PLEASANT VALLEY HOMES

DESIGN FOR LIFE



TWO STORY HOME PLANS

The Pleasant Valley **Process**

Step 1 Budget & Financing

To help you decide how much to spend on your new home, you should consult with your local bank/lender to learn about your financing options and become prequalified. This is best done prior to deciding on your new home plan, so you know up-front the size and style of home and the amenities you can afford. As a general guideline, your monthly loan payments shouldn't exceed 25%-33% of your monthly gross income.

Step 2 Choosing Your New Home & Your Amenities

When you're ready to take the next steps, visit your local, independent Pleasant Valley Homes builder/retailer, who can help guide you through the numerous plans and options available. Our home plans are designed for families needing their first home, their next home, their dream home or their retirement home. Your builder is a specialist in new home construction; speak with them to help narrow the choices, and select the home that makes sense for you.

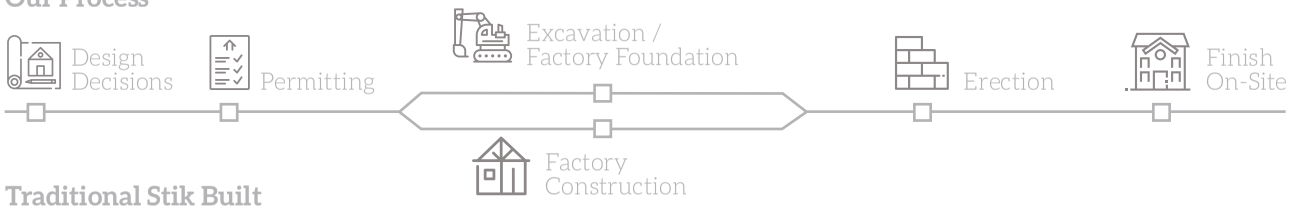
Step 3 Place Order & Sign Purchase Agreement

After you have selected your home and its options, reviewed final plans and secured financing, it's time to place your order. A builder sales consultant will provide you with a purchase agreement for the home and the remaining construction. This agreement is required to begin production of your new home. A deposit is usually required upon signing the agreement, in addition to the drawing deposits.

Step 4 Building of the Home, Transportation & Move In

While your new home is being built in our factory, your builder will begin site excavation and construction of your foundation will take place. Roughly 6-10 weeks after placing the order for your home, it's ready for delivery. Your home will be transported to your building site and will be securely placed on the permanent foundation. Depending on complexity, your home should be 70% to 90% complete at this point. Your home builder will complete all outstanding facets of construction, per your contract. Depending on the amount of site work, your new home can be ready within a matter of weeks!

Our Process



Traditional Stik Built



Personalize Your Home

On the following pages, you will find ranch, cape, chalet, colonial and other home styles, in plans that range from just under 1,000 square feet to over 2,500 square feet. Within these pages, most new home buyers will find a style and size that meets their needs and fits their budget. From there, feel free to personalize your home. Move walls, add a family room or an all-seasons room and an attic, and increase or decrease room sizes.

If you haven't quite found what you're looking for, visit our website to review even more plans. As a full service modular manufacturer, we can build our plan, your plan or a combination of both.

