

YOUR LOCAL INDEPENDENT BUILDER IS PROUD TO PRESENT...

The Two-Story & Cape Collection



Cardinal Homes



“Building a new home is a rewarding yet challenging undertaking because you want the best value for your family. Thank you for considering our modular building system. We invite you to explore the many ways we can help your builder make your dream come true.”

—*SueAnne Roberts, President
Cardinal Homes, Inc.*



Cape Collection

Model	Sq. Ft.	Page	Model	Sq. Ft.	Page
Woodside[†]	1,010	7	Waterside	1,739	15
Overbrook	1,010	8	Windsor Park[†]	1,917	16
Holbrook	1,122	9	Holbrook Park	1,944	17
Windsorside[†]	1,179	10	Bridgeside	2,122	18
Davenside	1,570	11	Lakewood	2,132	19
Laurelridge	1,655	12	Brendal Park	2,204	20
Brookfield[†]	1,713	13	Brightside	2,389	21
Bayridge	1,713	14			

Each Collection is Organized by Square Footage

[†] Drop Spot Not Available

Note: Renderings shown in these materials are artistic conceptual drawings and may vary from the actual floor plans shown. Ask your Builder about specifications for each model.

Two Story Collection

Model	Sq. Ft.	Page
Rutledge[†]	2,184	22
Charlesport[†]	2,217	23
Stoneport[†]	2,266	24
Brendalridge	2,319	25
Westridge	2,354	26
Sonoma[†]	2,382	27
Aurora	2,516	28
Sinclair	2,526	29
Victoria[†]	2,624	30
Beaumont	2,962	31
Carrington	3,590	32
Morganton[†]	3,636	33
Waterford	5,009	34



Cardinal Homes

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Welcome. And congratulations on getting ready to make one of the most important investments of your life. Building a new home is very exciting. Whether you're looking for your first home, replacing an existing home your family has outgrown or downsizing to simplify for retirement, your new home is where you express yourself, care for your family, entertain and relax. It should reflect who you are and how you like to live.

The home plans on the following pages represent some of the most popular and innovative Cape and Two Story designs in the building industry.

And each of the plans incorporates the details and amenities that today's sophisticated homebuyers are looking for. Talk to your Builder to learn more about which Cardinal home is right for you and all of your family's needs.

Two Story and Cape Collection

DROP SPOT: We realize that today's busy world makes many demands on you and your family. To help keep you organized and reduce clutter, we've included a Drop Spot near the entryway in most of our homes. It's the perfect place to charge cell phones, drop mail, write messages and hang keys or book bags. Multipurpose storage units in the Drop Spot can help keep clutter organized and in one central place for orderly, stress-free living.

ROOF OPTIONS: The slope of a roof is measured as units of rise per 12 units of horizontal run. This means the higher the number before the 12, like a 9/12 or even a 12/12 roof, the steeper it is. Why should you care how steep your roof is? The steeper it is, the more available room you have above the first floor for storage or even additional living space.

This booklet includes two story floor plans that are available with 6/12, 7/12, 9/12 and 12/12 roof pitches. Triple module capes (42' wide) with a 9/12 roof and two module capes (28' wide) with a 12/12 roof pitch allow for extra living space or a storage attic on the second floor. Talk with your local independent Builder about which choice is best for you.

The Best Systems Built Homes—

like Cardinal's—are not just as good as most site-built homes, they're better. From higher quality materials, state-of-the-art construction, energy efficiency and superior products to saved time and money, the advantages of modular construction are many. And you don't have to sacrifice anything. It's no wonder modular construction has become the building method of choice for the quality-conscious homebuyer.

Modular Homes are built in factories by trained crafters. The modules produced by the factory are transported in sections to a building site where they are assembled by a local independent builder. Modular homes are built to the same local and state building codes as site-built homes and are virtually indistinguishable from them, as well. Technology allows modular home builders to build any size or style of home.

A Beautiful & Structurally Superior Home

CARDINALHOMES.COM





Compare Cardinal Homes to the Alternatives

	CONVENTIONAL SITE BUILT	CARDINAL HOMES, INC.	ON-FRAME MODULAR	MOBILE/ MANUFACTURED
AFFIXED TO A PERMANENT FOUNDATION (CRAWL SPACE, BASEMENT OR PILINGS)	yes	yes	sometimes	maybe, but steel chassis must remain attached
TITLE HELD AS	deeded real estate	deeded real estate	deeded real estate	titled like an rv by the depeartment of motor vehilces
APPRECIATES IN VALUE	yes	yes	not usually	not usually
CONFORMS TO STATE, LOCAL & REGIONAL CODES	yes	yes, but often exceeds local building codes	yes	no built to federal preemptive "HUD" standard
FINANCING	conventional mortgage	conventional mortgage	conventional mortgage	many "creative" financing schemes
APPRAISAL	compared to other site-built & modular homes	compared to other site-built & modular homes	compared to other on-frame modular & manufactured homes	compared to on- frame modular & manufactured homes
MAY BE SET ON BLOCKS TIED DOWN WITH METAL STRAPS	no	no	yes	yes
DEPRECIATES IN VALUE	not usually	not usually	often	usually
NON-REMOVABLE STEEL CHASSIS	no	no	typically	steel chassis is required to remain in place
ALSO KNOWN AS MOBILE HOME, DOUBLE WIDE, TRAILER, ETC.	no	no	sometimes	yes

While searching for a new home,

you'll hear the terms modular, site-built and mobile/manufactured and you may also hear the term "On-Frame" modular. It is important to become familiar with the differences between these structures and building methods so you can ensure you are comparing apples to apples and making the right decision for your new home.





Quality. Cardinal modular homes offer better quality and value due to their superior structural integrity. There are many factors that contribute to Cardinal's extraordinary quality.



Why Choose a Cardinal Home?

- ▶ **Excellent Designs:** Your floor plan is one of the most important elements of your new home. That's why Cardinal has invested many hours researching today's most innovative home trends and styles. You'll love the spacious living areas, abundant storage space, and the "Drop Spot" will be a favorite, as well. Of course you can modify any of the plans in this booklet, or perhaps you have the time and budget to design your very own custom floor plan from scratch. Discuss these options with your builder to determine which one is best for you.
- ▶ **Energy Efficiency:** The efficient construction process of Cardinal Homes helps eliminate gaps around pipes, electrical outlets, windows, doors and exterior sheathing. Building wrap, sealed around perforations, makes Cardinal's homes tighter, with less air infiltration and an advanced level of energy efficiency. You benefit by having lower heating and cooling costs.
- ▶ **Speed of Construction:** One of the greatest benefits of modular construction is the quick turnaround

time between ground breaking and occupancy. Some owners are able to move into their new modular homes just months after first contacting their Builder. Additionally, custom modular homes are virtually ready to move into in a fraction of the time compared to custom site-built homes. For home buyers on a tight schedule, modular construction offers a timely solution.

- ▶ **Consistent Quality Control:** Cardinal homes are subjected to far more inspections than most site-built homes. From framing to finishing, each module at Cardinal's plant is inspected at every station. In addition, a state-approved third party inspection agency inspects every home before it is delivered. Site-built homes rarely receive this much expert review.
- ▶ **Better Living:** Advanced ergonomic features are available in every design shown in this booklet. We call this Better Living™, you will call it common sense. Discuss these features with your Builder to personalize Better Living™ for your specific needs. (Refer to table on the next page.)

WHO IS BETTER LIVING™ FOR? Everyone! Better Living™ is ergonomic functionality. Your whole family and even your guests will enjoy Cardinal's Better Living™ common-sense safety and convenience features.



Cardinal Homes

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FEATURES	BENEFITS
ROCKER STYLE LIGHT SWITCHES AT A MORE COMFORTABLE HEIGHT	We install larger "rocker style" switches about 4" lower than usual for the little people in your life; and for you, when you have an armload of groceries.
HIGHER ELECTRICAL RECEPTACLES	Your outlets will be almost 5" higher than those commonly installed in other homes today. Your back will thank you.
LEVER HANDLE DOOR KNOBS & FAUCETS	Whether it is tired, aching hands or soapy fingers, these handles will be easier to use and enjoy.
36" WIDE DOORS, 42" STAIRS & 44" HALLS	You will appreciate these wider pathways from the first day you move your furniture in, and your walls will look nicer because of the reduced abuse.
THRESHOLD OPTIONS	Your baby's stroller or your great aunt's walker will roll in and out of your home much easier with lower thresholds, which can be part of our Better Living designs.
GLASS AT EXTERIOR DOORS	It will be easier for you to see who's knocking, whether you are 3 feet tall or 6 feet tall.
ADJUSTABLE HEIGHT CLOSET RODS & SHELVES	Put the shelf at the height that is right for you, or buy more shelves to arrange two hanger levels, one over the other.
ROLLING SHELVES IN BASE CABINETS	Easier to get at your pots and pans or other items stored in the base cabinets.
COUNTER TOPS AVAILABLE IN VARIOUS HEIGHTS	Personalize your kitchen with counter tops at different levels to make everyday tasks easier on your back or to allow you to sit for some of them.
WALLS REINFORCED FOR GRAB BARS	When you need extra help getting up and down, you can add grab bars to bathroom walls that have been reinforced for your convenience.
SHOWER SEAT & HAND HELD SHOWER	Sit down to shave your legs and wash your feet with the convenience of the hand-held shower spray. Everyday activities just seem easier.
SPACIOUS BATHROOMS	Room for two and the convenience and luxury of space to get ready in the morning... You will appreciate the benefit everyday.
ELONGATED COMMODOES	More comfortable and aesthetic.
CUSTOMIZED TASK LIGHTING	Take the time to consider where you need extra lighting. We'll wire your new home according to your specific needs.

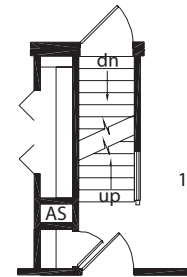
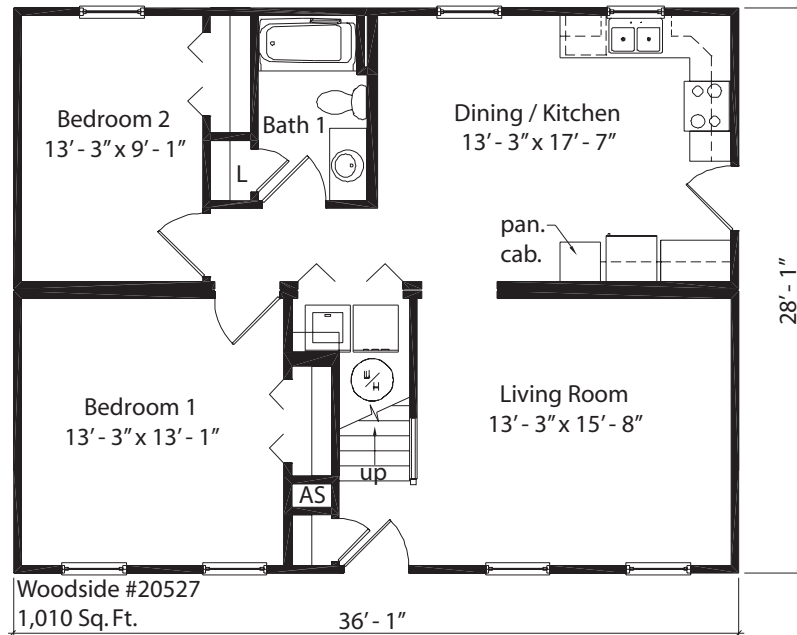
What are Better Living™ features?

Better Living™ features are all of those little details we automatically offer in every Cardinal home we build that make your life easier...today and tomorrow. Wider hallways, doorways and stairs, closets complete with bi-fold doors rather than standard swinging doors, carefully planned kitchens, lowered light switches, and expanded space in the bathrooms ensure that your new home offers the ultimate in comfort and enjoyment. Cardinal Homes was the first modular home manufacturer to make these Better Living™ features standard in every home they build. Why? Because they know that these user-friendly details make perfect sense for you now and in your future.

