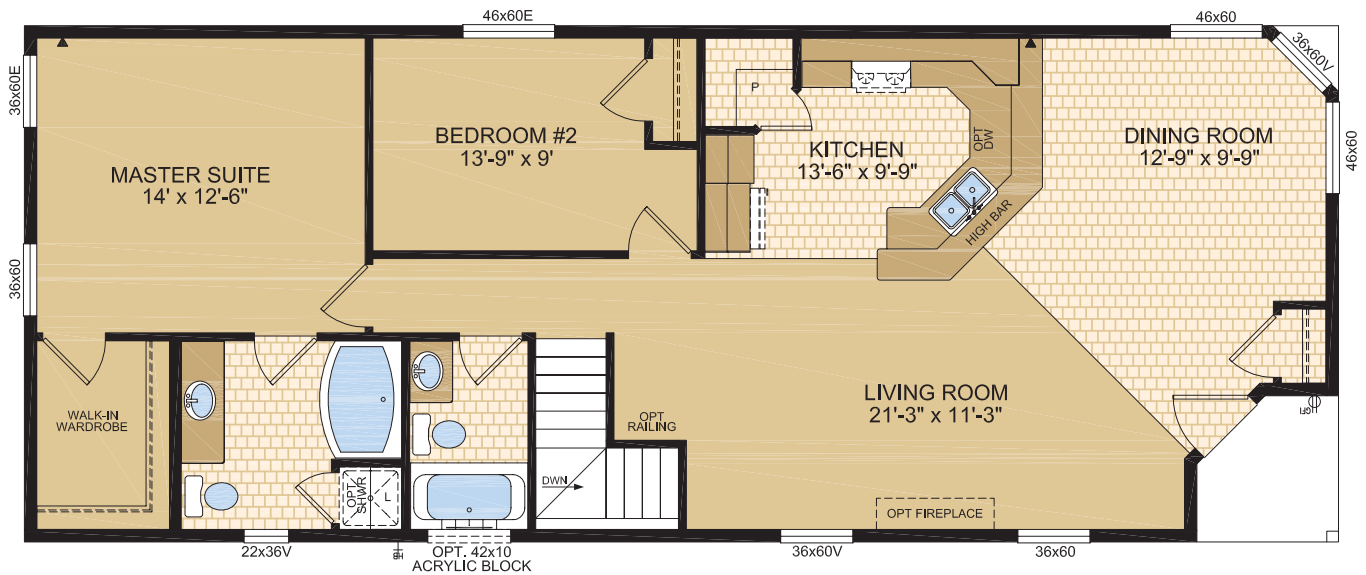
Proposed Lower Level



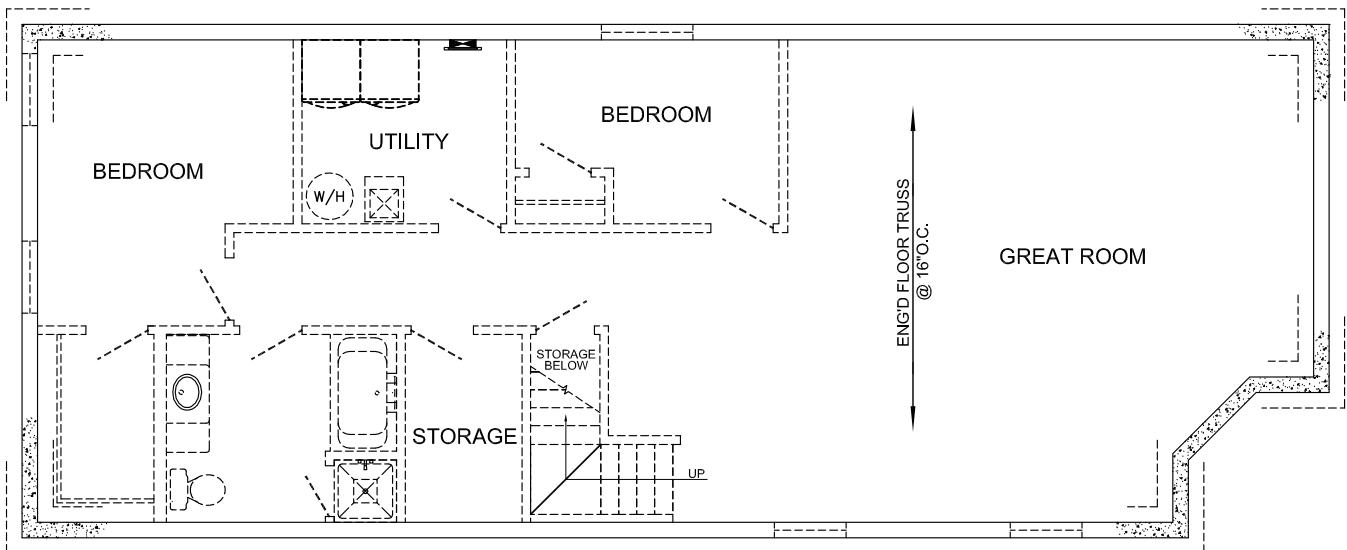
ZERO LOT LINE HOMES

The Venice

Model 22677 • 1232 sq. ft.
22' x 56' • 2 Bedrooms, 2 Baths



Main Level



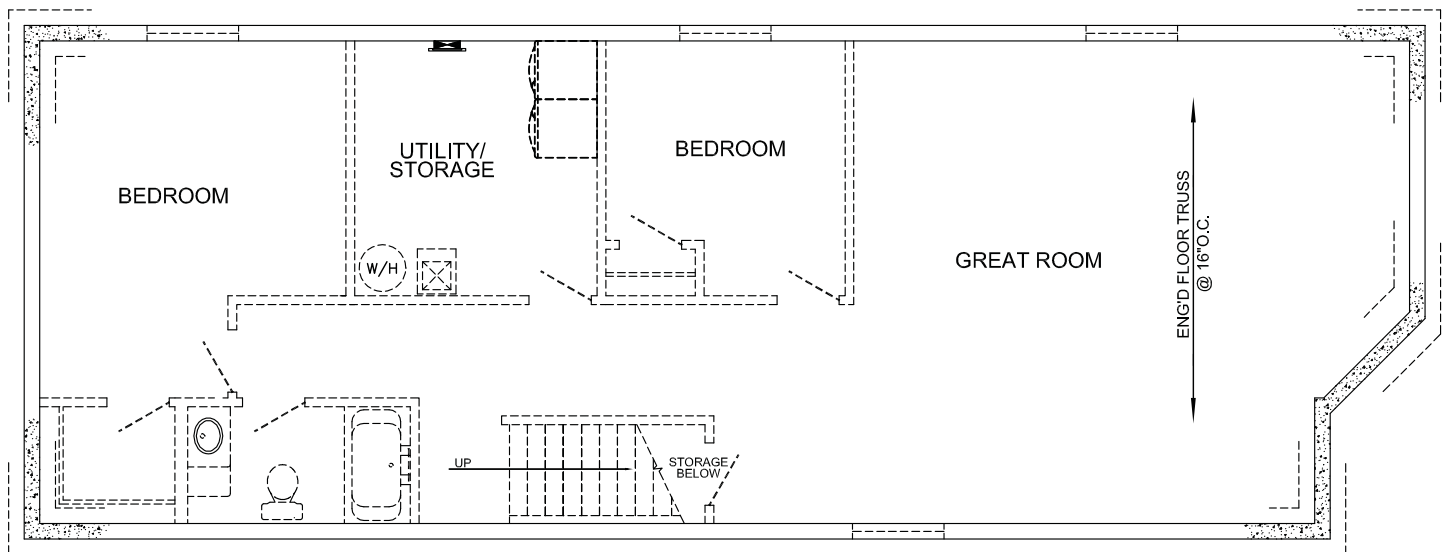