Visit us at PleasantValleyModularHomes.com









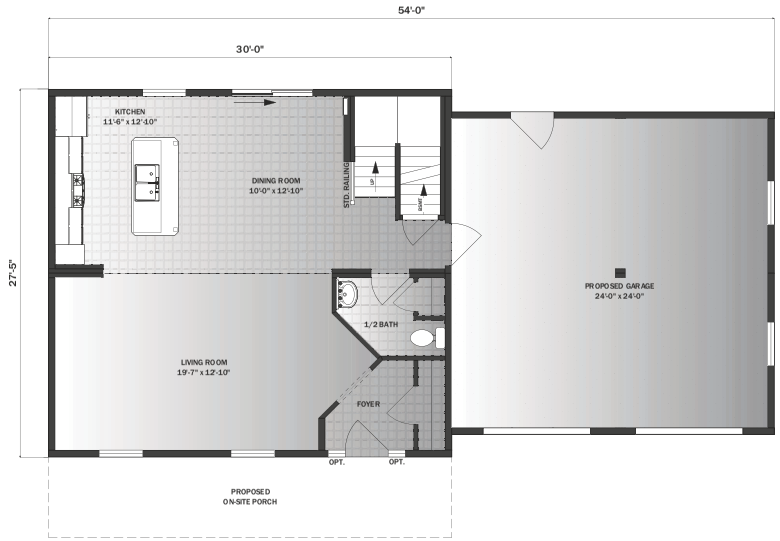
Fairvue

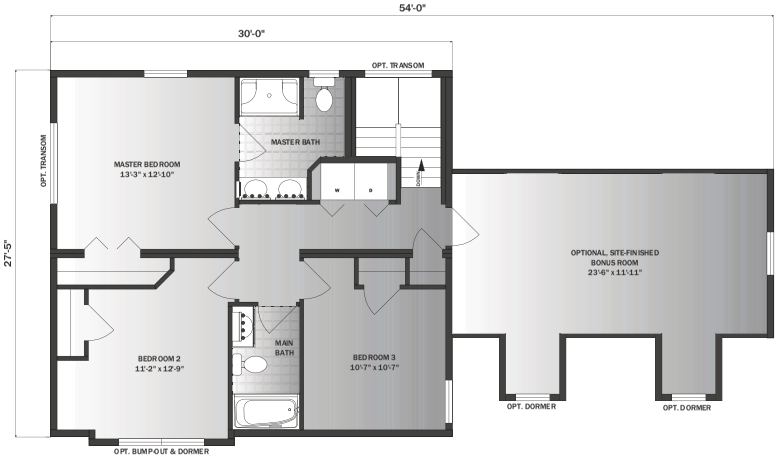


The Fairvue offers a lot in a small plan. Enter through the formal foyer and into the expansive, open living room and kitchen & dining area. The first floor features a ½ bath and switchback stairs adjacent to the rear entrance. The second floor features three bedrooms and two bathrooms plus a neatly-organized washer/dryer area. An attached garage can be either factory-built or site built, with the optional additional living space or an unfinished attic over the garage.

Specifications

- **Size: 1,645 sq. ft.**
- **3 bedrooms / 2.5 baths**
- **Dimensions: 27'5" x 30'0"**





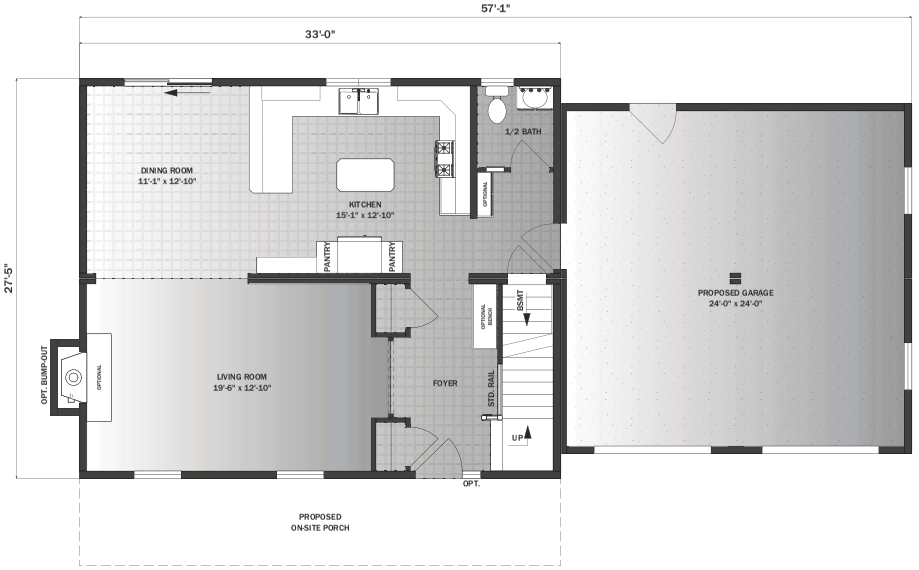


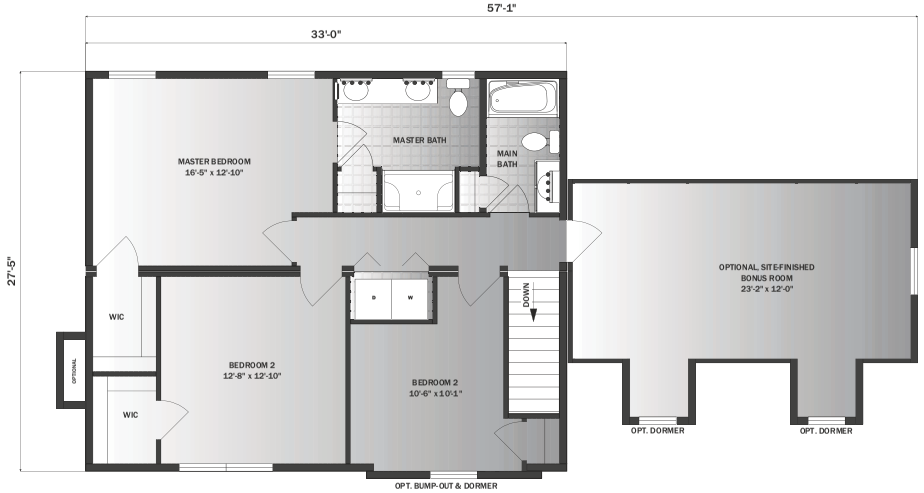
Gamble

The Gamble features a welcoming front foyer that connects the front and rear/garage entrances to the home. Slightly larger than the Fairvue, the plan features an open living and dining area with a casual bar, pantry cabinet and working island in the kitchen. The second floor features three bedrooms and two bathrooms, plus a neatly organized washer/dryer area.