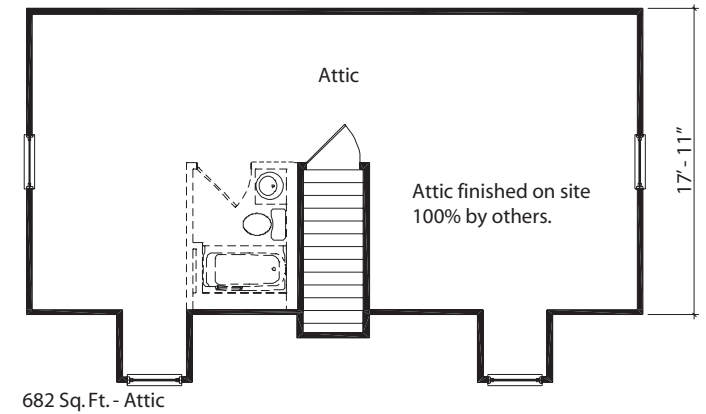


BetterLiving™

CARDINAL HOMES • UNIVERSAL DESIGN



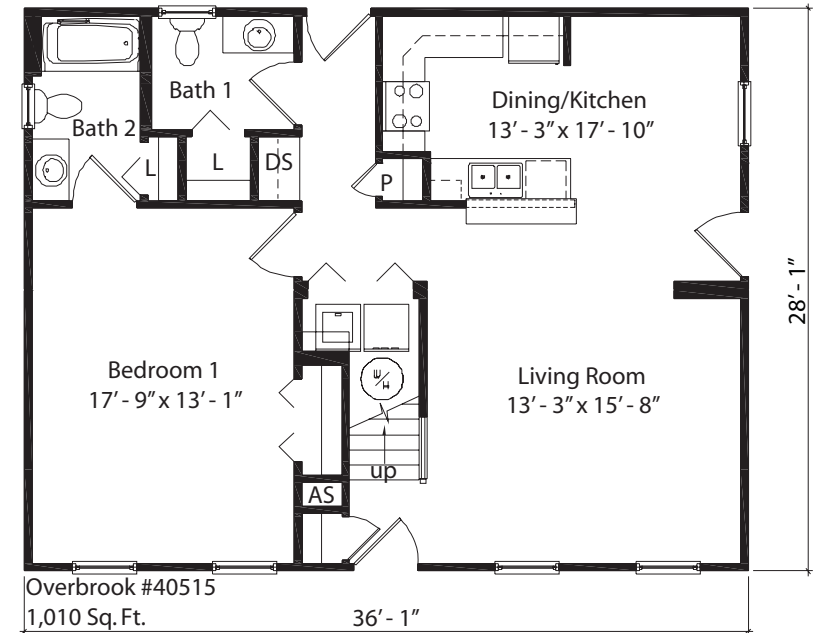
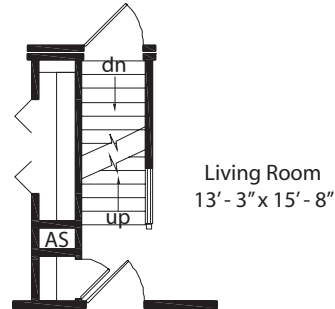
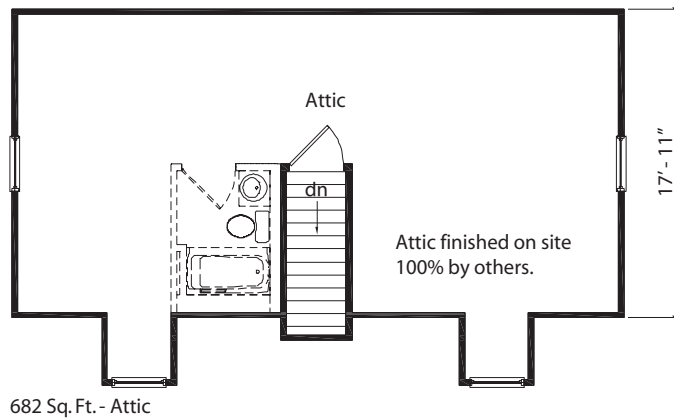
Optional Basement Entrance
Washer, dryer & water heater installed
in basement by others.



Woodside

1,010 Sq. Ft.
2 Bedrooms
1 Bathroom





"We just wanted to drop you folks a line. We recently took delivery of our Cardinal home and couldn't be happier with the product. You folks did a first class job, and my builder could not have been nicer or easier to work with. We would recommend a modular home to anyone and would especially recommend they build a Cardinal home. You folks modified the plans to our satisfaction, and we couldn't be happier. Again, thank you and my builder for a great job, at a great price."

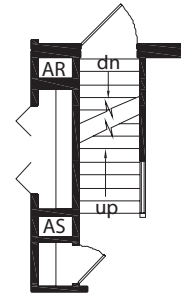
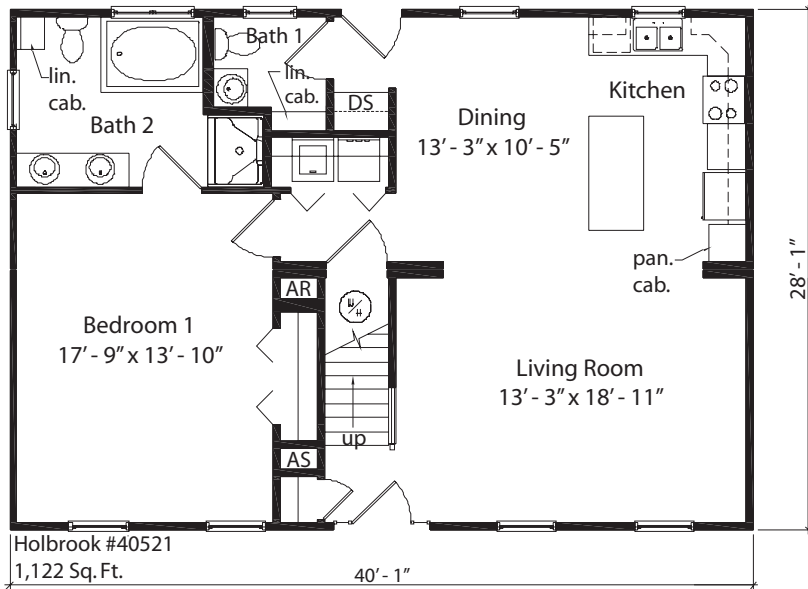


Overbrook

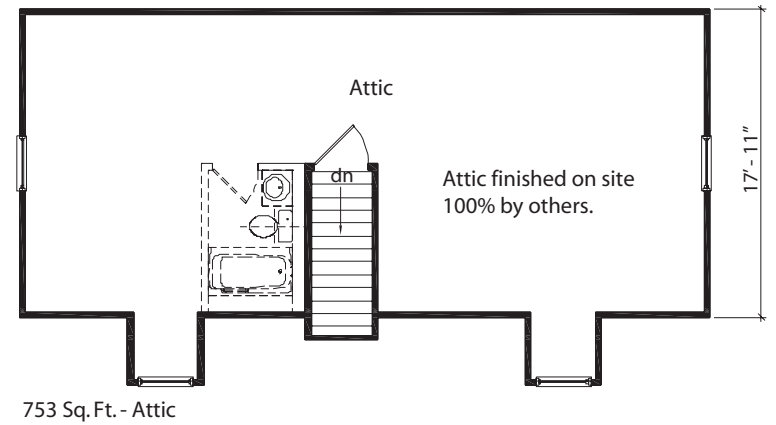
1,010 Sq. Ft.

1 Bedrooms

2 Bathrooms



Optional Basement Entrance
Water heater installed
in basement by others.



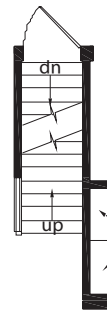
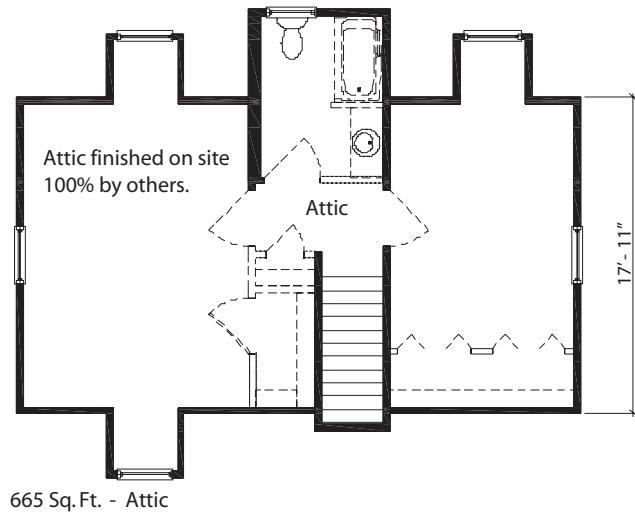
Holbrook

1,122 Sq. Ft.

1 Bedroom

2 Bathrooms

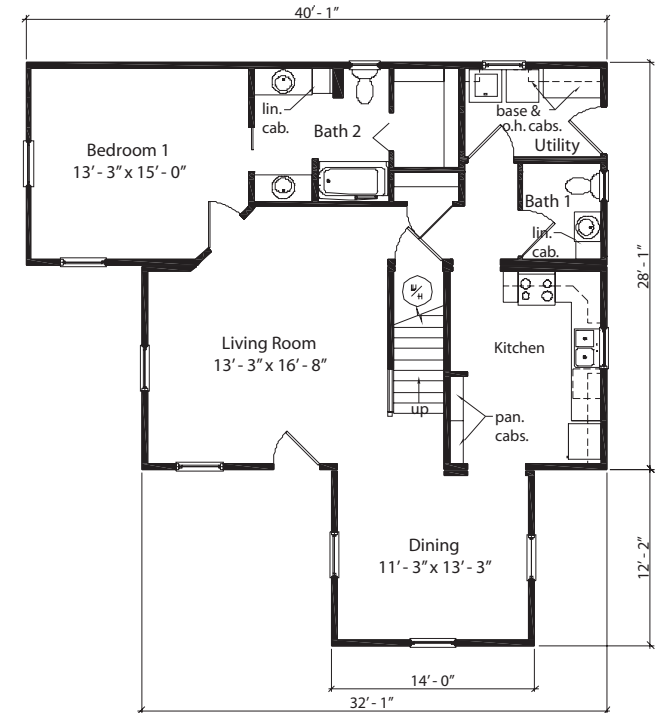




Kitchen

pan.
cabs.

Optional Basement Entrance
Water heater installed
in basement by others.



Windsorside #70505
1,179 Sq. Ft. - 1st Floor

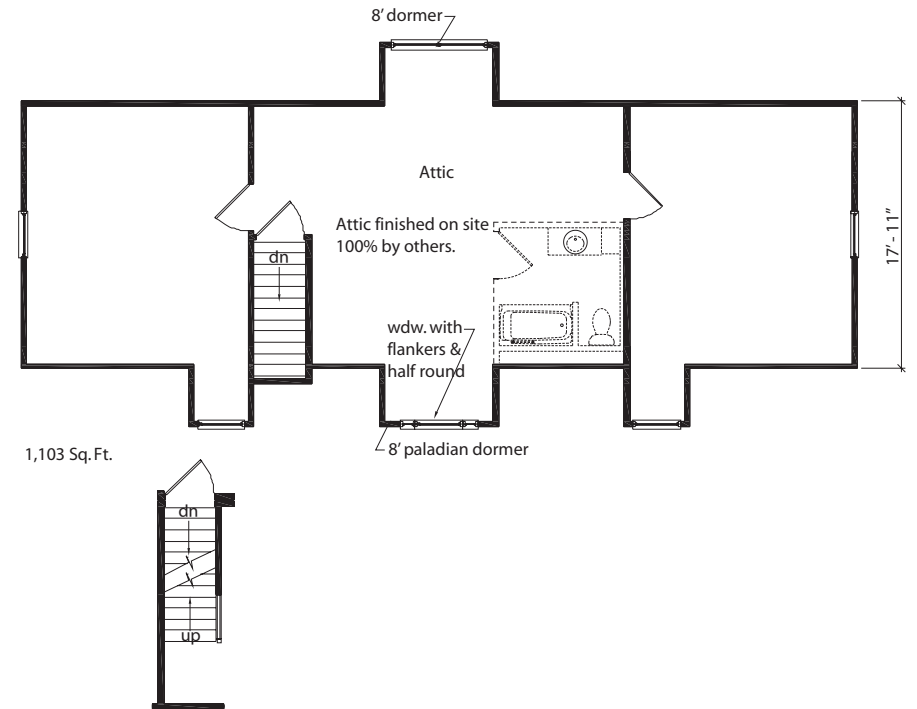
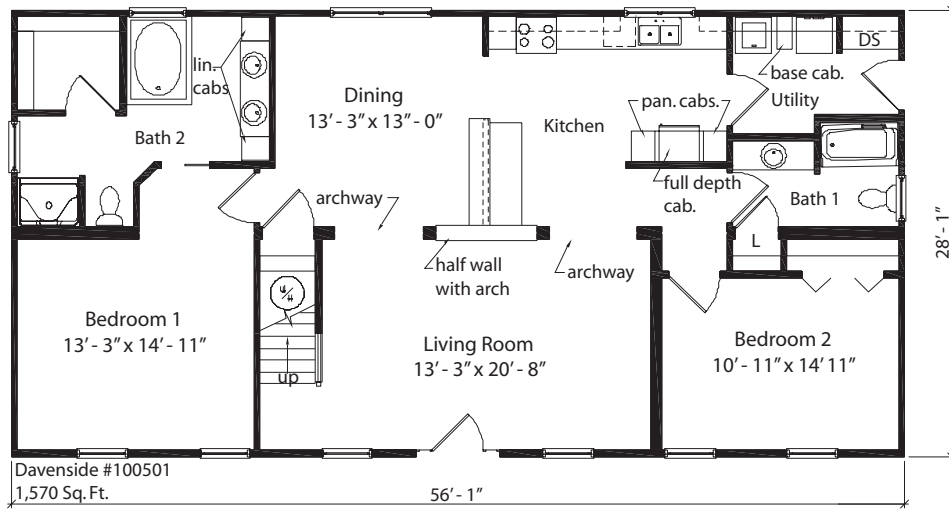


Windsorside

1,179 Sq. Ft.