Proposed Lower Level



ZERO LOT LINE HOMES

The Arcadia

Model 22675 • 1320 sq. ft.
22' x 60' • 2 Bedrooms, 2 Baths

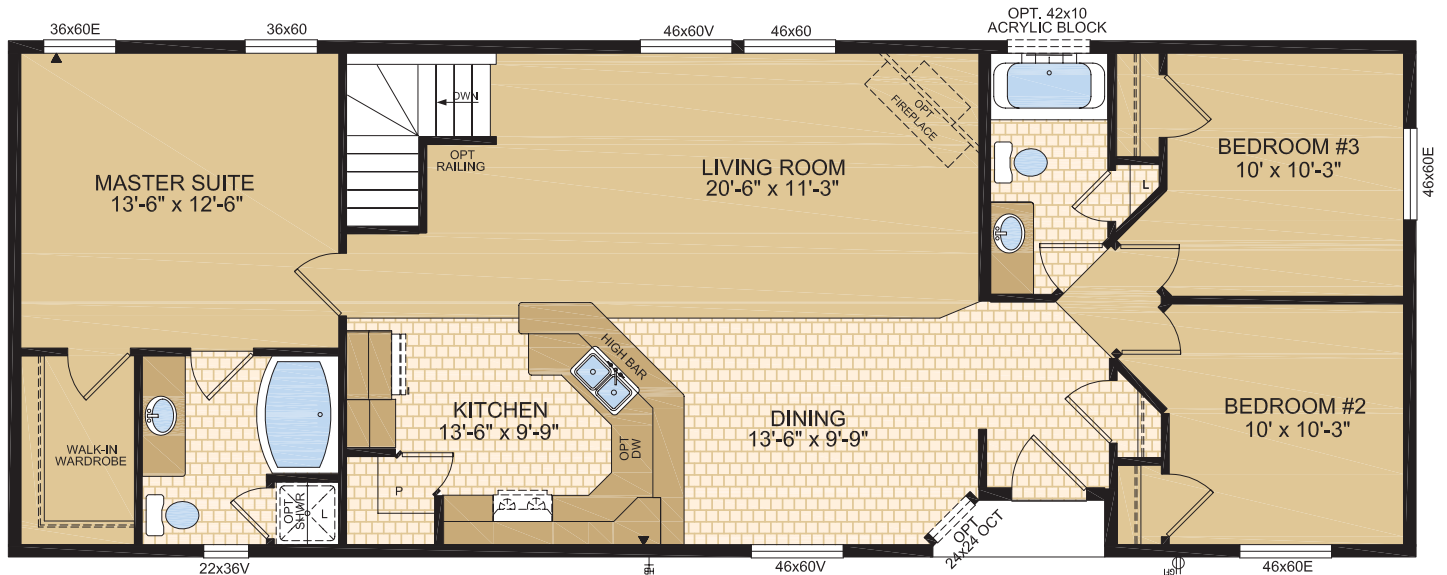




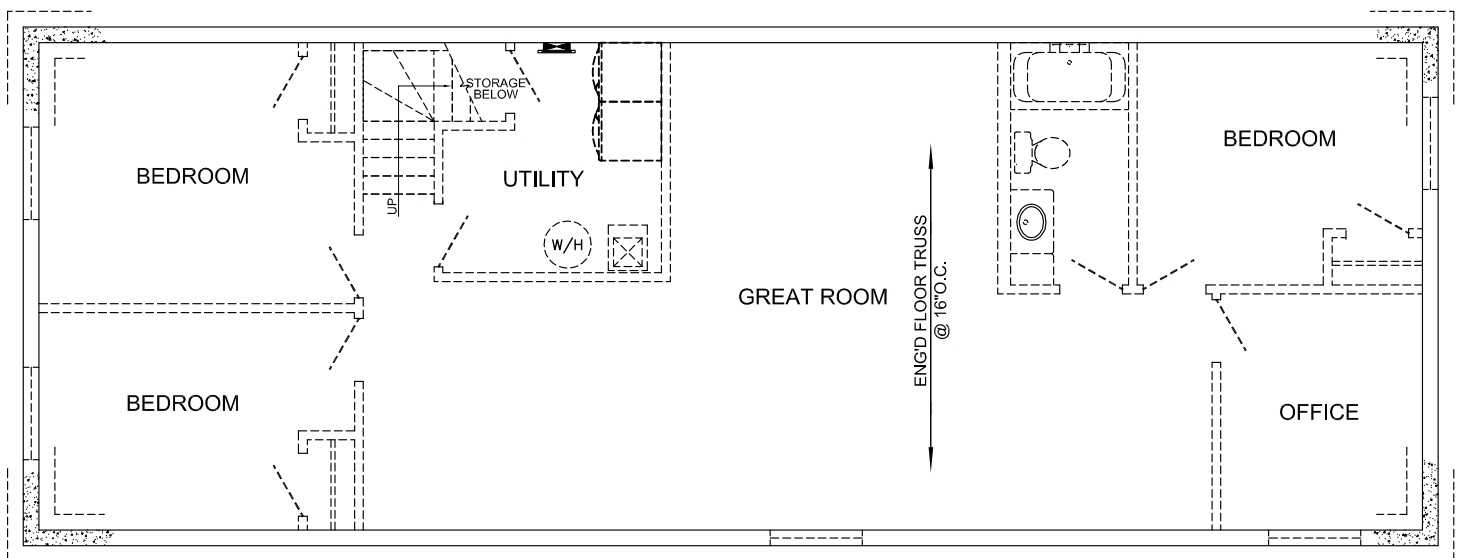
ZERO LOT LINE HOMES

The Oakdale