Specifications

- **Size: 1,755 sq. ft.**
- **3 bedrooms / 2.5 baths**
- **Dimensions: 27'5" x 33'0"**





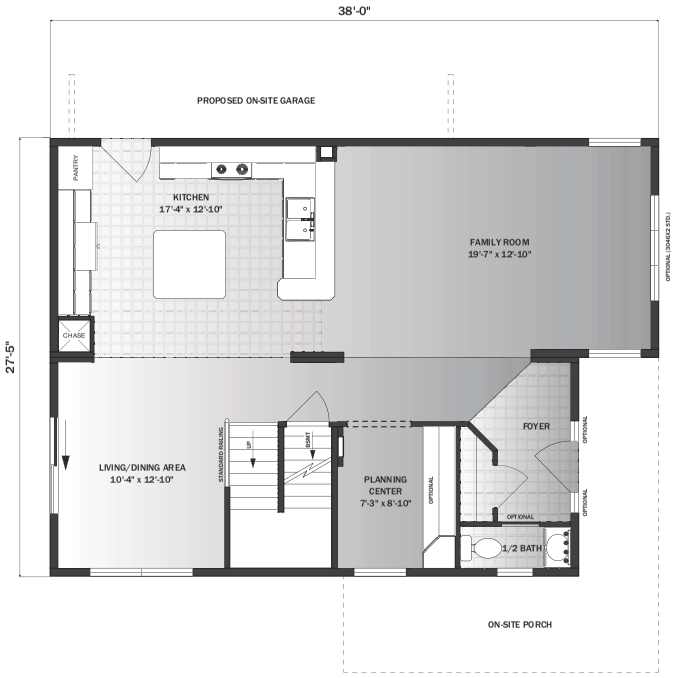
Aspendale II



The Aspendale II, an update to one of our most popular two-stories, features unique curb appeal, an open, flowing layout, and numerous amenities. Enter through the welcoming foyer with a neatly-planned ½ bath and coat closet into the spacious family room open to the kitchen with raised bar seating. The first floor features a Planning Center, a flexible s pace designed to grow and change with the needs of its owners—pay bills, do homework, and the like in a comfortable, semi-private space.

Specifications

- **Size: 1,847 sq. ft.**
- **3 bedrooms / 2.5 baths**
- **Dimensions: 27'5" x 38'0"**