1 Bedroom

2 Bathrooms

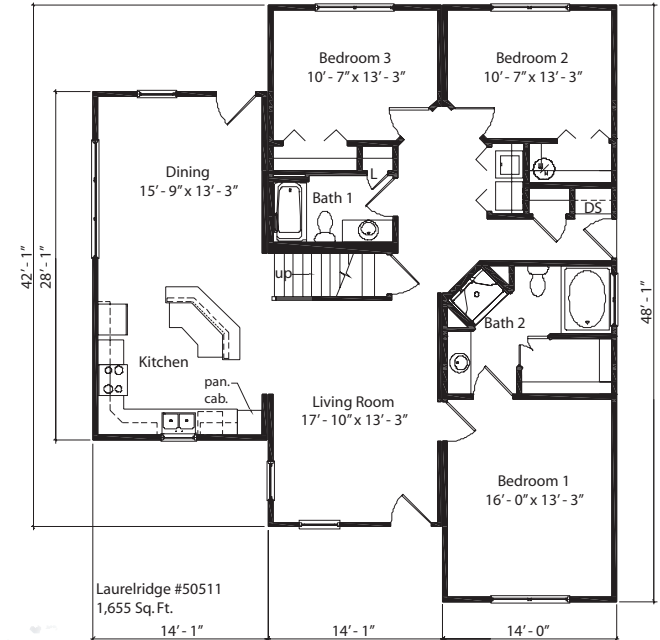
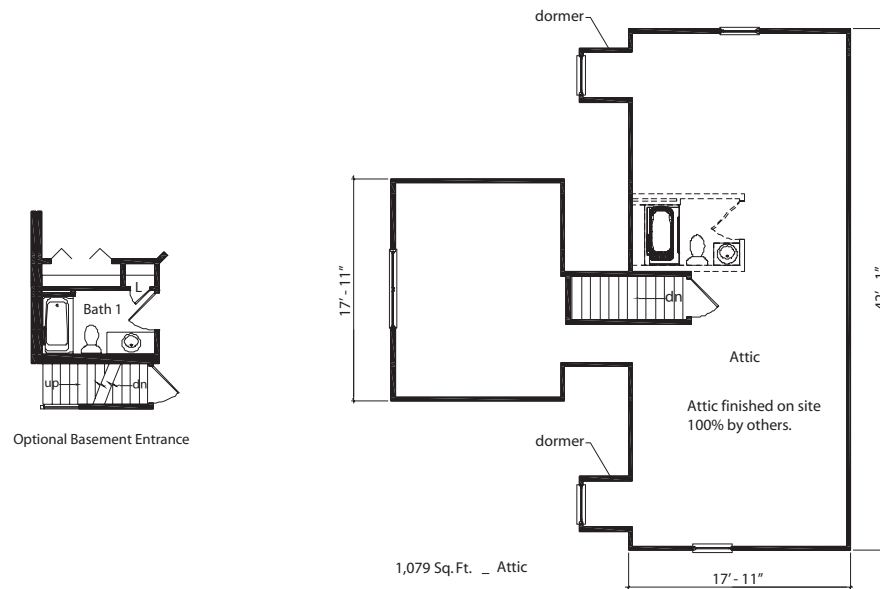


Optional Basement Entrance
Water heater installed
in basement by others.

Davenside

1,570 Sq. Ft.
2 Bedrooms
2 Bathrooms



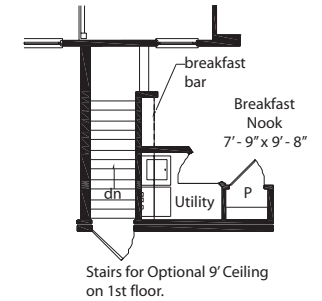
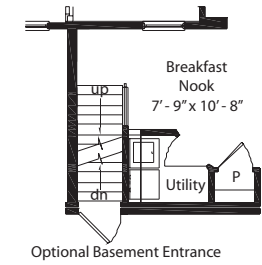
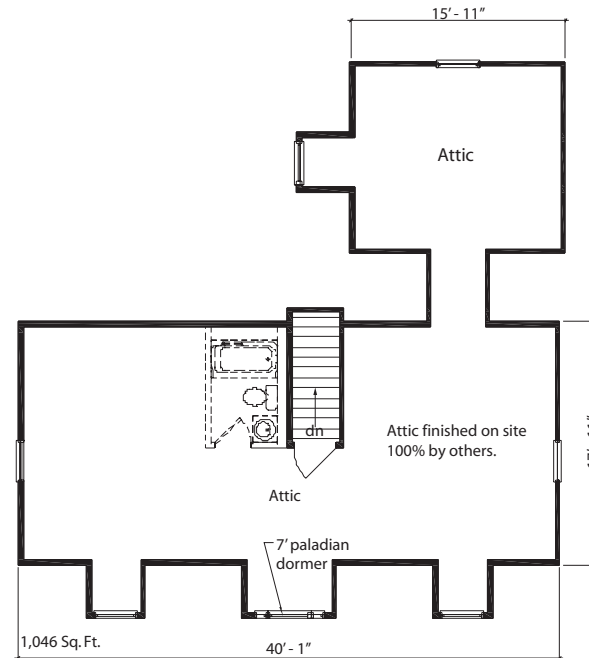
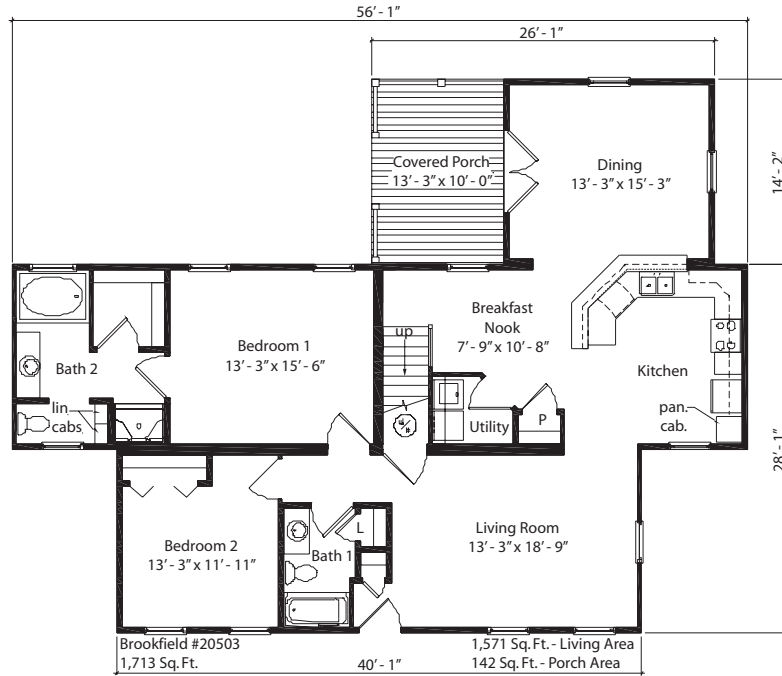


Laurelridge

1,655 Sq. Ft.

3 Bedrooms

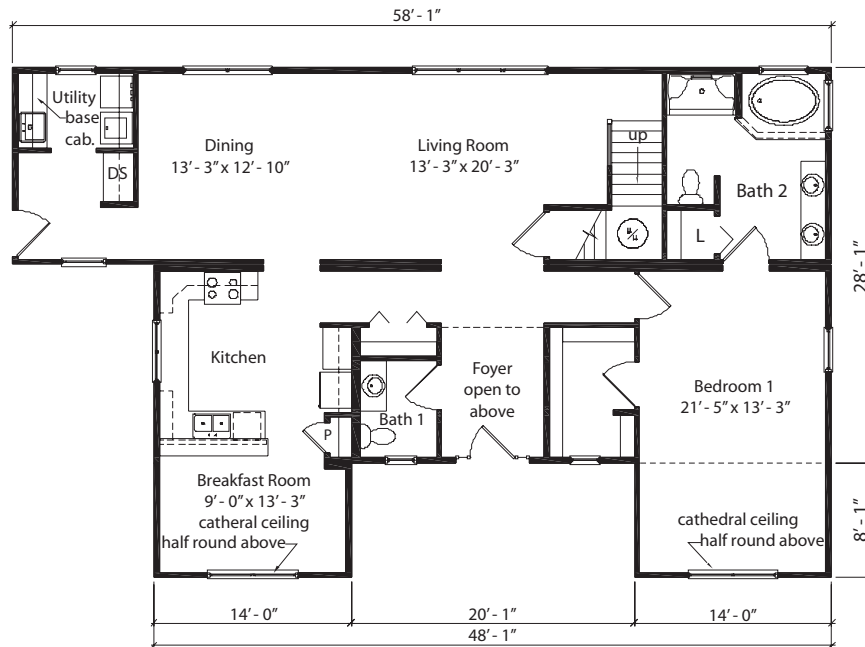
2 Bathrooms



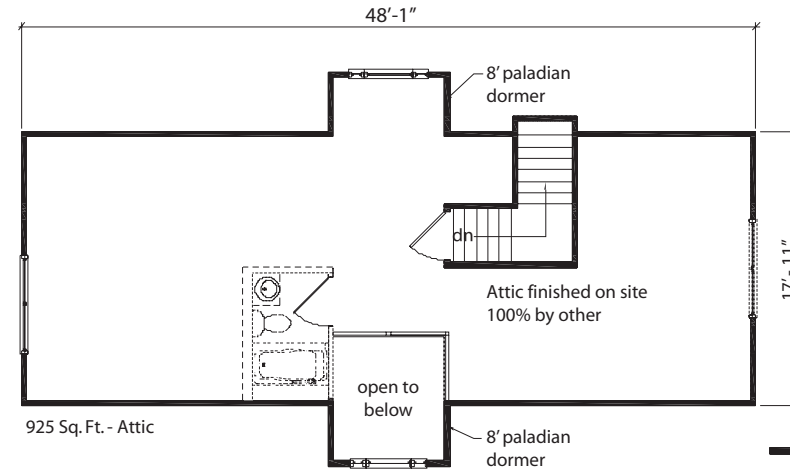
Brookfield

1,713 Sq. Ft.
2 Bedrooms
2 Bathrooms

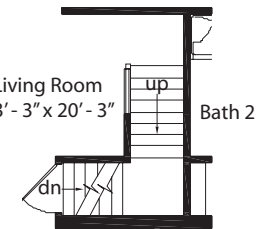




Bayridge #30521
1,713 Sq. Ft. - 1st Floor



925 Sq. Ft. - Attic



Optional Basement Entrance
Water heater installed
in basement by others

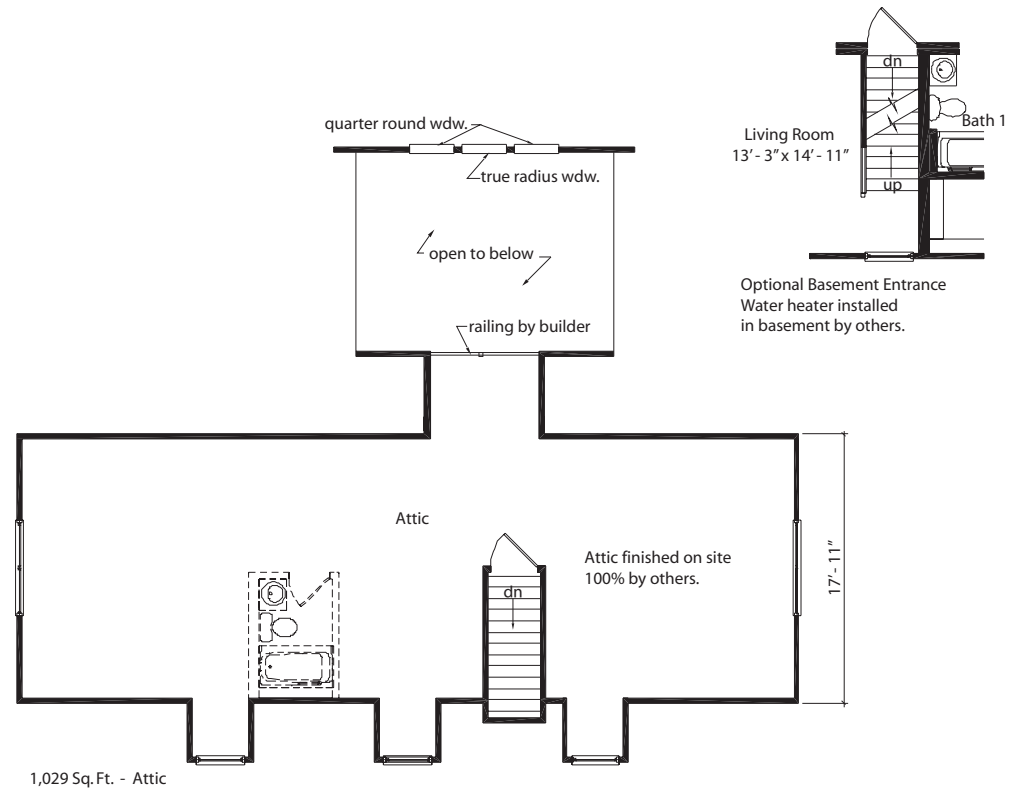
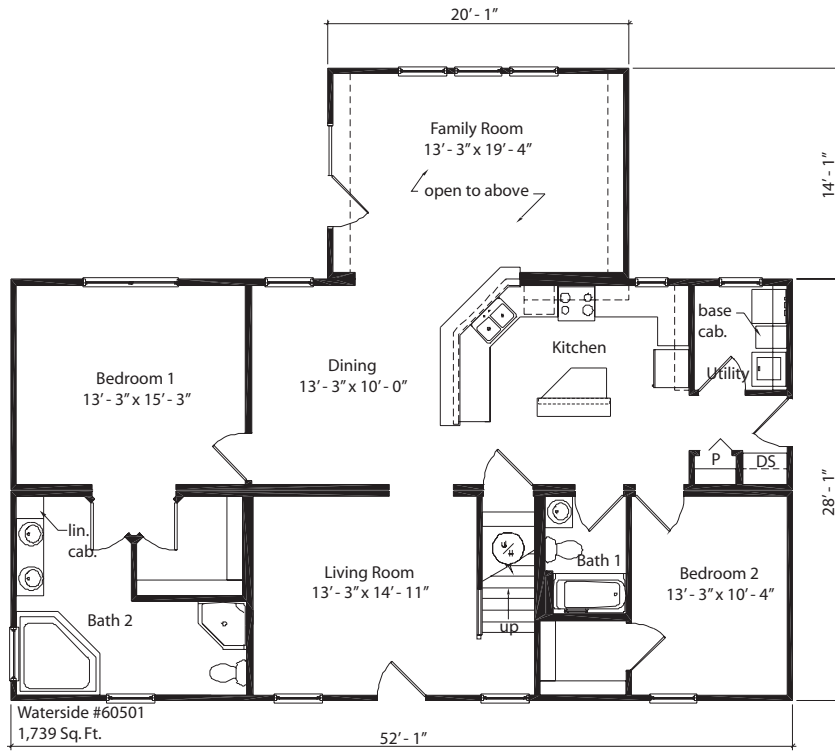


Bayridge

1,713 Sq. Ft.