Model 22676 • 1320 sq. ft.
22' x 60' • 3 Bedrooms, 2 Baths



Main Level



Proposed Lower Level

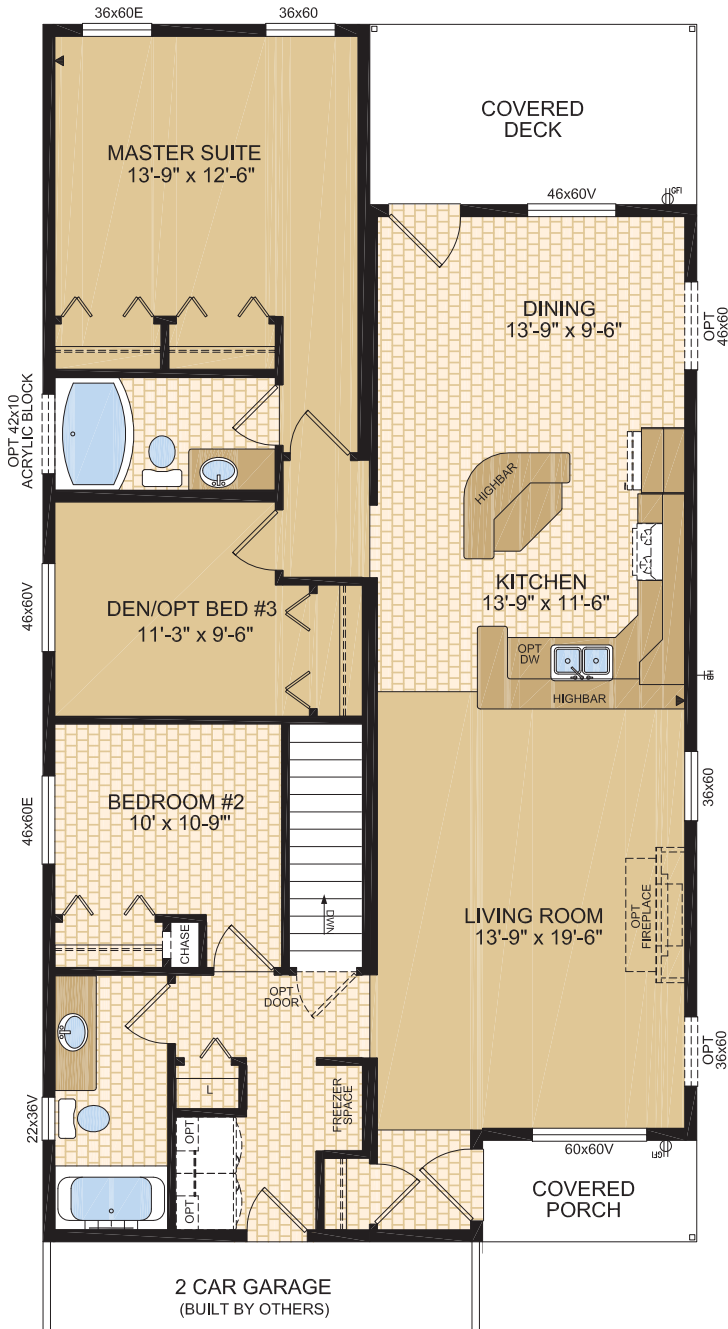


ZERO LOT LINE HOMES

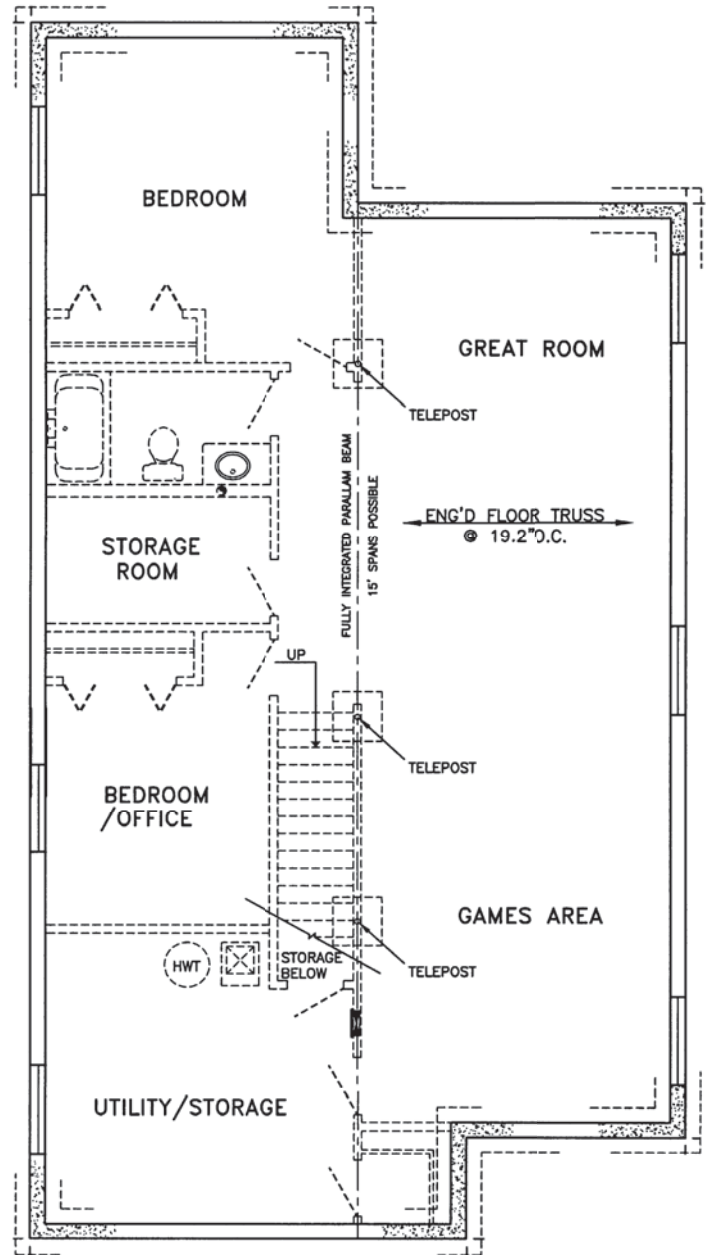
The Canton

Model 30118 • 1566 sq. ft.