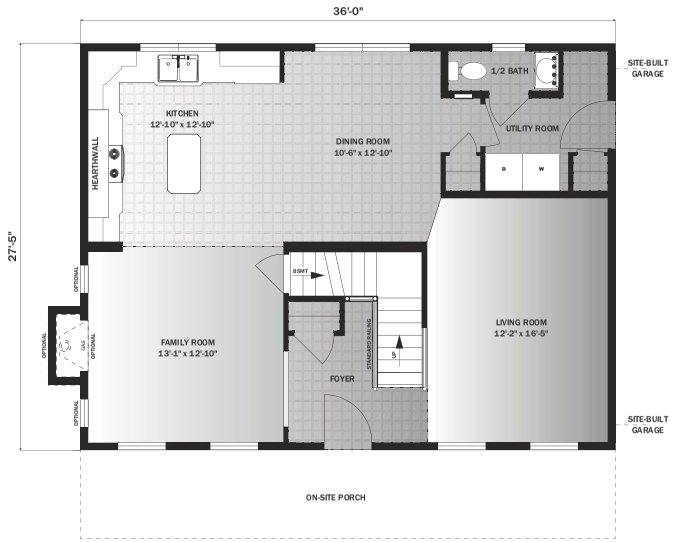


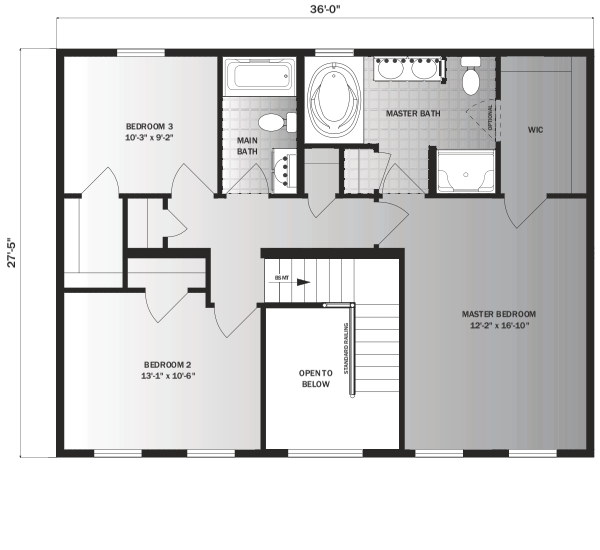
Shirley

Featuring Pleasant Valley's signature Hearth Wall Kitchen, the Shirley is a traditionally styled colonial with just under 2,000 sq. ft. of living space. Enter through the soaring foyer and you can head into the living room or the family room, which is open to the kitchen and dining area. The first floor is complete with a ½ bath, laundry area, and ample storage, all adjacent to the rear entrance. Upstairs, a spacious master bedroom with walk-in closet and luxurious master bathroom, along with two other bedrooms and a shared bathroom.

Specifications

- **Size: 1,955 sq. ft.**
- **3 bedrooms / 2.5 baths**
- **Dimensions: 27'5" x 36'0"**





Poplar Hall

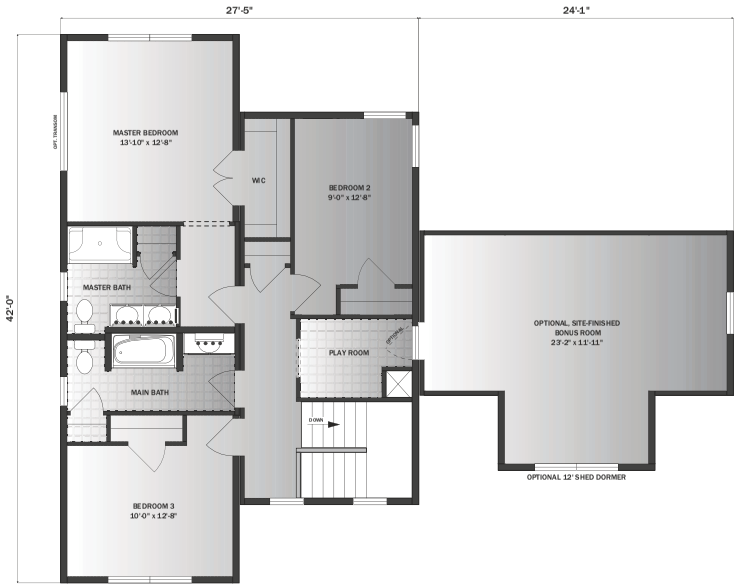


With ample flexibility, the Poplar Hall can accommodate a variety of building lot orientations and family needs. The first floor features a spacious family room open to the kitchen and dining area. The den can double as a fourth bedroom if needed, and the ½ bath and laundry space can convert to a full bathroom adjacent to the den/4th bedroom. Upstairs, the master bedroom features a walk-in closet and two additional bedrooms along with a playroom (which can be replaced with a laundry or other area) to accommodate your needs.

Specifications

- Size: 1,966 sq. ft.
- 3 bedrooms / 2.5 baths
- Dimensions: 27'5" x 42'0"