1 Bedroom

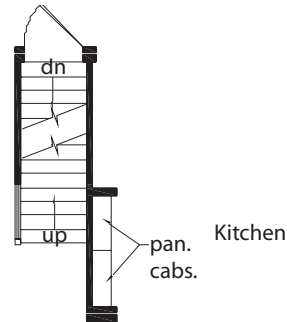
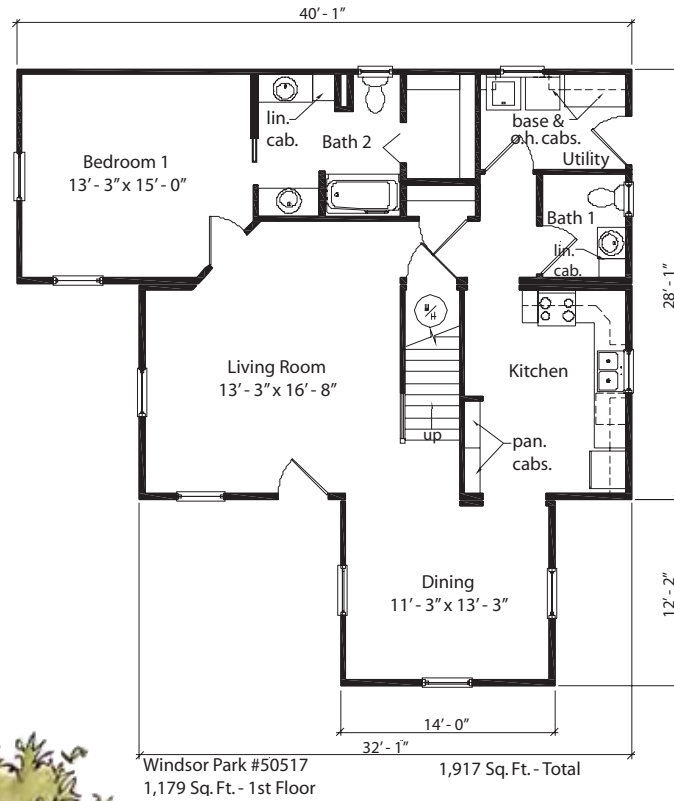
2 Bathrooms



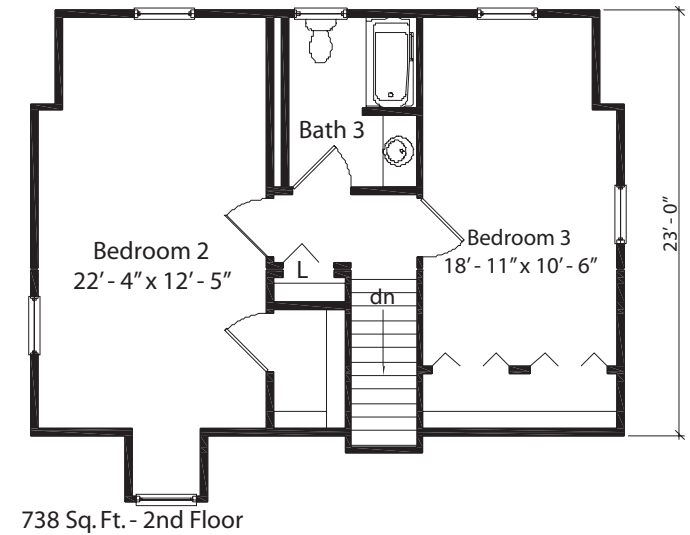
Waterside

1,739 Sq. Ft.
2 Bedrooms
2 Bathrooms





Optional Basement Entrance
Water heater installed
in basement by others.

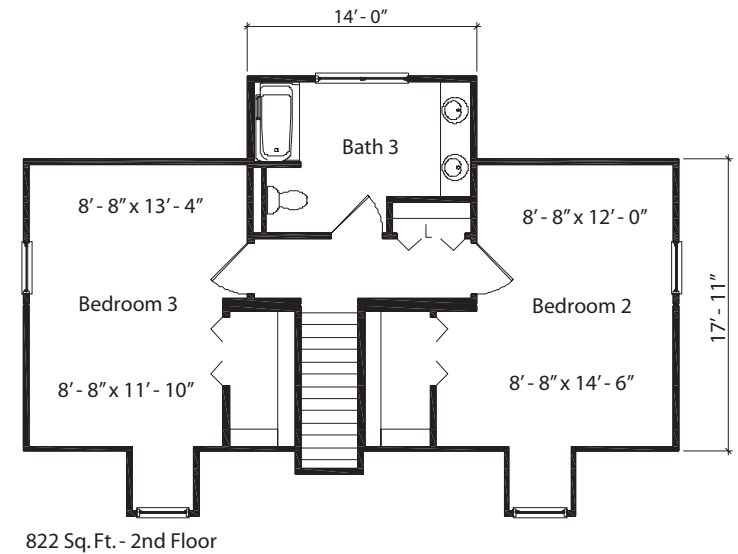
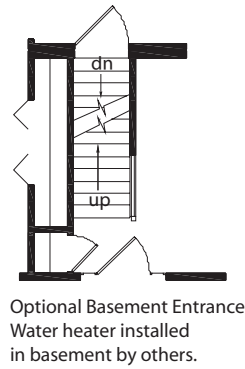
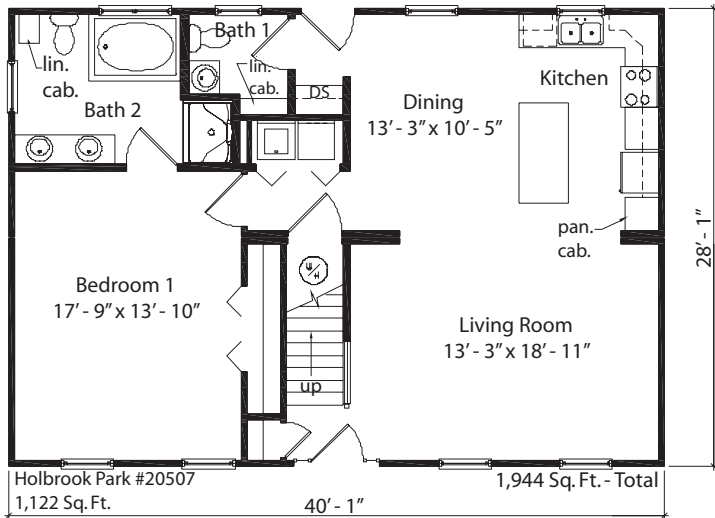


Windsor Park

1,917 Sq. Ft.

3 Bedrooms

3 Bathrooms



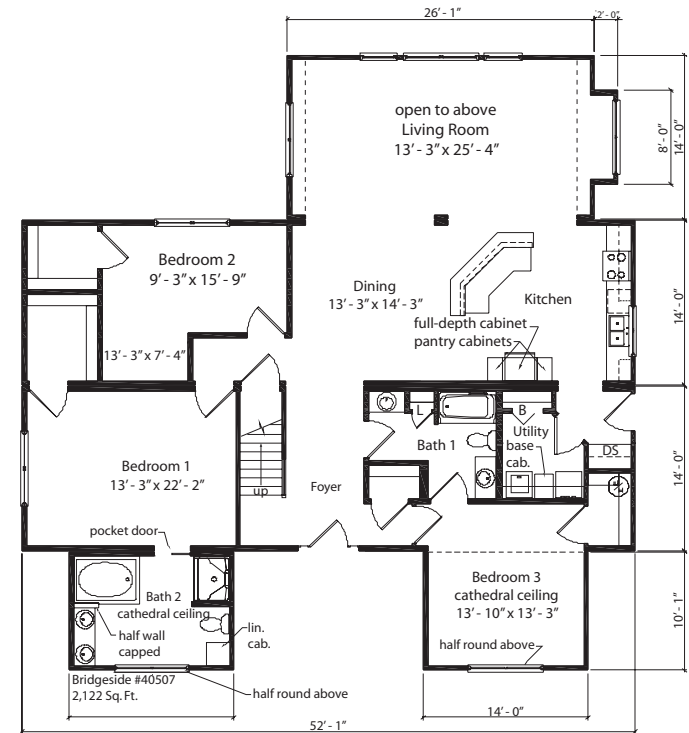
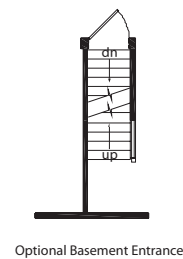
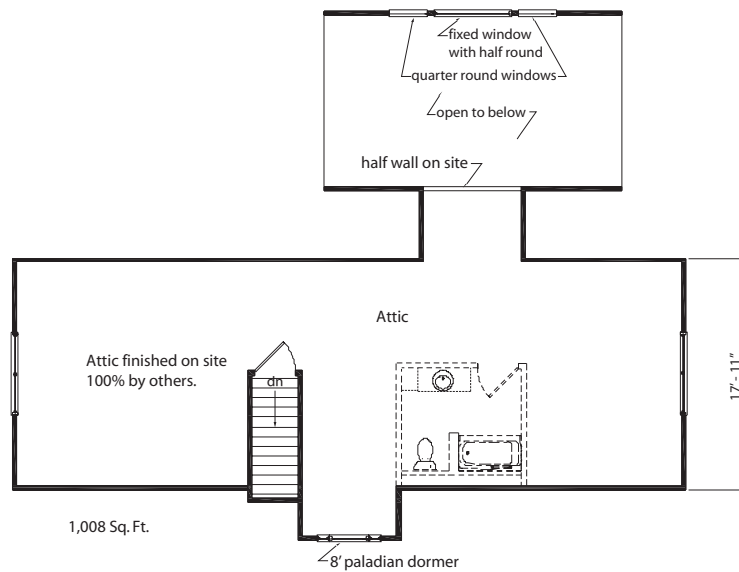
Holbrook Park

1,944 Sq. Ft.
3 Bedrooms
3 Bathrooms



The Horsfall Family

My family and I have always dreamed of living in a beautiful home however the prices of homes were outrageous. That is what we thought until my husband brought home a catalog of floor plans from Cardinal Homes. We sat down as a family and found the perfect home for us and our budget. We picked out colors and flooring which made the whole family feel like they had a part in our new home. We really enjoy our new home and are proud of the work that was put into it by the great staff at Cardinal Homes and the work of our family.

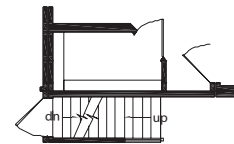
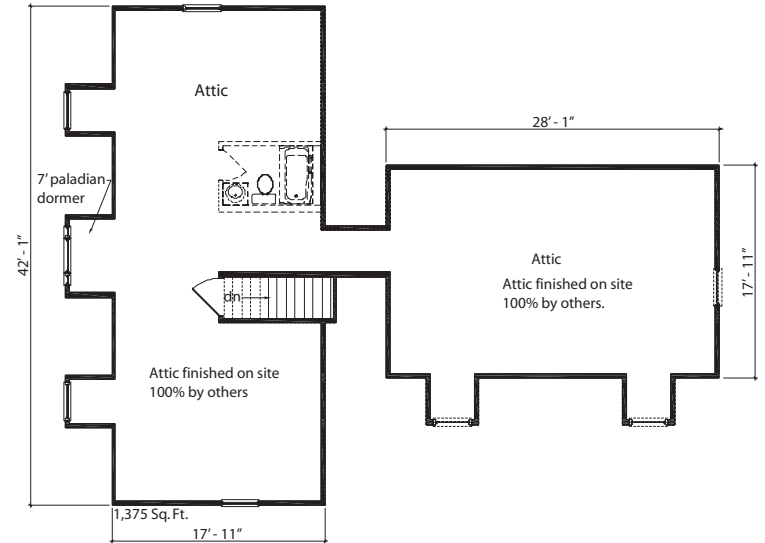
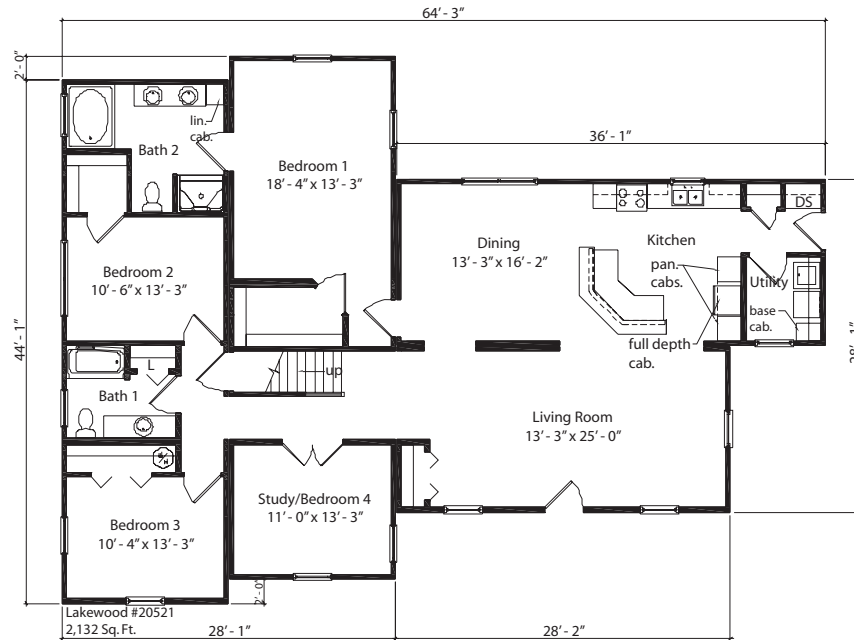


Bridgeside

2,122 Sq. Ft.