29' x 54' • 3 Bedrooms, 2 Baths



Main Level



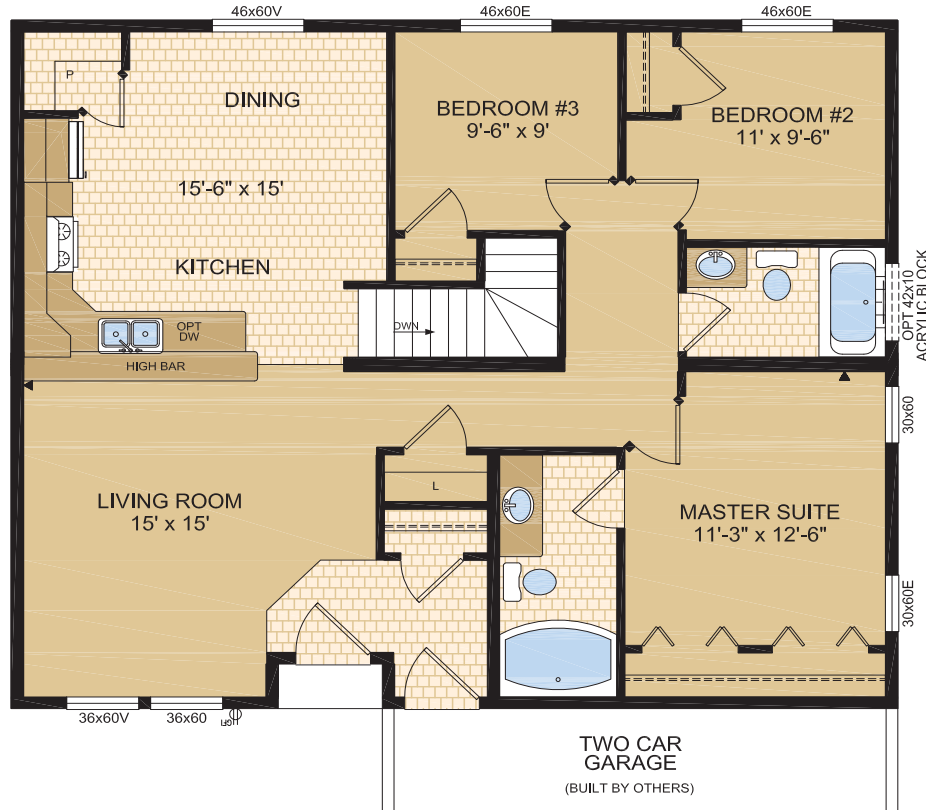
Proposed Lower Level



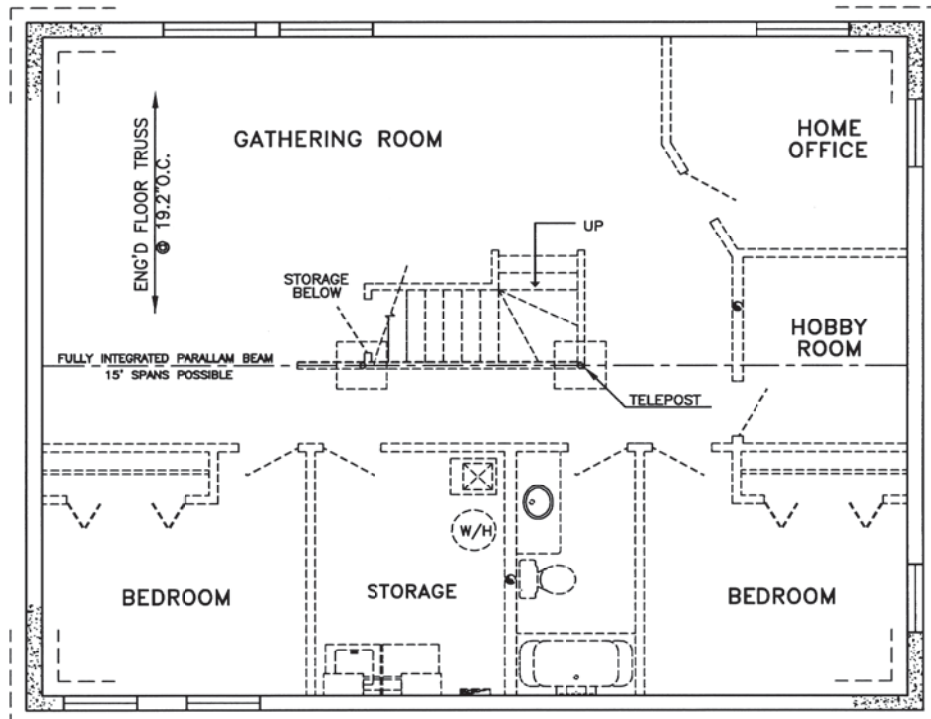
ZERO LOT LINE HOMES

The Ashfield

Model 32020 • 1216 sq. ft.
32' x 38' • 3 Bedrooms, 2 Baths



Main Level



Proposed Lower Level

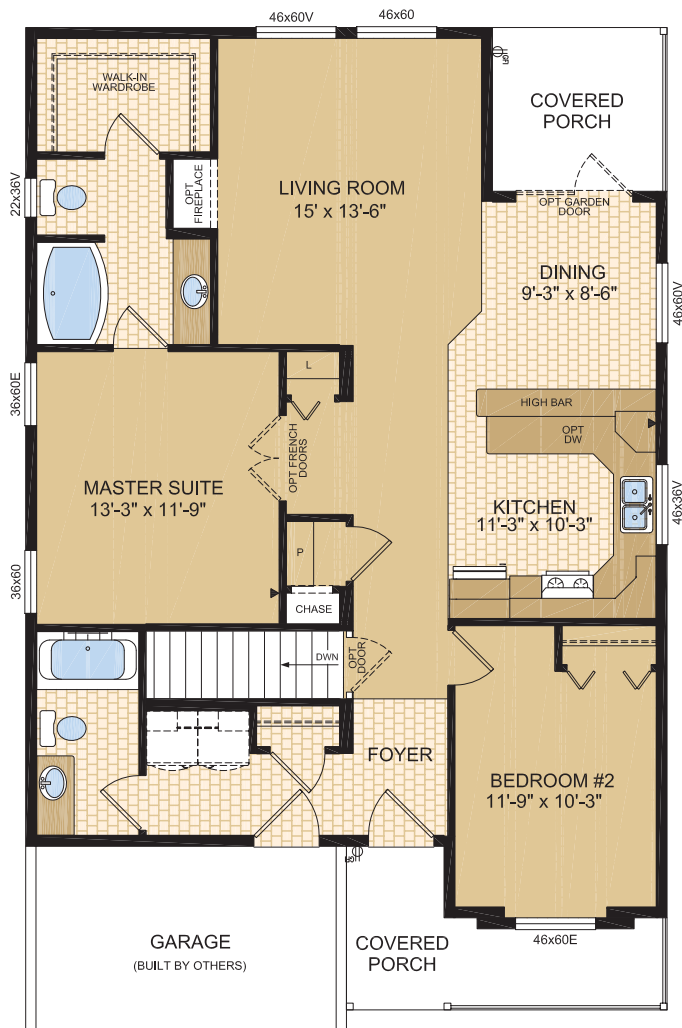


ZERO LOT LINE HOMES

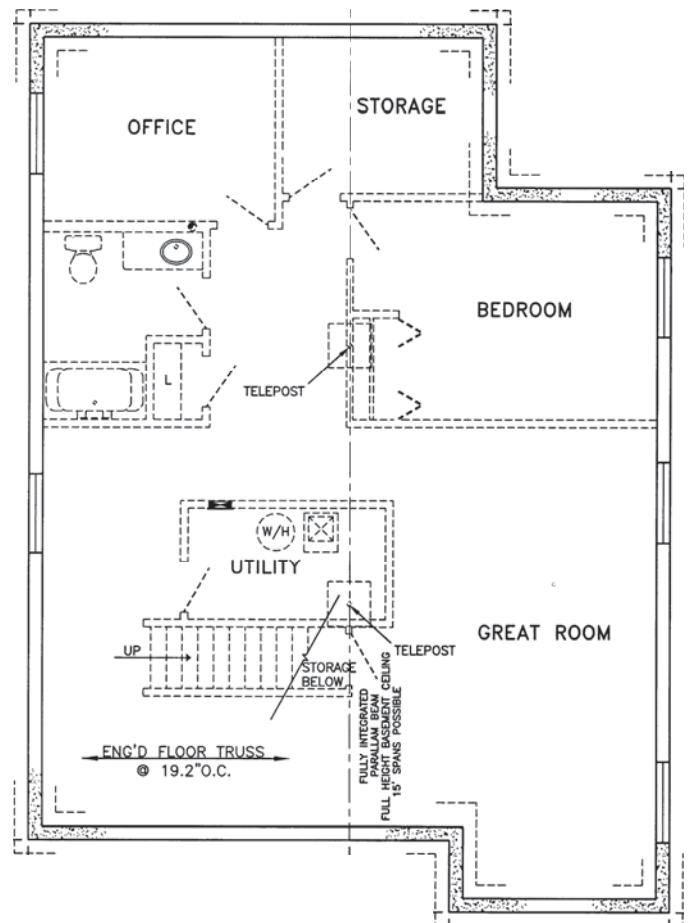
The Prescott

Model 32110 • 1408 sq. ft.