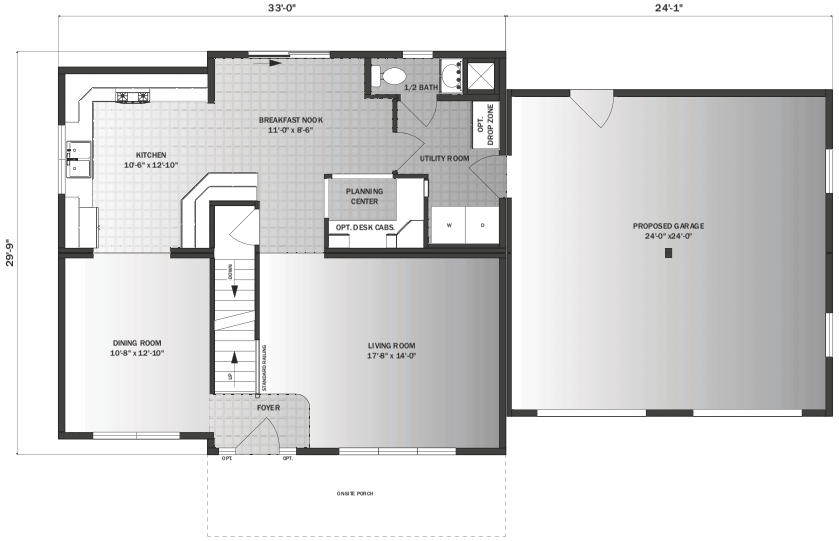


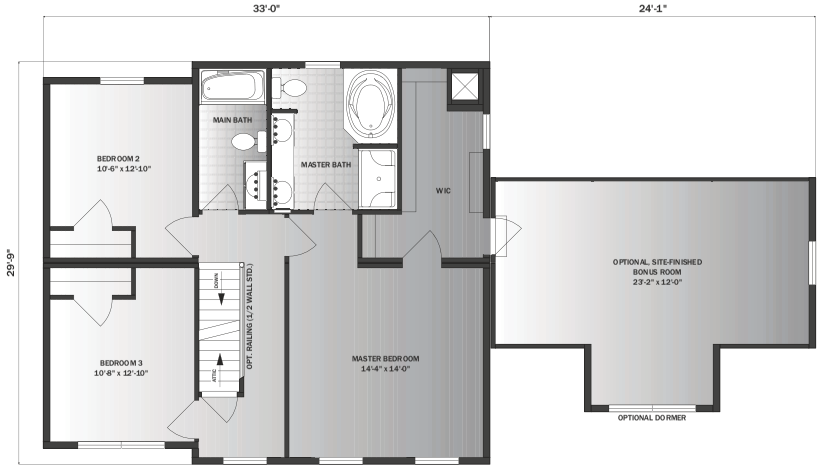
Laura II

With its spacious kitchen, and dining areas, the Laura II is a great plan for entertaining. Upon entering, head through the living room or the dining room into the kitchen, and the breakfast nook. The planning center with optional built-in desk cabinetry is the perfect semi-private place to pay bills, do homework and the like. The second floor features an expansive master suite, with walk-in closet, luxurious master bath, and the option to add either storage or living space over the garage.

Specifications

- **Size: 2,010 sq. ft.**
- **3 bedrooms / 2.5 baths**
- **Dimensions: 29’9” x 33’0”**





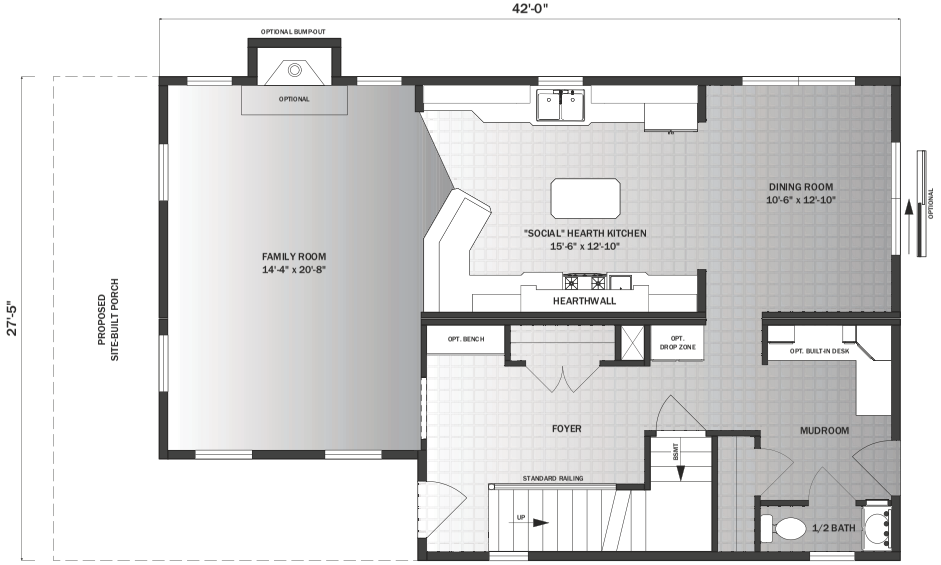
Waverly

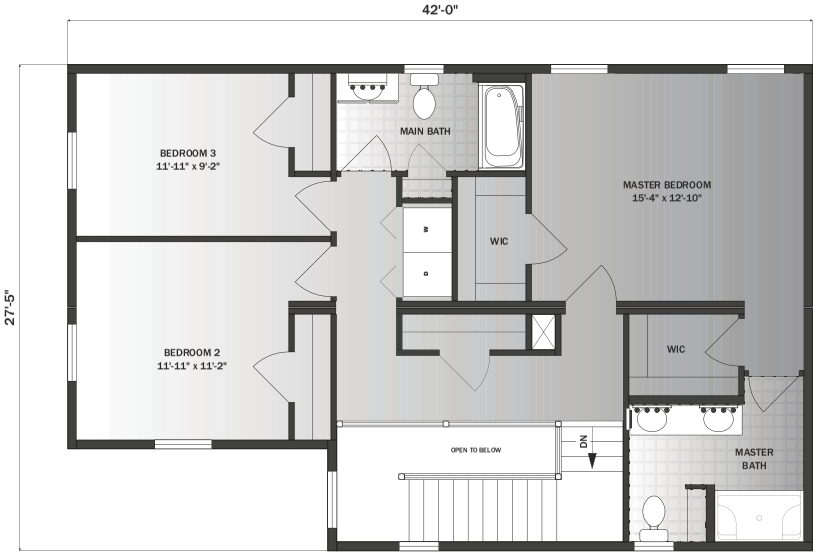


Designed for a narrow, deep lot, the Waverly features our signature "Social" Hearth Wall Kitchen. With a large family room leading into the luxury kitchen, then into the dining room, the first floor is rounded out with spacious and connected front and rear entries. The second floor features a spacious master suite along with two additional bedrooms, a bath and a laundry area.