3 Bedrooms

2 Bathrooms



Optional Basement Entrance

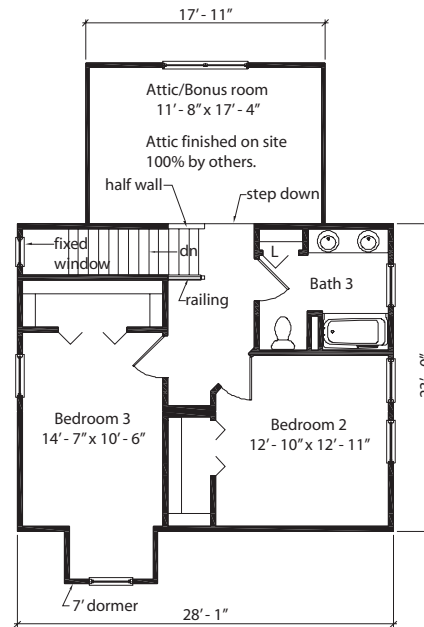
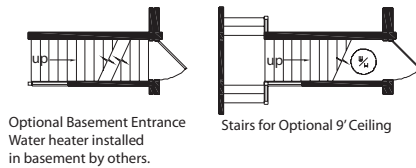
Lakewood

2,132 Sq. Ft.

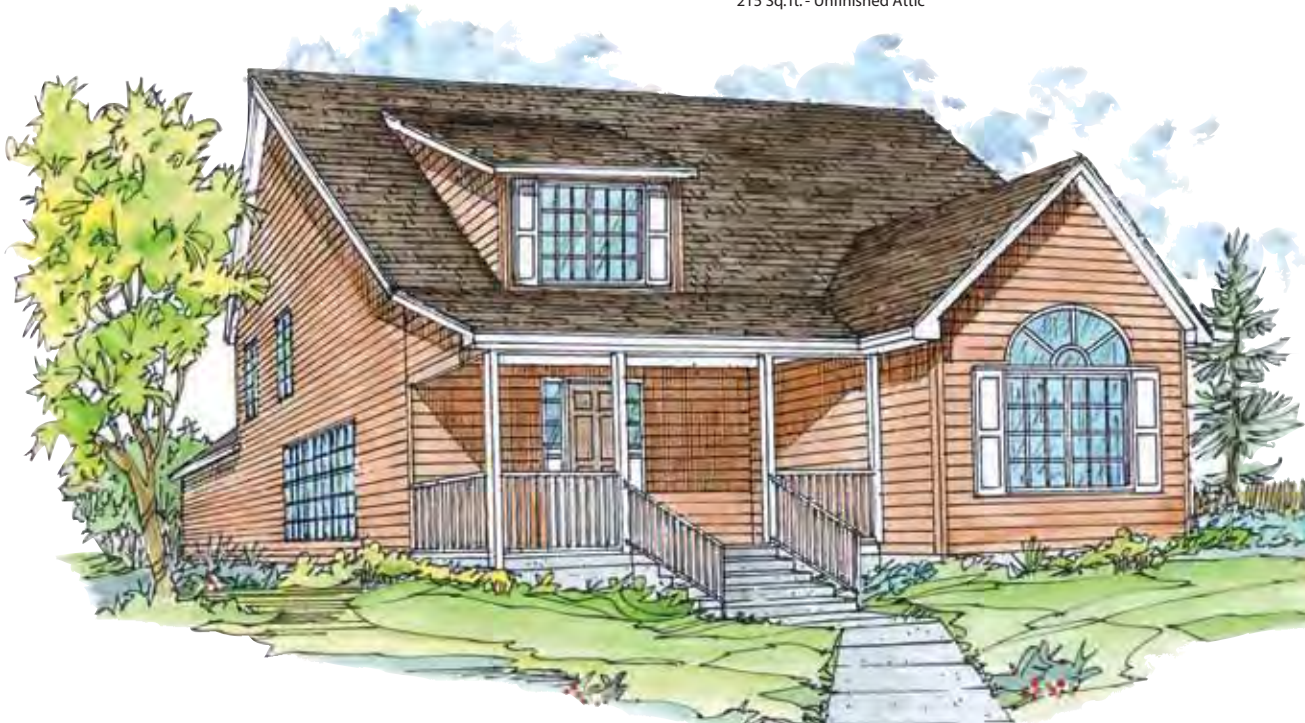
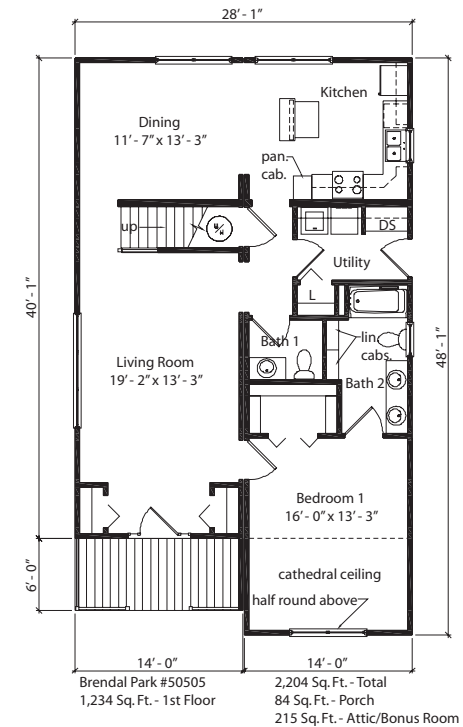
4 Bedrooms

2 Bathrooms





671 Sq. Ft. - 2nd Floor
215 Sq. ft. - Unfinished Attic

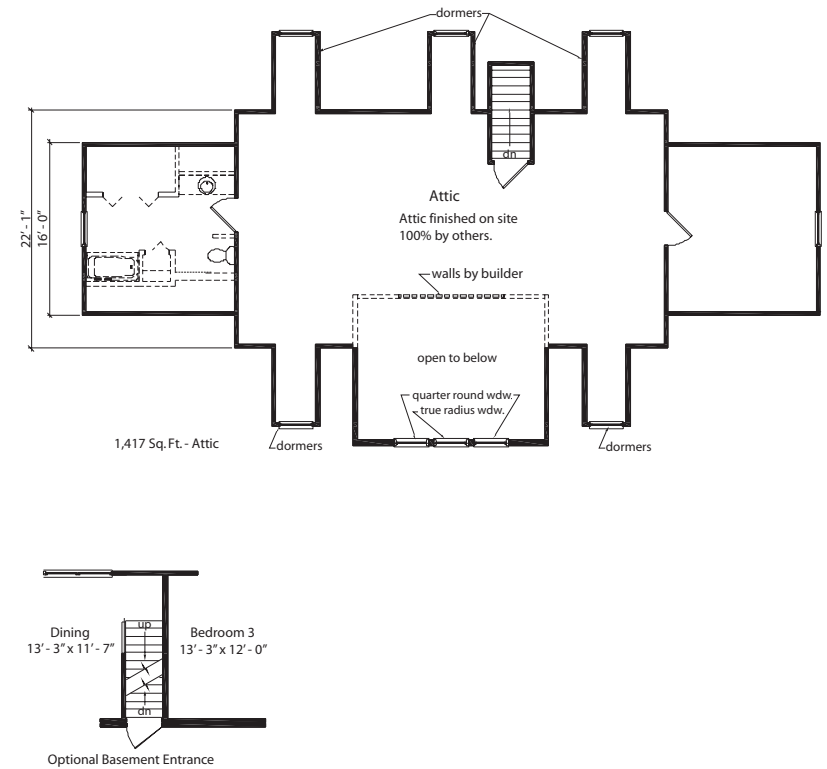
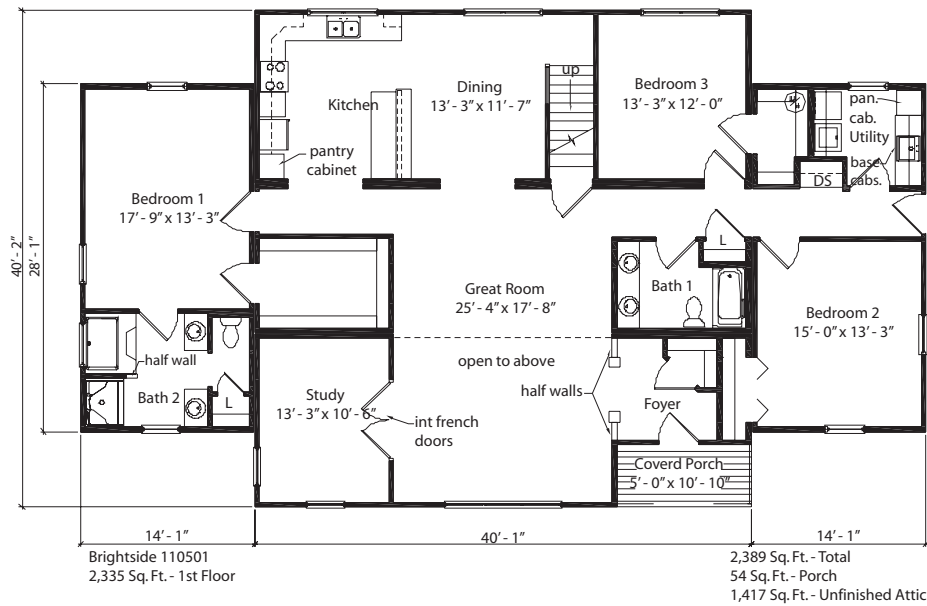


Brendal Park

2,204 Sq. Ft.

3 Bedrooms

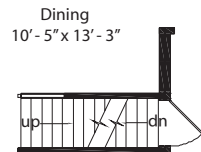
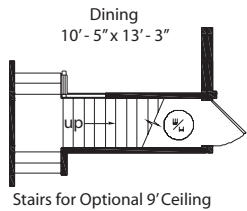
3 Bathrooms



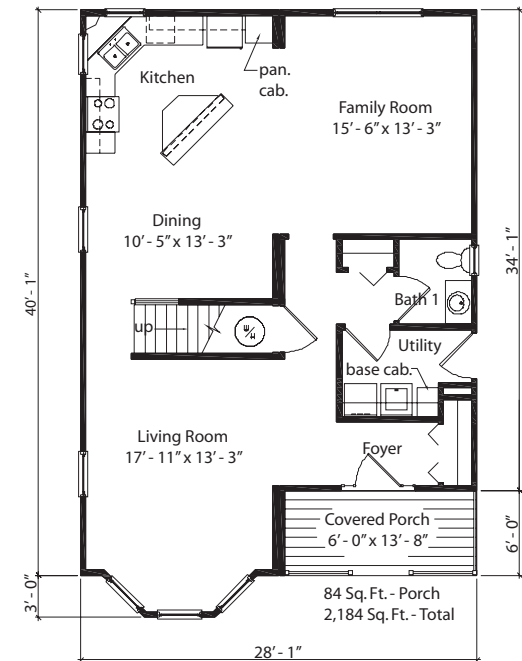
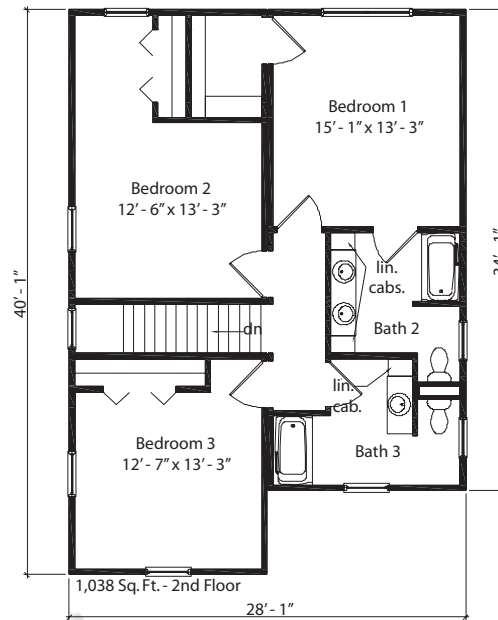
Brightside

2,389 Sq. Ft.
3 Bedrooms
2 Bathrooms





Optional Basement Entrance
Water heater installed
in basement by others.