32' x 40'/48' • 2 Bedrooms, 2 Baths



Main Level



Proposed Lower Level

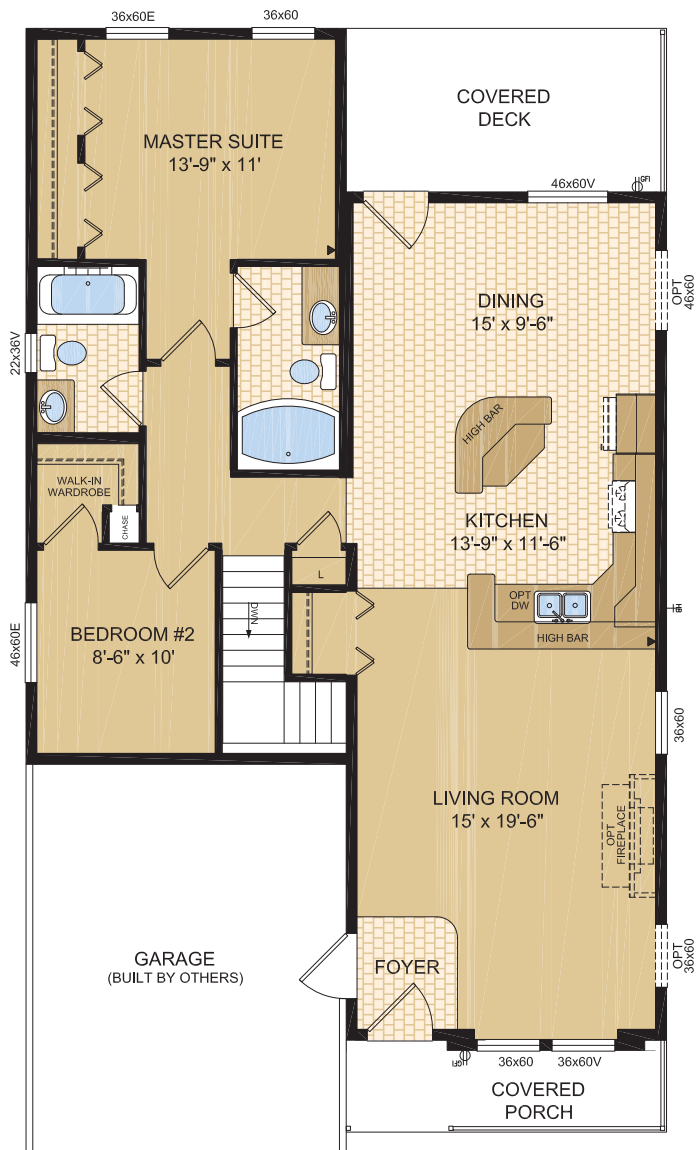


ZERO LOT LINE HOMES

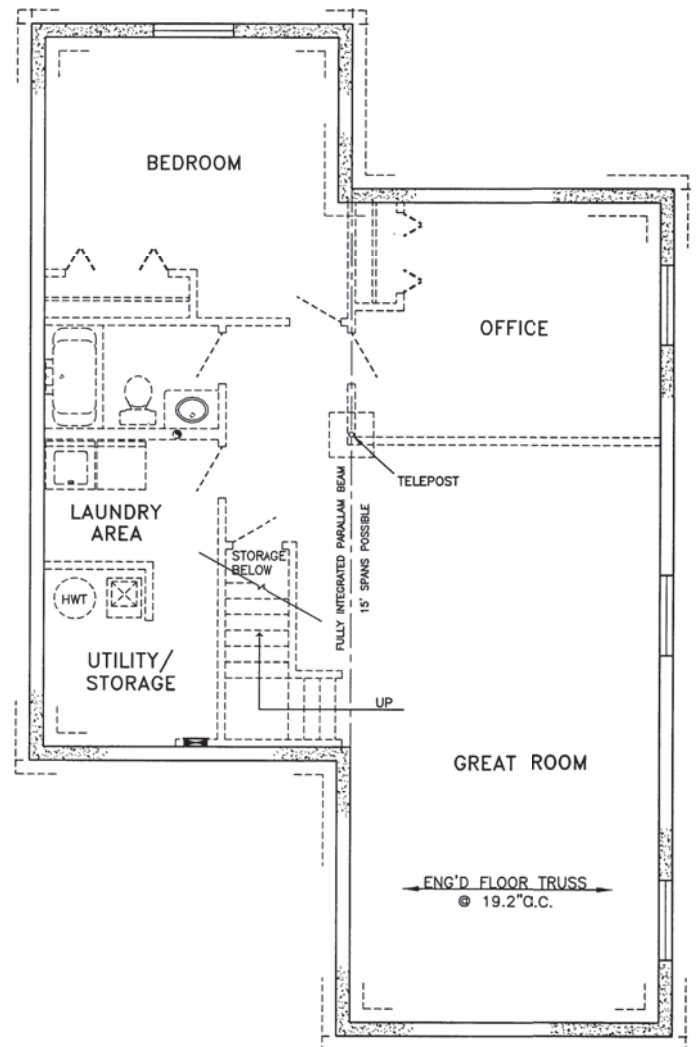
The Birchcreek

Model 32170 • 1440 sq. ft.

32' x 36' / 54' • 2 Bedrooms, 2 Baths



Main Level



Proposed Lower Level

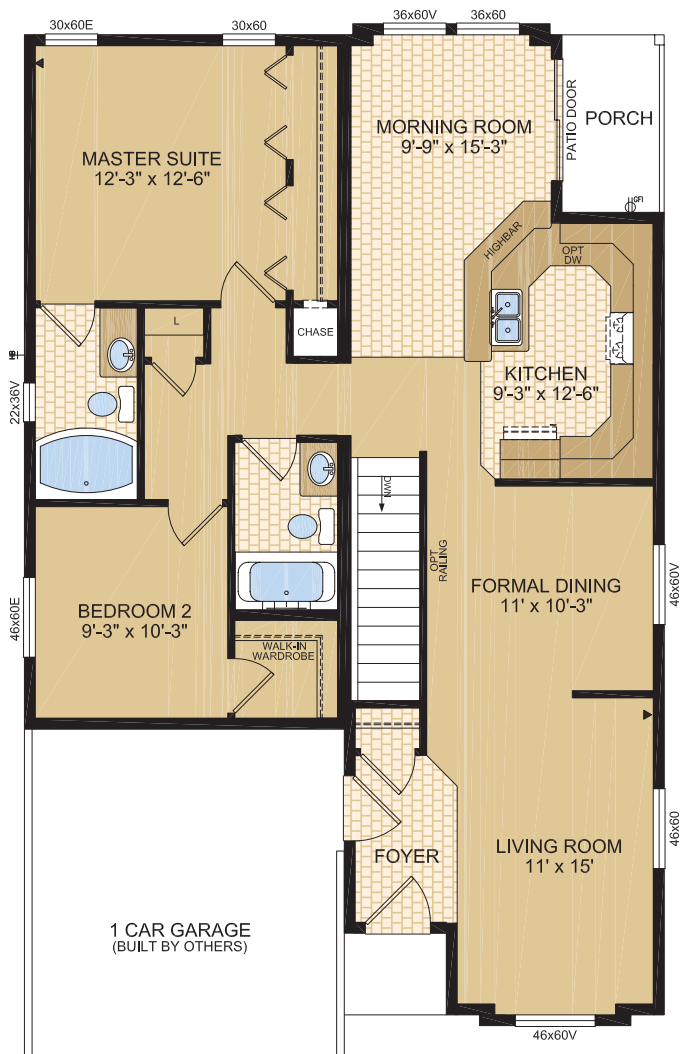


ZERO LOT LINE HOMES

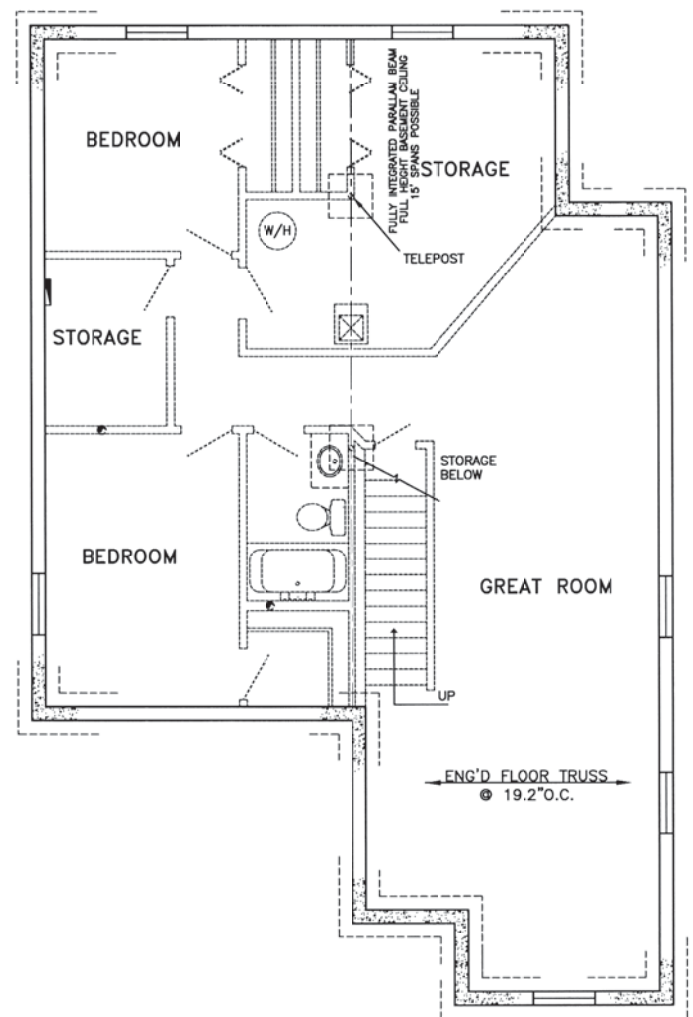
The Anderson

Model 32572 • 1312 sq. ft.