Specifications

- Size: 2,031 sq. ft.
- 3 bedrooms / 2.5 baths
- Dimensions: 27'5" x 42'0"





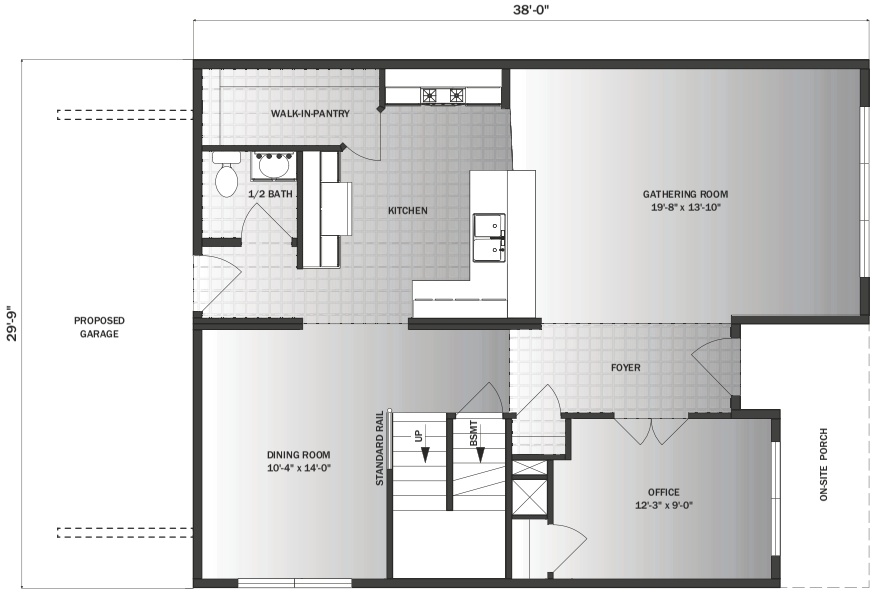


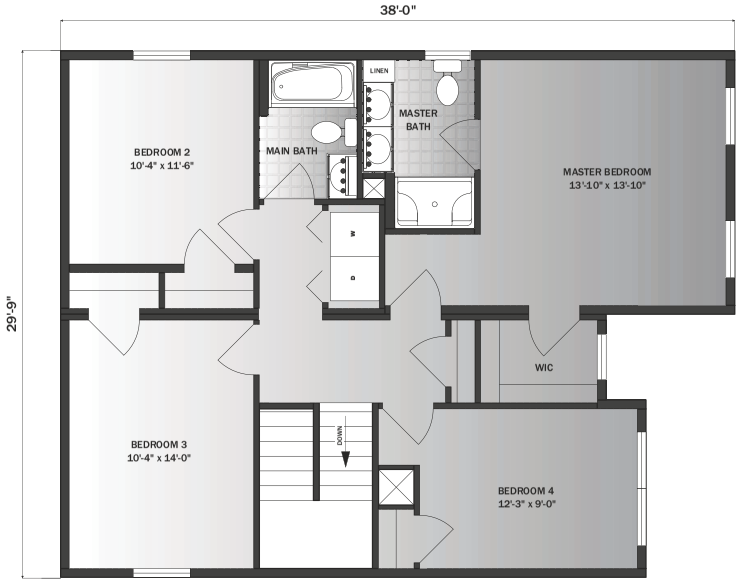
Belfont

A larger version of the Aspendale II, the Belfont is designed for narrow, deep building lots. Enter the welcoming foyer into the spacious family room or home office. The kitchen, with walk-in pantry, features a raised bar perfect for entertaining and a ½ bath in the rear hall. The second floor has four bedrooms, including the master suite, and a laundry area.