Rutledge #50503
1,062 Sq. Ft. - 1st Floor

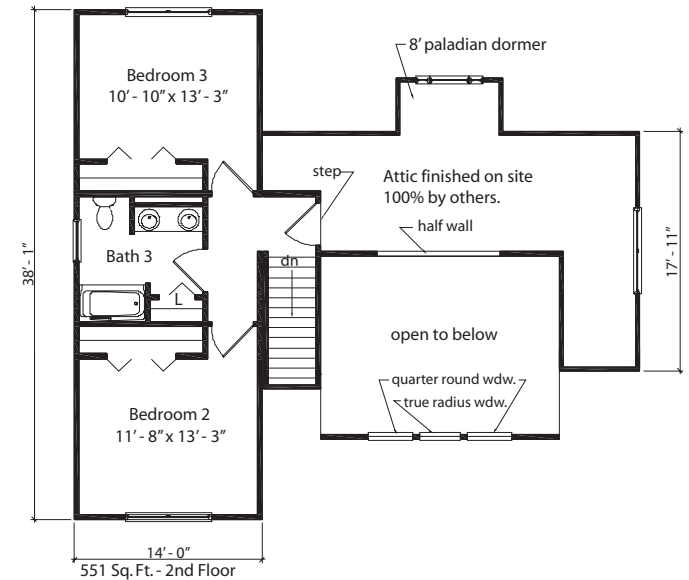
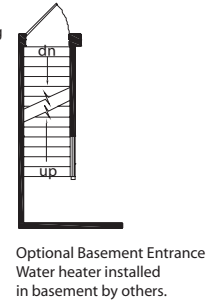
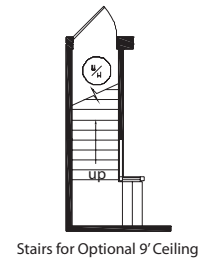
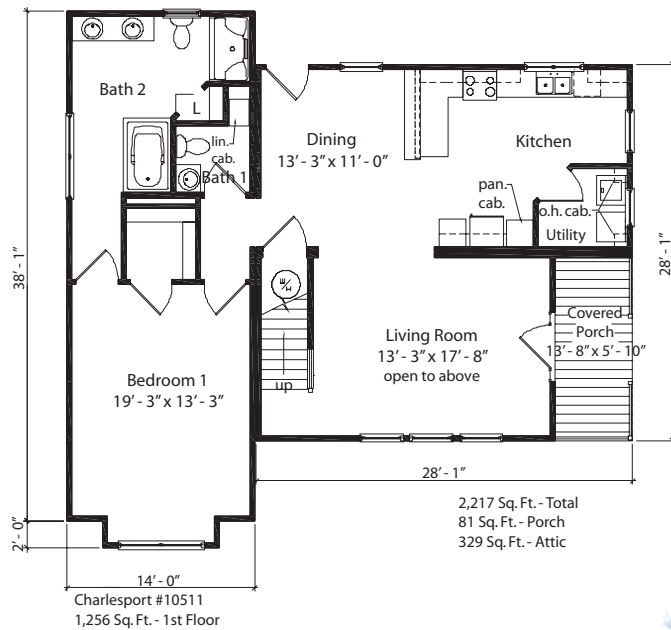


Rutledge

2,184 Sq. Ft.

3 Bedrooms

3 Bathrooms

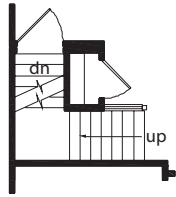


Charlesport

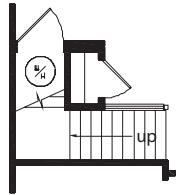
2,217 Sq. Ft.
3 Bedrooms
3 Bathrooms



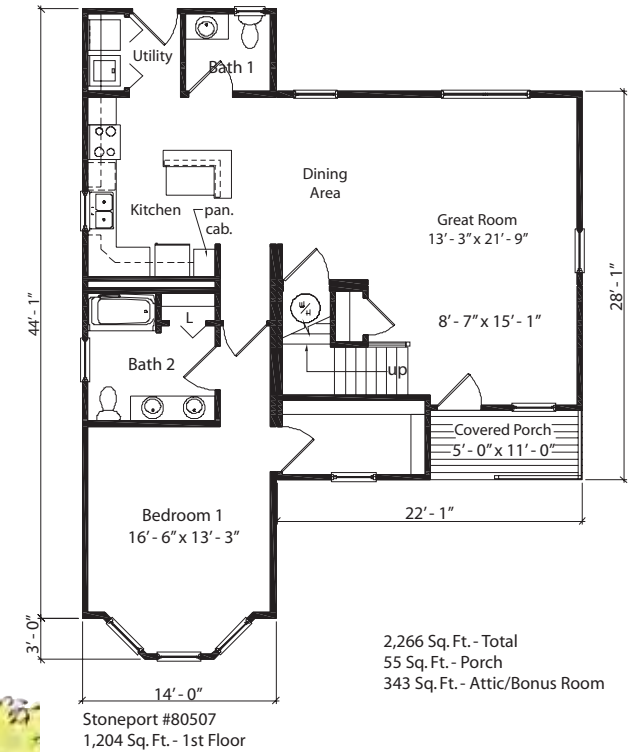
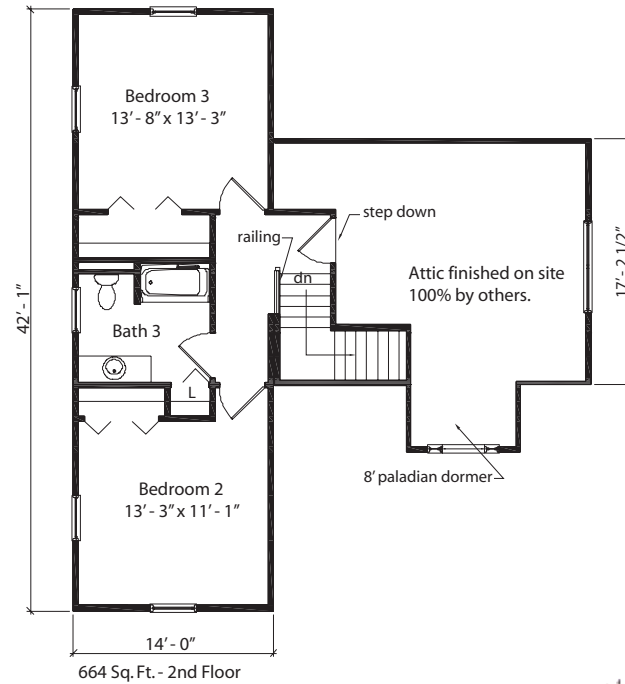
Alternative Elevation Shown On Cover



Optional Basement Entrance
Water heater installed
in basement by others.



Stairs for Optional 9' Ceiling
on 1st Floor

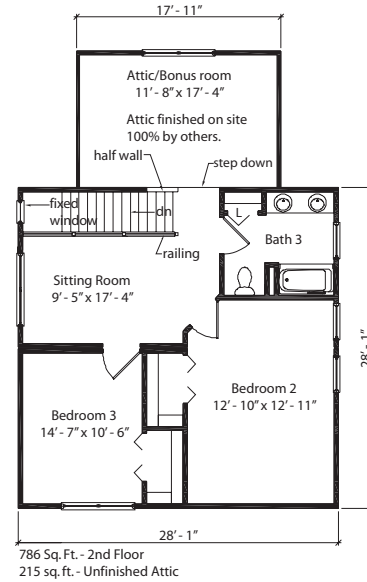
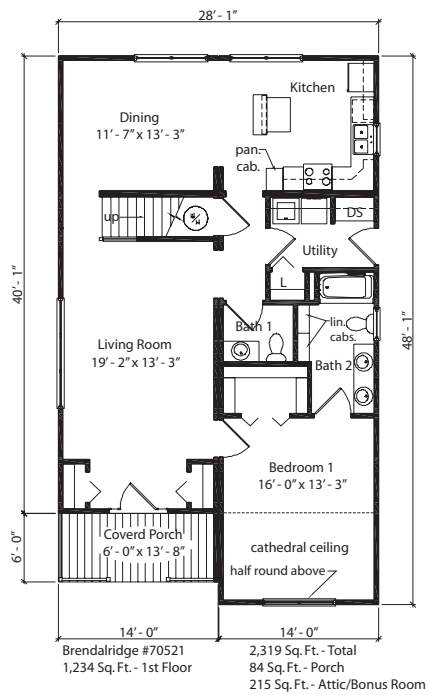


Stoneport

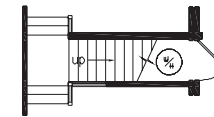
2,266 Sq. Ft.

3 Bedrooms

3 Bathrooms



Optional Basement Entrance
Water heater installed
in basement by others.



Stairs for Optional 9' Ceiling

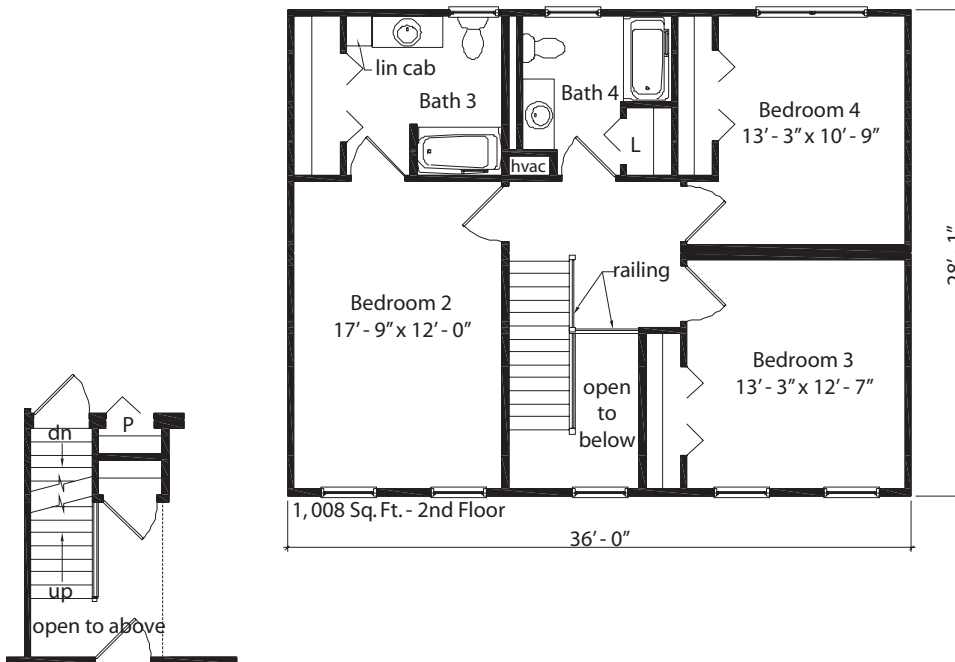
Brendalridge

2,319 Sq. Ft.

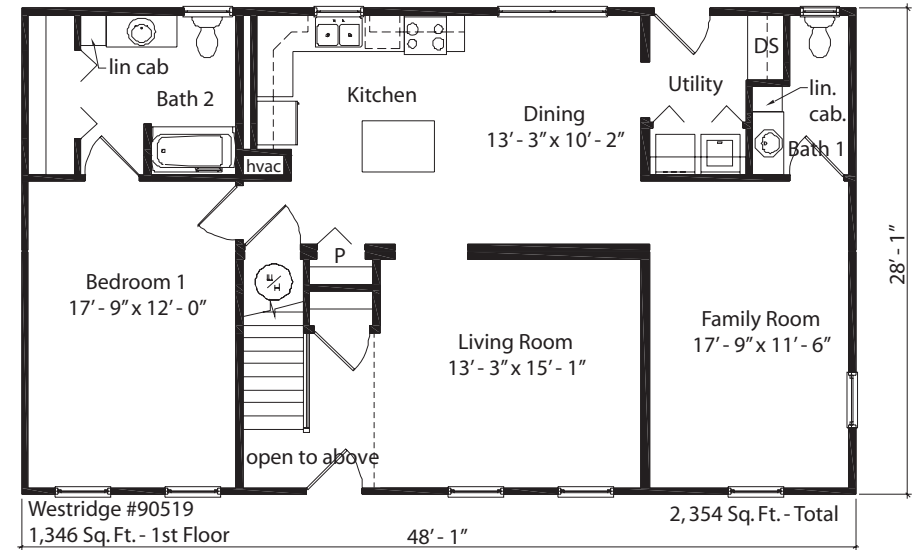
3 Bedrooms

3 Bathrooms





Optional Basement Entrance
Water heater installed
in basement by others.