32' x 34'/48' • 2 Bedrooms, 2 Baths



Main Level



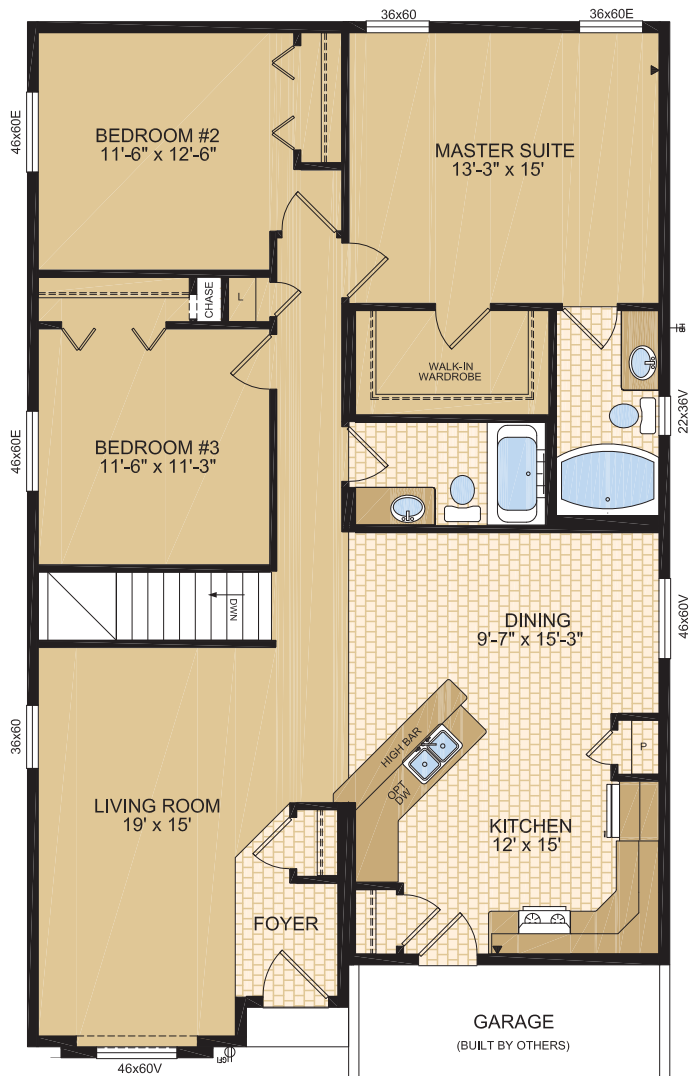
Proposed Lower Level



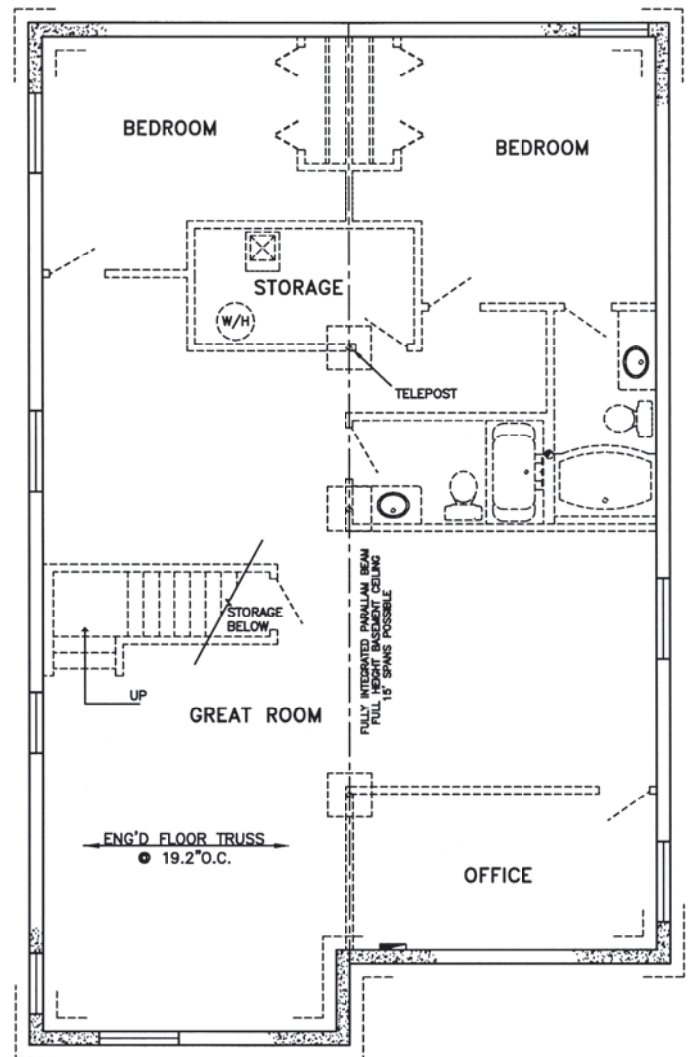
ZERO LOT LINE HOMES

The Victory

Model 32620 • 1536 sq. ft.
32' x 50' / 46' • 3 Bedrooms, 2 Baths



Main Level



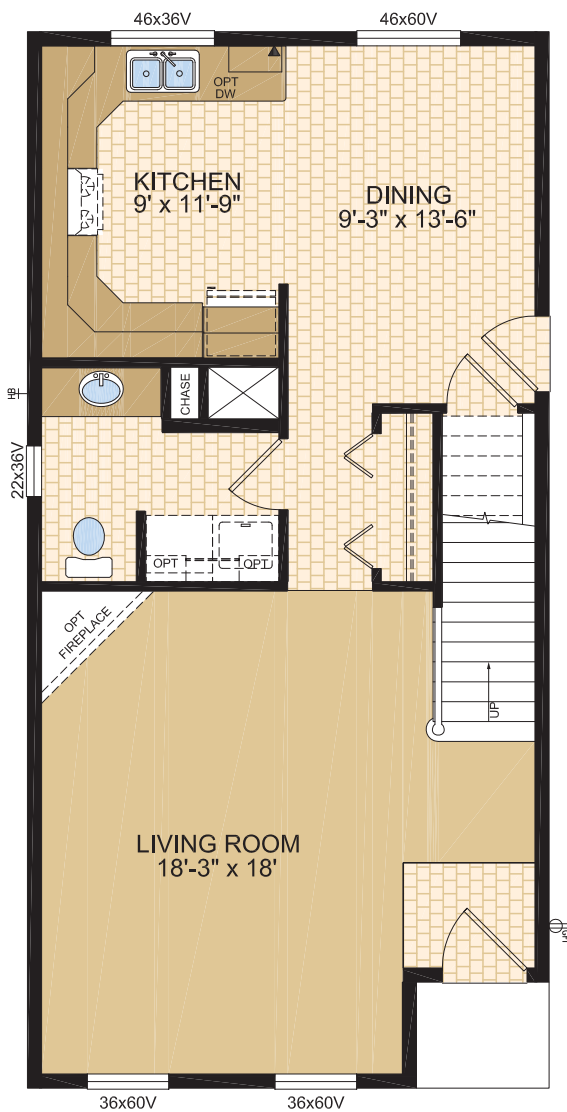
Proposed Lower Level



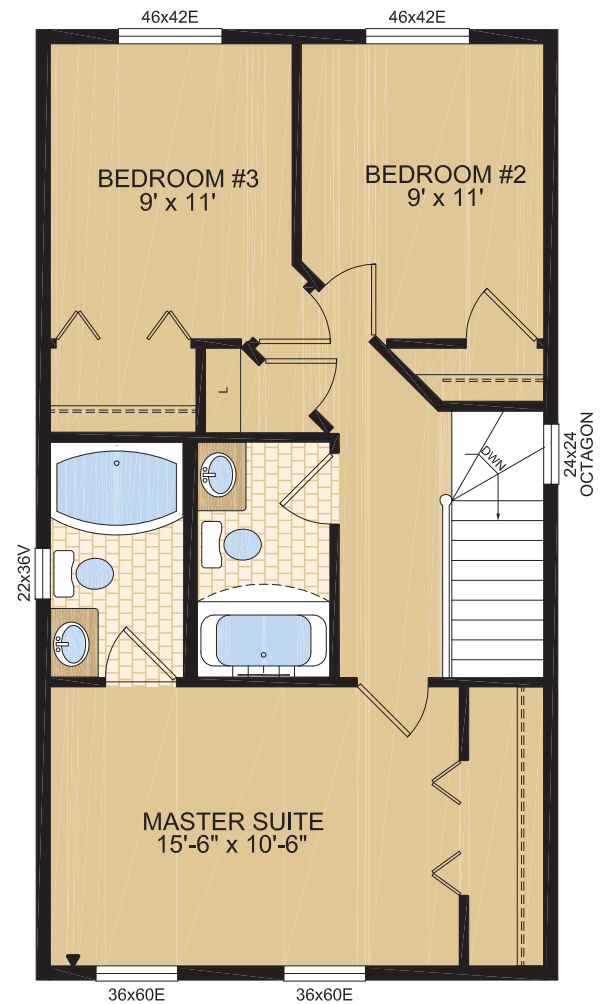
TWO STOREY HOMES

The Harrison