Specifications

- **Size: 2,130 sq. ft.**
- **4 bedrooms / 2.5 baths**
- **Dimensions: 29'9" x 38'0"**





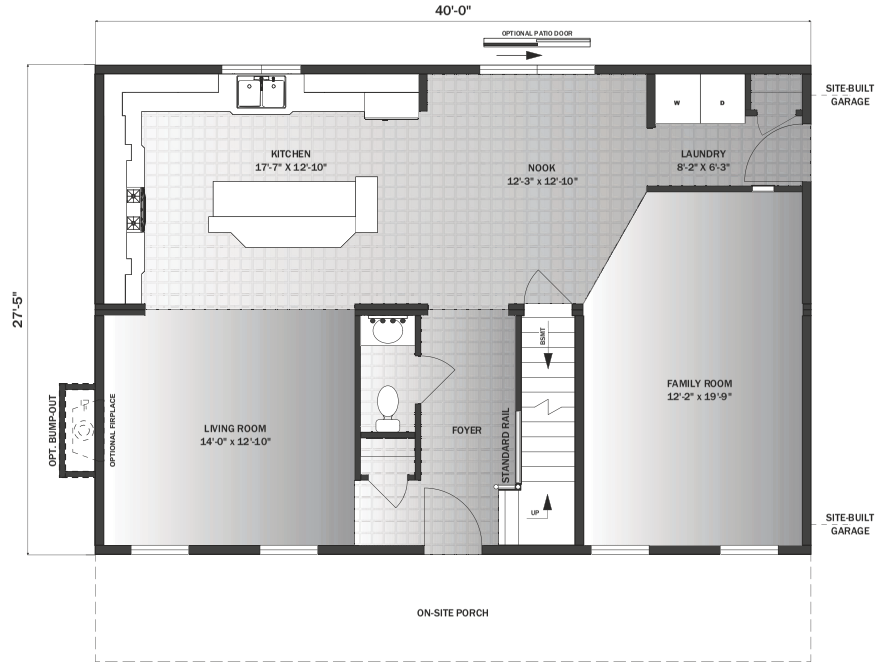
Astoria II

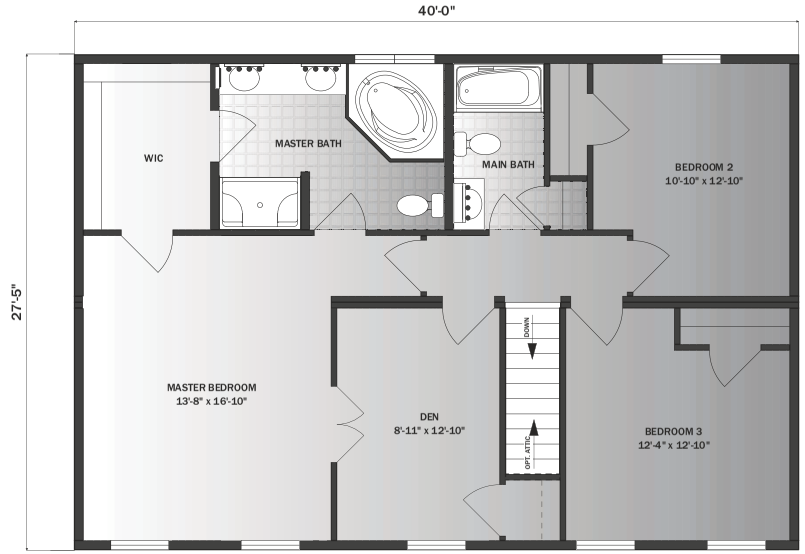


The beautiful Astoria II, featuring our signature Hearth Wall Kitchen, is an updated version one of our most popular, traditionally-styled colonials. A larger version of the Shirley, the plan boasts separate family and living rooms (use them to fit your needs) and a spacious, informal dining area.

Specifications

- Size: 2,194 sq. ft.
- 3 bedrooms / 2.5 baths
- Dimensions: 27'5" x 40'0"





