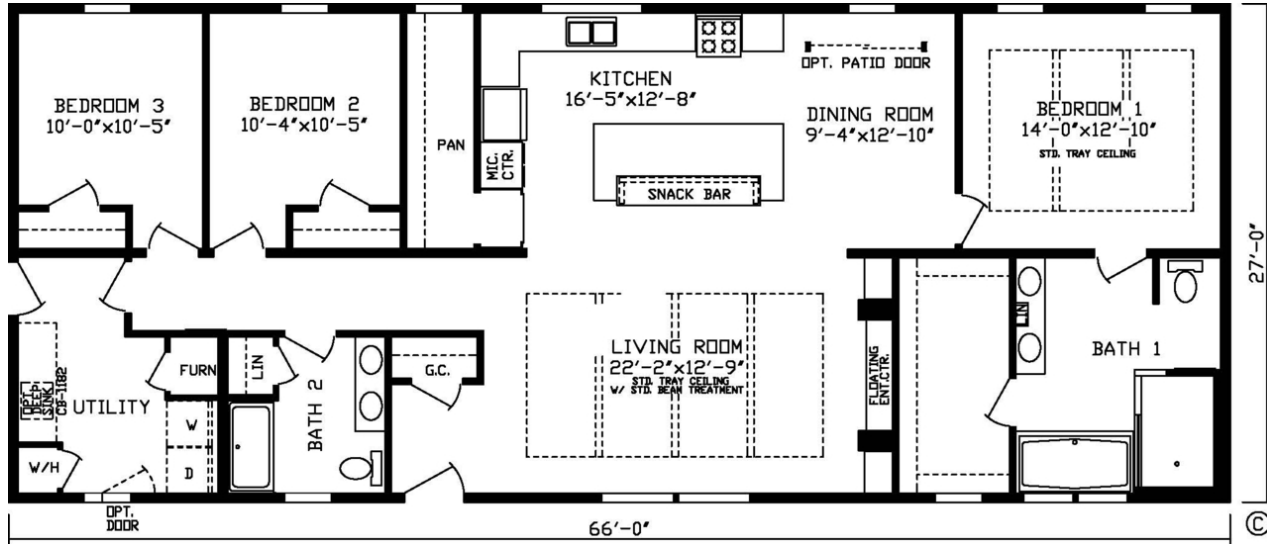




**The Mystic Creek 92608KS**  
3 Bedrooms, 2 Bathrooms, 1782 Square Feet  
Series: Master Series  
Home Type: Modular

*Floor Plan*



[www.fairmonthomes.com](http://www.fairmonthomes.com)

\*IMPORTANT: Because we continuously update and modify Fairmont Homes products it is important for you to know that our brochures and literature are for illustrative purposes only. All information contained herein may vary from the actual home we build. Dimensions are nominal and length and width measurements are from exterior wall to exterior wall. The right is reserved to make changes at any time, without notice or obligation, in prices, colors, materials, specifications, features and models. Please check with your retailer for specific information about the home you select. (Add approximately four feet to determine transportable length.)

# Masters Series Standards

## Energy Saving Standard Features of the Masters Series Home

Energy Star **Kinro** Low E Thermopane Windows  
Exterior Weather Wrap  
OSB Exterior Sheathing Sidewalls & Endwalls  
Foam Sealant Air Infiltration Barriers (All Windows & Doors)  
Roof Insulation - Varies by State for Code Compliance  
2x6 Sidewalls with R-19 Insulation  
95% Plus High Efficiency **Trane** Gas Furnace  
38"x 82" Vinyl Clad 6 Panel Front Door w/Storm  
34"x 80" Vinyl clad 6 Panel Rear Door w/Storm  
Positive Operating System



## Exterior & construction

5/12 Roof Pitch (Ranch) - 12/12 Roof Pitch (Cape Cod)  
8' Sidewall Height  
Rafters 24" O.C.  
Flat Ceilings Throughout  
50# North Zone Construction Roof Load  
Open Joist Floor System - 16" O.C.  
2x10 Lam Beam Floor Construction at Marriage Line  
3/4" Tongue & Groove OSB Floor Decking  
Perimeter Heat  
Interior Walls - 2x4 16" O.C.