Model 20030TS • 1520 sq. ft.
20' x 40'/36' • 3 Bedrooms, 2.5 Baths



Main Level



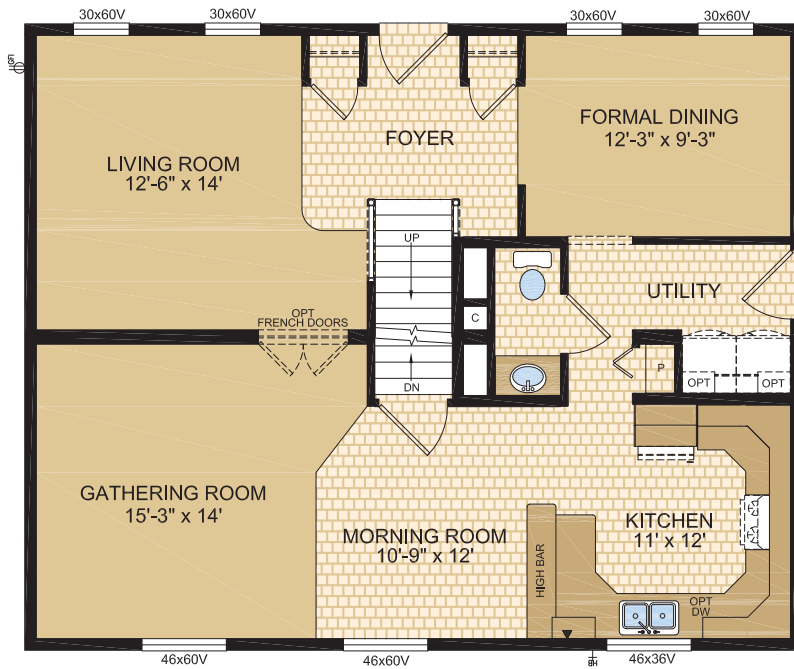
Second Floor



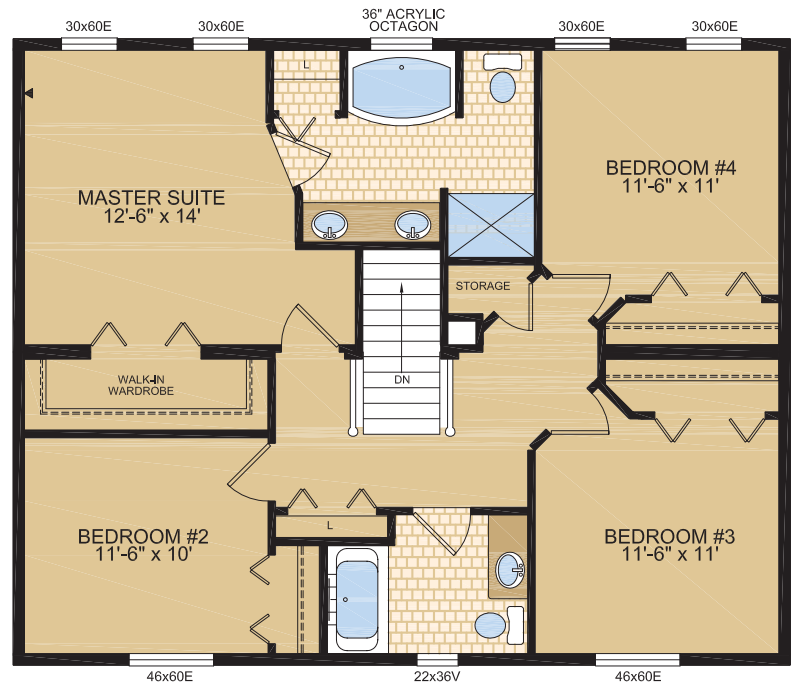
TWO STOREY HOMES

The Williamsburg

Model 30250TS • 2088 sq. ft.
29' x 36'/36' • 4 Bedrooms, 2.5 Baths



Main Level



Second Floor



TWO STOREY HOMES

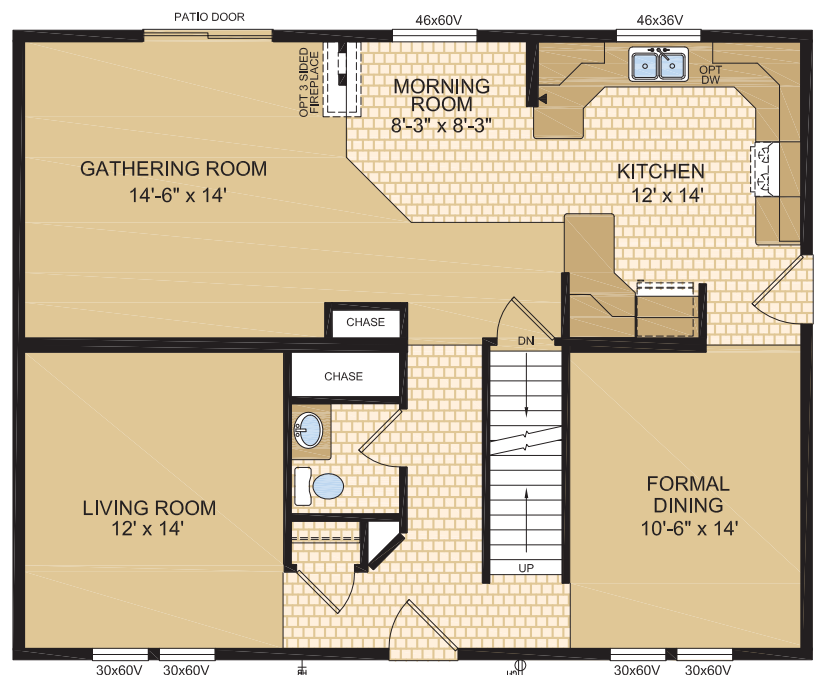
The Allansburg

Model 30252TS • 2136 sq. ft.