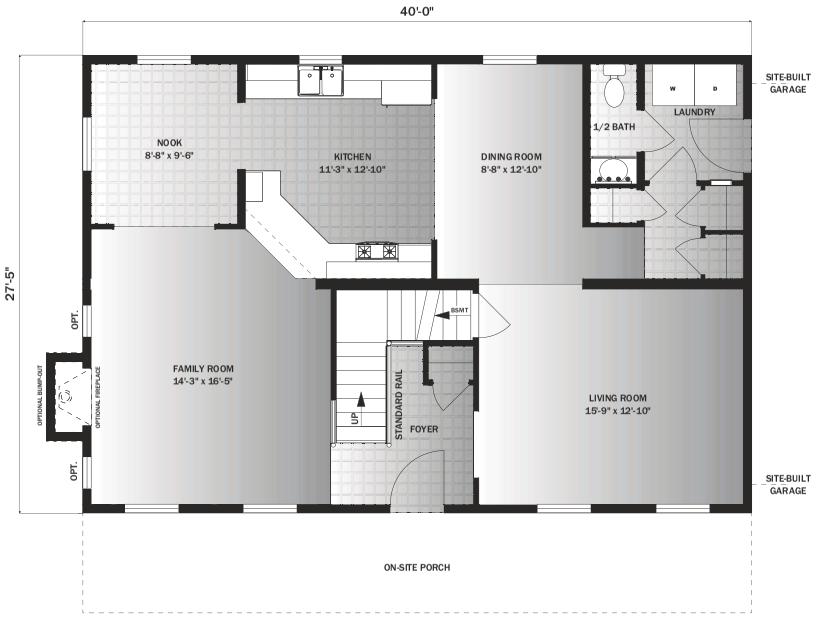


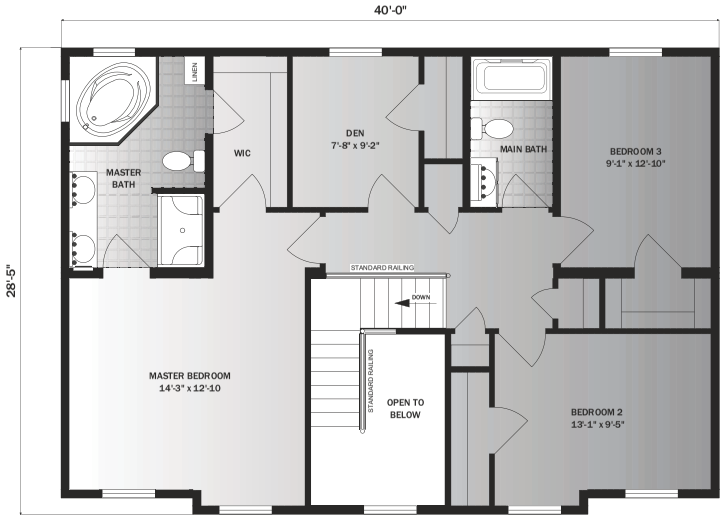
Felicity

Like the Astoria II, the Felicity features over 2,000 sq. ft. with separate family and living rooms and both a dining area and a nook—a perfect house to host the holiday feast. With a soaring, open staircase leading to the second floor, the plan features three bedrooms and two bathrooms and a den.

Specifications

- **Size: 2,194 sq. ft.**
- **3 bedrooms / 2.5 baths**
- **Dimensions: 27'5" x 40'0"**





Westfield

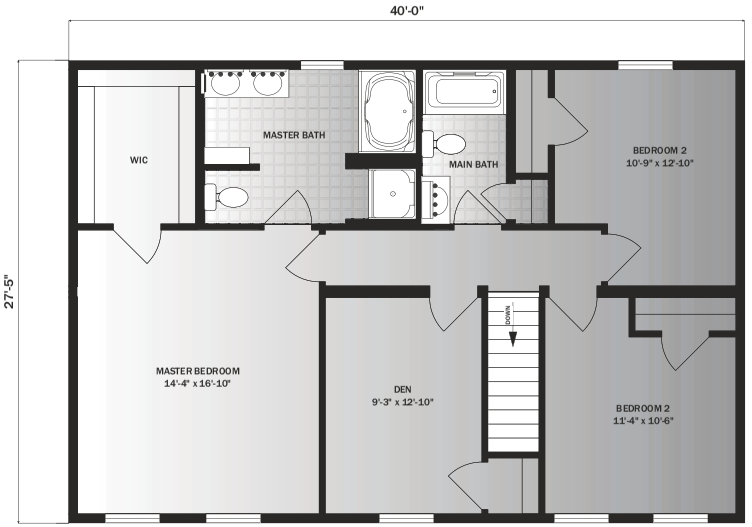


Shown with an optional third-floor bonus space, the Westfield features three over-sized bedrooms and a den (or fourth bedroom). The Westfield's stair configuration permits easy, walk-up access to the third floor, which can be configured as an attic or as a site-finish-able space. Downstairs, separate dining areas flank a spacious kitchen while there are separate living areas on either side of the foyer.

Specifications

- **Size: 2,194 sq. ft.**
- **3 bedrooms / 2.5 baths**
- **Dimensions: 27'5" x 40'0"**







Pebble Hill

With its first floor master suite and second floor loft, the Pebble Hill boasts nearly 2,500 square feet of living space. The entrance foyer is flanked by a home office on one side and a factory-built garage on the other. The kitchen, featuring an eat-at island with raised bar, opens to the spacious family room on one side and the dining room on the other. Designed to take advantage of building lots with rear views, the plan accommodates a rear deck or patio adjacent to the dining room. Upstairs, four bedrooms, a bathroom and an over-sized loft look down over the open foyer.

Specifications

- **Size: 2,444 sq. ft.**
- **4 bedrooms / 2.5 baths**
- **Dimensions: 30'9" x 56'8"**