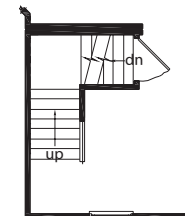
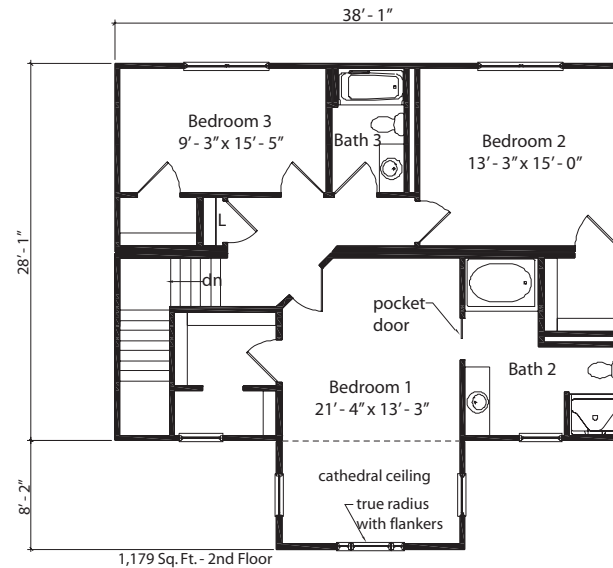
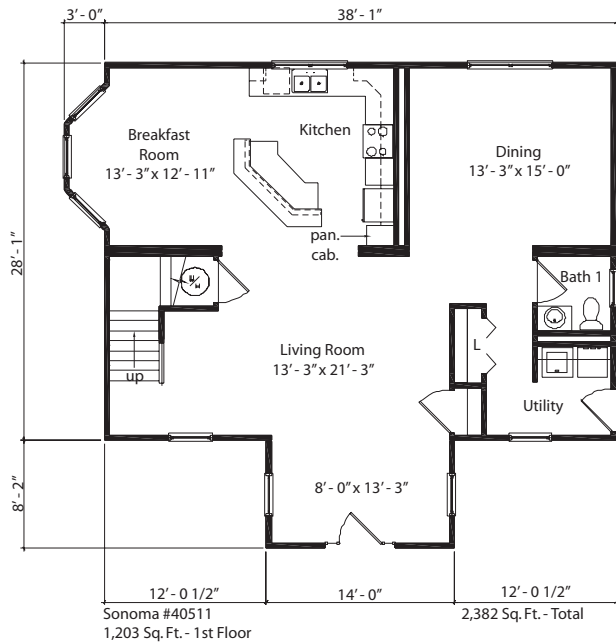


Westridge

2,354 Sq. Ft.

4 Bedrooms

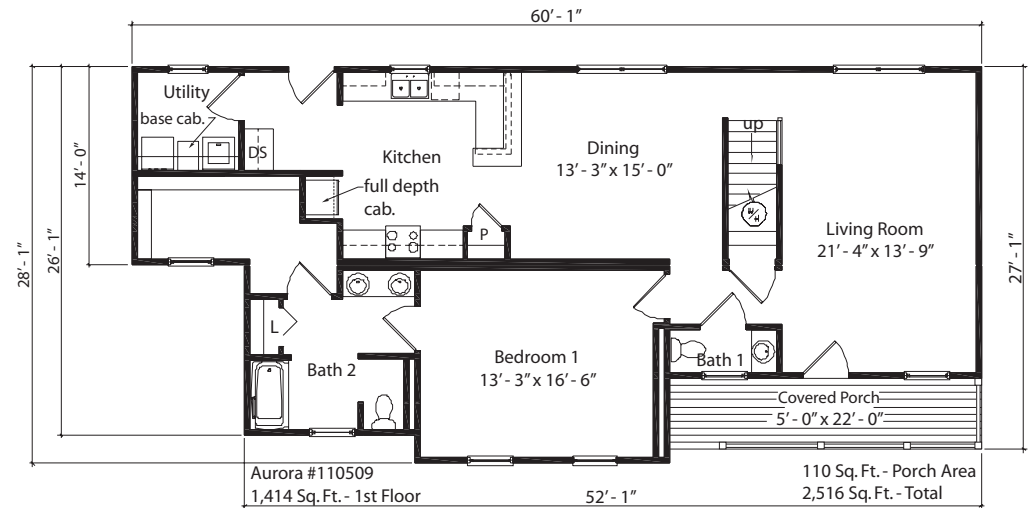
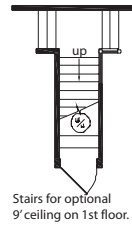
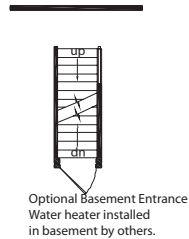
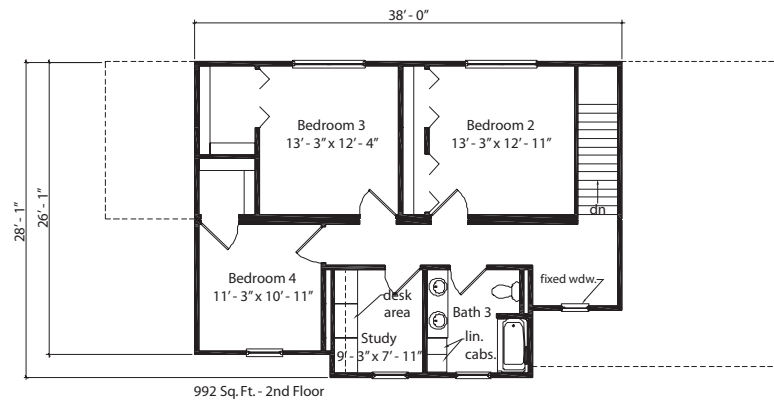
4 Bathrooms



Sonoma

2,382 Sq. Ft.
3 Bedrooms
3 Bathrooms



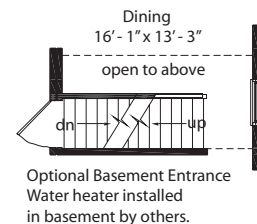
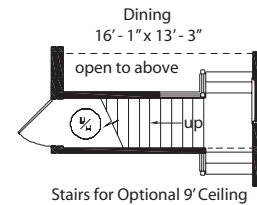
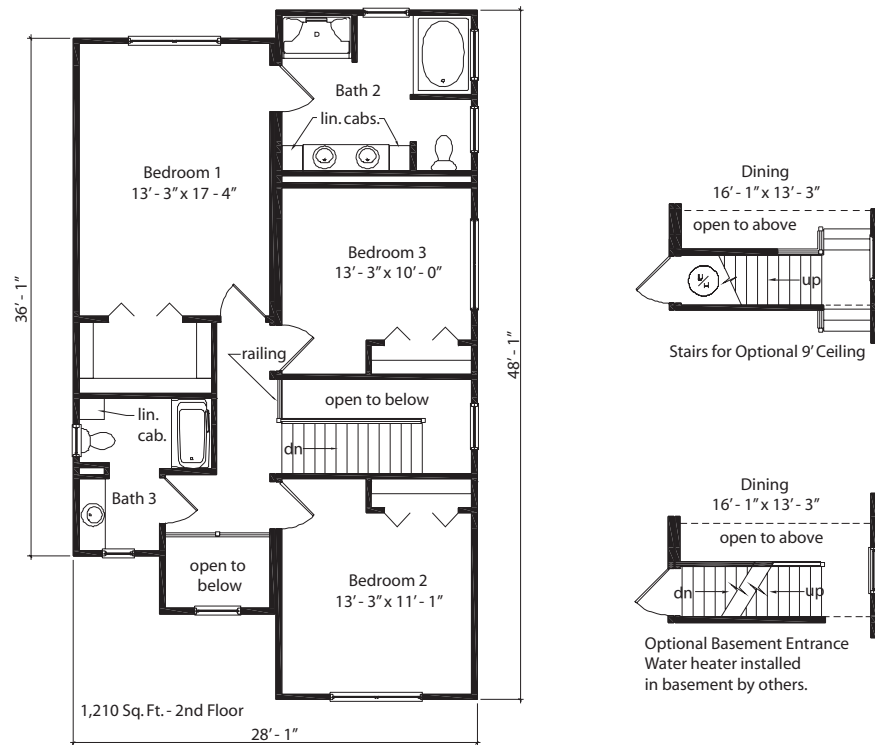
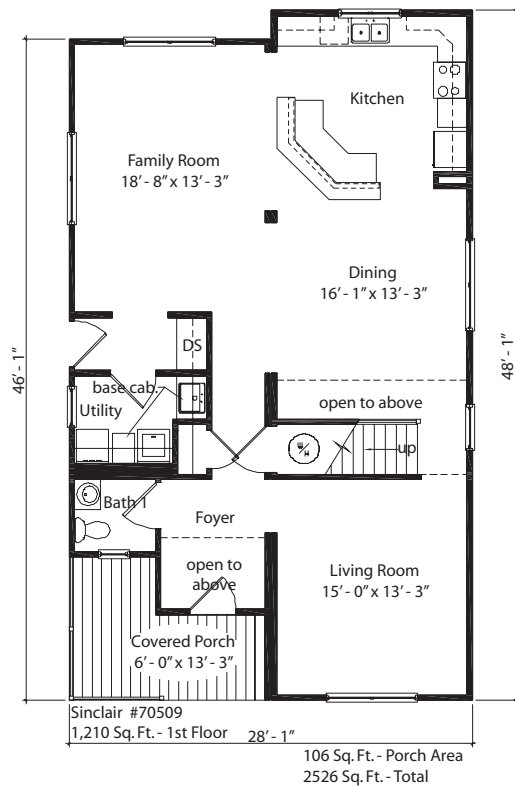


Aurora

2,516 Sq. Ft.

4 Bedrooms

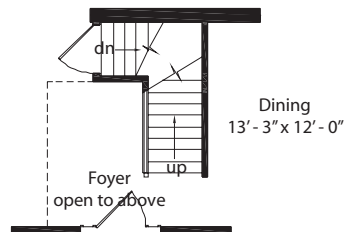
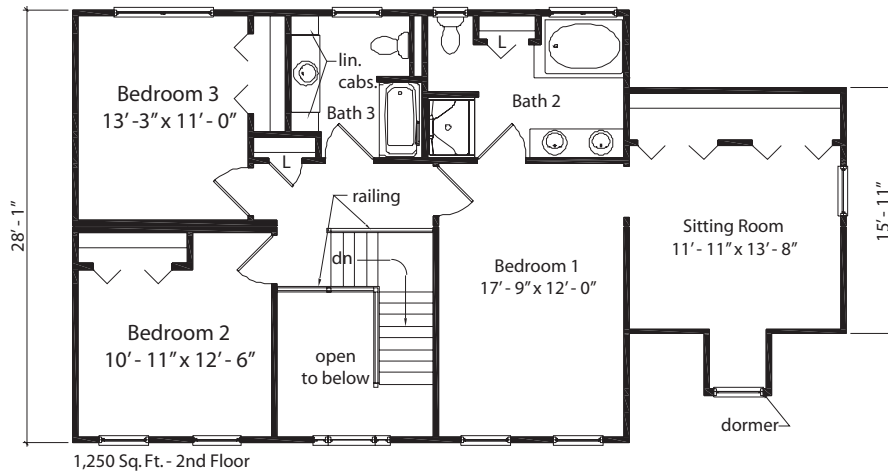
3 Bathrooms



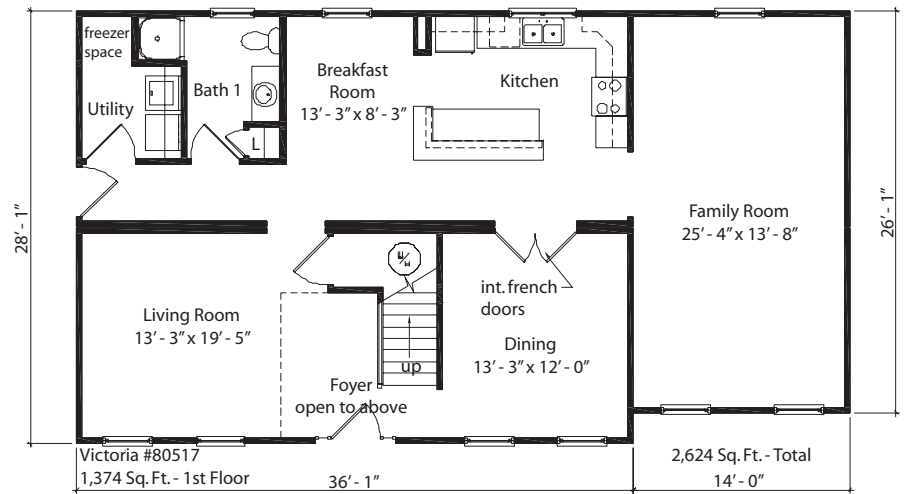
Sinclair

2,526 Sq. Ft.
3 Bedrooms
3 Bathrooms





Optional Basement Entrance
Water heater installed
in basement by others.

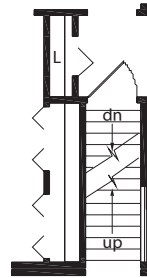
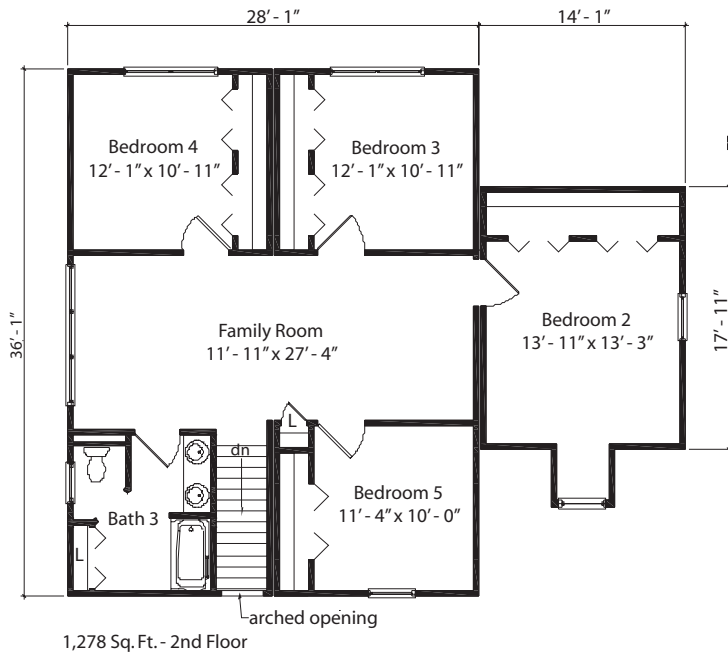


Victoria

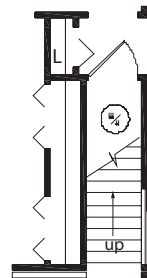
2,624 Sq. Ft.