**Royal** Double 4 Dutch Vinyl lap Siding



**Owens Corning** Architectural Shingles (Limited Lifetime)

Double Layer Tar/Paper at all Roof Vents & Edges  
Double Layer of Shingles at Sidewall Edges  
Residential Shutters on Door side  
2 Roof Dormers Standard on Cape Cod



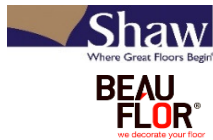
## Floor coverings

**Shaw** Nylon Textured Carpet

5 Pound Rebond Carpet Pad

**Beau Flor** Roll Goods

Roll goods in Baths, Kitchen, Dining Room, Utility & Foyer  
Tack Strip Carpet Installation in Living Room, Bedrooms, Halls



## Electrical

2 - Exterior GFI Weather Resistant Receptacles  
GFI Bath & Kitchen Receptacles  
Smoke Alarms  
Wire and Vent for Dryer  
Coach Lights @ All Ext Doors / **Dual Coach Lights @ Front Door**  
Glass Ceiling Light Fixtures in all Bedrooms  
**(2) Individually switch Recessed LED light in Master Bedroom**

## Décor

Smooth Finished 1/2" Drywall (Sidewalls). Stippled Ceilings  
3-1/2" Base Shoe Molding. 2-1/4" Door and Window Casing.  
3-1/2" Crown Molding above Kitchen Overhead Cabinets

**Entertainment Center with Book Cases in Living Room**

**Trey Ceiling with Beams in Living Room**

**Trey Ceiling in Master Bedroom**

Mini Blinds Throughout

\* Fairmont Homes prides itself in continuous improvement to ensure the highest quality. Products, standards and specifications are subject to change without notice



## Plumbing

**Moen** Faucets  
Plumb for Washer  
40 Gallon Electric Water Heater 2/Double Element  
Frost Free Faucet  
Water Shut-Off Valves Throughout  
Stainless Steel Kitchen Sink  
Single Lever Kitchen Faucet  
Main Water Shutoff in Water Heater Compartment



## Baths

Fiberglass Tub in Master Bath  
**Walk-In Ceramic Tile Shower & Full-Height Shower Fixture**  
Elongated China Commodes  
**Furniture Style Dual Lavs in Master Bath**  
One Piece 60" Fiberglass Tub in Bath 2  
Power Exhaust Fan w/Light - All Baths  
**NEW Waddington Light Fixtures above all Lavs**

## Doors and Windows

Easy Clean Tilt-Out Sash, Single-Hung Windows  
**Kinro** White Low-E Windows w/Grids  
Dead Bolt Security Lock on Steel Doors  
Floor Mounted Door Stops  
Triple Hinged - Mortised Interior Doors  
Pre-Hung Interior Doors  
Brushed Nickel Interior Door Knobs  
32" Passage Doors Where Available  
Wood Interior Furnace Door



## Kitchen

**Recessed LED Can Light Package STD**  
**40" Overhead Kitchen Cabinets**  
Cabinet Over Refrigerator  
Custom Designed Kitchens w/**Stainless Steel Farmers Sink**  
Oak Mortised & Tennon Shaker Cabinets Throughout  
Hardwood Cabinet Doors & Stiles with Hidden Hinges  
**36" European Style Glass Range Hood**  
Contemporary Brushed Nickel Cabinet Hardware  
Birch Lined Cabinets with Drawer Over Door Construction  
Adjustable Center Shelf in Kitchen Overheads  
Dove Tail Drawer Construction w/Deluxe Rollers & Guides  
Brick mold Cabinet Cap

## Appliances

18 CF Frost Free Refrigerator  
Gas Range  
Power Vent Range Hood



A Family of Housing Companies, Housing America's Families.  
P.O. box 27, Nappanee, IN 46550  
www.FairmontHomes.com