29' x 37' / 37' • 3 Bedrooms, 2.5 Baths



Second Floor



Main Level

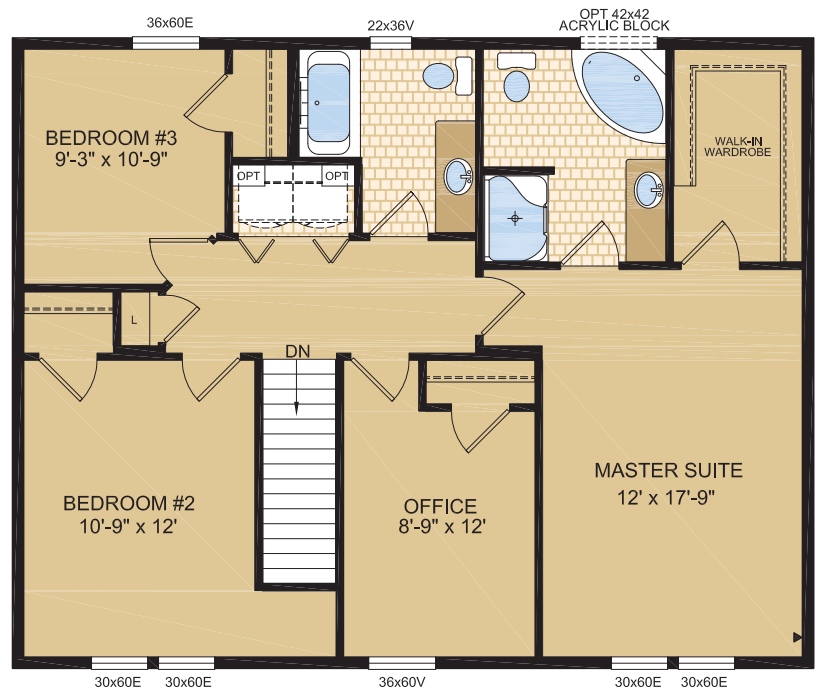


TWO STOREY HOMES

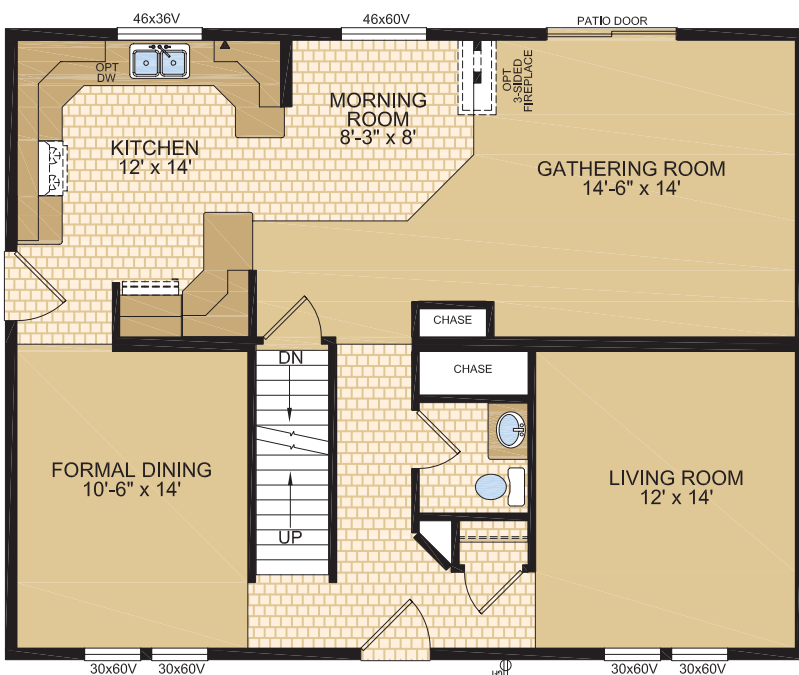
The Madison

Model 30254TS • 2136 sq. ft.

29' x 37'/37' • 3 Bedrooms, 2.5 Baths



Second Level



Main Floor

SYMPHONY MODULAR HOMES

STANDARD FEATURES & SPECIFICATIONS

GENERAL CONSTRUCTION

- Maintenance free vinyl lap siding
- Shingle roof (fiberglass-25 yr. warranty)
- Metal fascia
- Full coverage shingle underlayment
- 7/16" roof sheathing
- Textured gyproc ceiling (Spantex)
- 20'/22' wides have a fixed 4/12 roof with 12" sides 18" front and rear perimeter vented eaves
- 28'/30' wides have a fixed 4/12 roof with 18" perimeter vented eaves; 32' wides have a hinged 4/12 roof with 18" perimeter vented eaves
- **9' ceilings only available with hinged roof and n/a on a 32' wide.
- ****30' wides with a 4/12 fixed roof may require over height permits**
- Two Storey homes have an engineered 8/12 pitch roof with 18" perimeter vented eaves
- Primed and painted drywall throughout
- 8' ceilings, flat ceiling throughout
- Exterior walls built 2"x6" and strengthened with 3/8" OSB sheathing on inside and outside of wall
- 2"x4" Interior walls
- 5/8" T & G OSB floor decking throughout, (glued stapled and screwed)
- Engineered floor trusses @ 19.2" O.C. (20' & 22' wides @ 16" O.C.) with integral large span beams (no need for additional beam in basement or crawl space)
- Main floor heat ducts and supply/drainage plumbing installed in floor system
- Two Storey homes have stairs to second floor, (railing not included)
- 36" Decorative insulated entry doors with dead bolt and peephole
- Coach lights and illuminated door chimes at all exterior entrances (Covered Porches receive exterior pot lights ILO Coach Lights)
- Maintenance free Low E argon filled (R-5) PVC windows c/w vinyl sills, screens and security locks
- Two Storey homes have shutters on all curbside windows
- Electric smoke detector(s) main floor & secondary (if applicable) and basement prewired for detector
- Exterior GFI electrical outlet and frost free water tap
- Insulation meets or exceeds regional codes – Walls R20; Ceiling R40
- * Insulation plus package is a forced option on all BC homes
- 2"x4" mating wall fully sheathed for strength in shipping

TASTEFUL INTERIORS

- Plush Saxony carpet in Living Room, Great Room, Gathering Room, Formal Dining Room, Hall, Den and all bedrooms, including closets
- Quality cushioned linoleum flooring in all other areas
- Painted white moulding throughout home
- Designer glass light fixtures
- Clermont interior passage doors

BRIGHT, BEAUTIFUL KITCHENS

- Large 46" x 36" window in kitchen (most models)
- Deluxe tile backsplash
- Laminate counter tops with hardwood edge
- Range hood with light
- Double stainless steel sink
- Built in soap tray
- Doweled modular cabinetry with adjustable shelves with crown moulding
- Three distinctive colours of cabinet doors to choose from with matching moulding and trim colour

SPACIOUS BATHS

- Obscure bath windows in most models
- One-piece quality fiberglass oval tub and shower units in ensuite (most models)
- Curved shower rods in all tubs
- Expansive vanity mirrors with theatrical light above
- 36" vanity height in ensuite
- Deluxe tile backsplash
- GFI receptacle
- Power bath fan(s)
- Single lever pressure balanced faucet on tub/shower units

UTILITY SERVICES

- 100 amp electrical panel located in basement
- Wired, plumbed and vented for washer and dryer (most models)
- Wood shelf above washer and dryer
- Primary exhaust fan c/w dehumidistat and switch
- Dedicated receptacle in "Freezer Area" where applicable
- Rough in for Radon gas
- Decora Switches
- Communication outlet (2)

Samlan Homes Canada

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