3 Bedroom

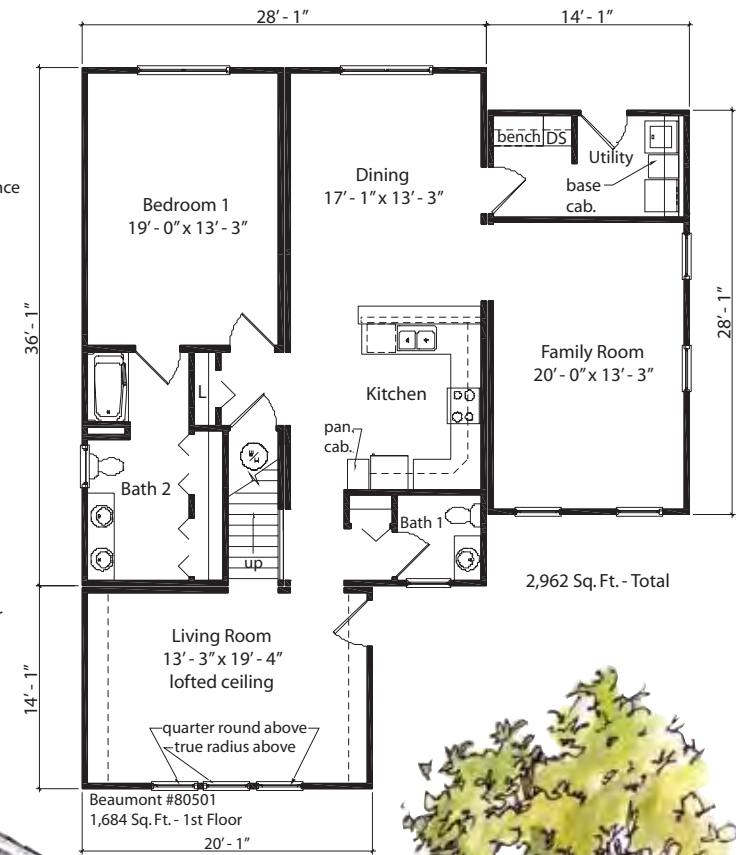
3 Bathrooms



Optional Basement Entrance
Water heater installed
in basement by others.



Stairs Optional
9' Ceiling on 1st Floor



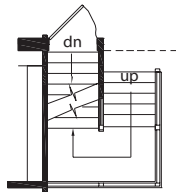
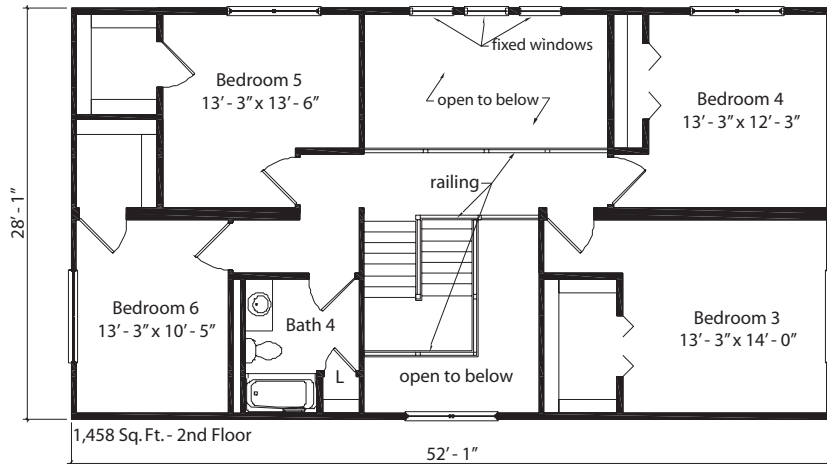
Beaumont

2,962 Sq. Ft.

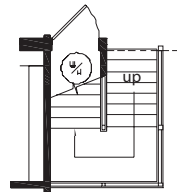
5 Bedrooms

3 Bathrooms

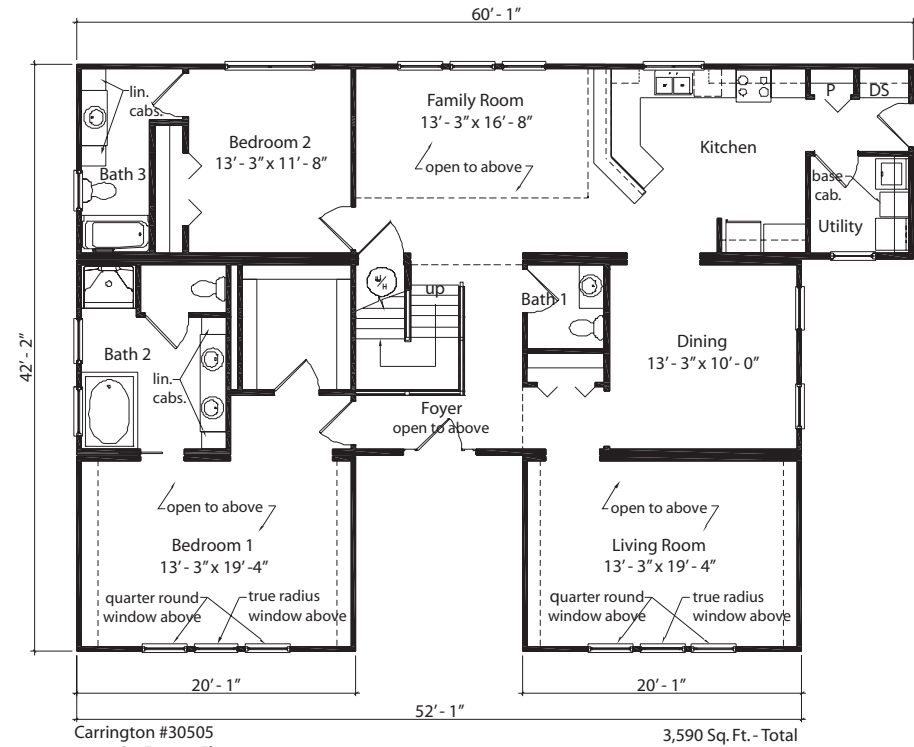




Optional Basement Entrance
Water heater installed
in basement by others.



Stairs for Optional 9' Ceiling

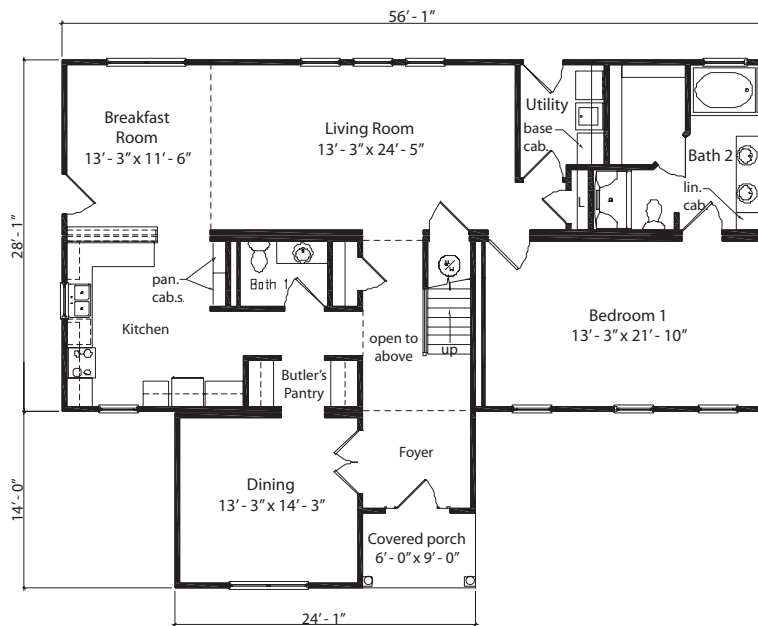


Carrington

3,590 Sq. Ft.

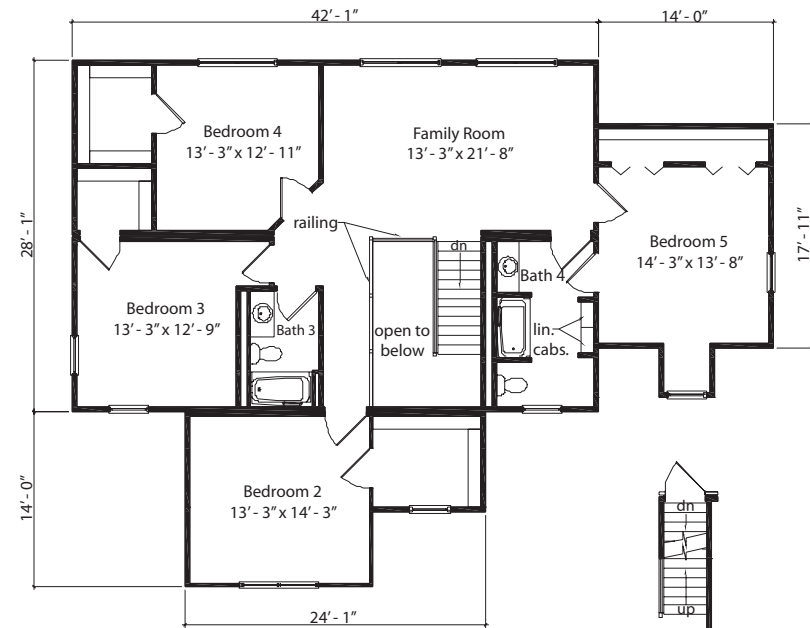
6 Bedrooms

4 Bathrooms



Morganton #70501
1,853 Sq. Ft. - 1st Floor

55 Sq. Ft. - Porch Area
3,636 Sq. Ft. - Total



1,728 S. Ft. - 2nd Floor



Optional Basement Entrance
Water heater installed
in basement by others.

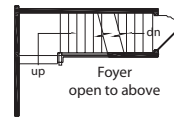
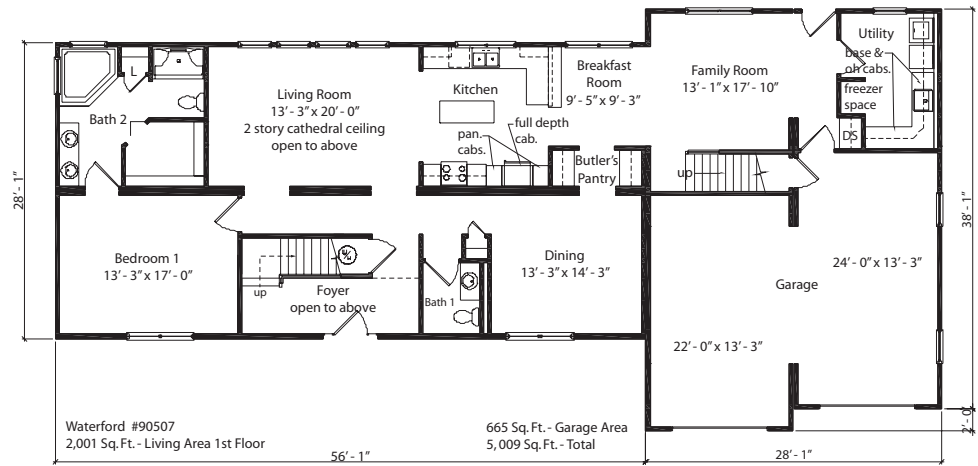
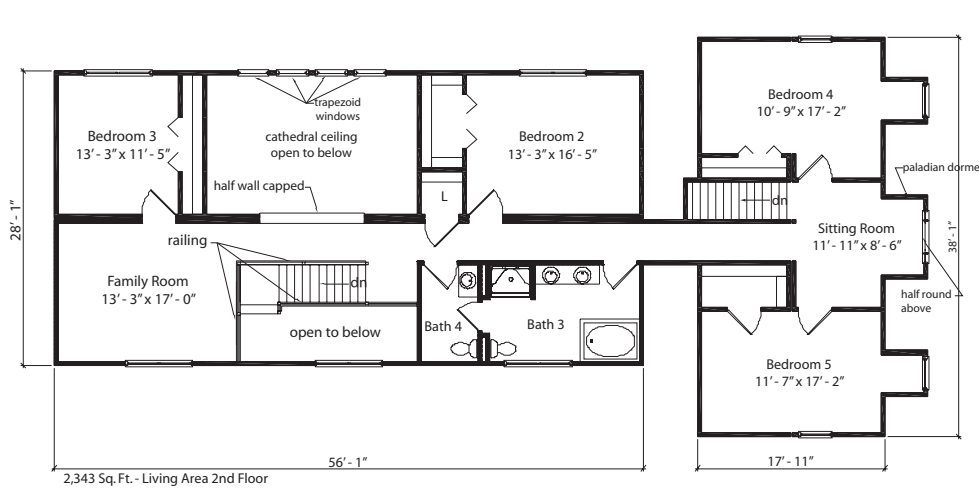
Morganton

3,636 Sq. Ft.

5 Bedrooms

4 Bathrooms





Optional Basement Entrance
Water heater installed
in basement by others.



Waterford

5,009 Sq. Ft.

5 Bedrooms

4 Bathrooms



Cardinal Homes

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cardinalhomes.com

A large, stylized green cardinal bird in flight, facing right, with its wings spread, serving as a background for the website address.

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