

PENNWEST  
reserve

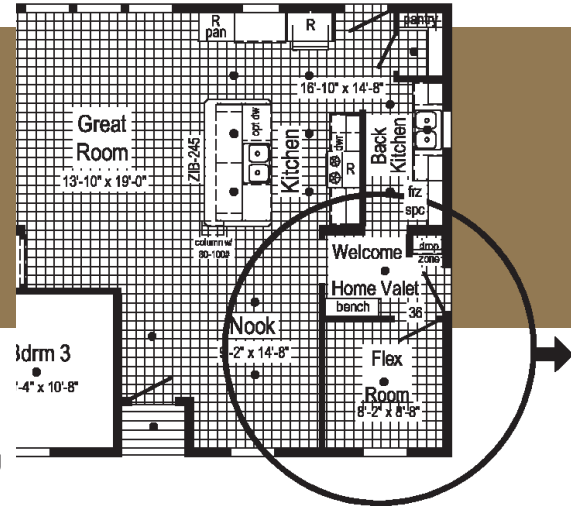
2023

*Limited*



PENNWEST  
H O M E S

# THE EASY LIFE

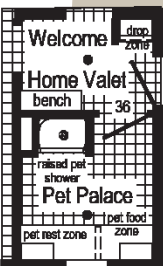


So how can you get all those features without taking space from your home?  
Check out the Flex Room Options to meet YOUR Lifestyle.

- 1. The Back Kitchen** - The kitchen is where we entertain so the Back Kitchen is where the counter clutter goes (coffee maker, toaster, blender, etc.) Also cooking prep before and clean up after. Second freezer space for freezer or additional refrigerator since we never have enough storage for beverages.
- Power Pantry** - How we shop today is in bulk. Power Pantry provides bulk storage and can reduce the need for kitchen overheads, allowing the kitchen to be more streamlined and contemporary.
- Welcome Home Valet** - Entry into your home should be an inviting event. The Welcome Home Valet says - "Welcome home it's time to kick back and relax". This area provides a location to store you personal belongings (coat, purse, back-pack, shoes, cell phone, keys, etc.) After a stressful day from work or school no one wants to enter past a stack of dirty laundry.
- Connect Laundry** - Let's put the laundry where it makes the most sense; connected to the master closet and close to secondary bedrooms. Shorten the chores by taking clothes directly from the dryer to the closet or removing the wrinkles from that shirt for an evening event.

### Pet Palace

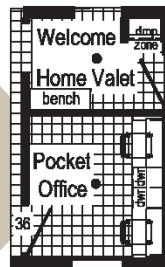
A majority of homeowners are also pet owners. The Pet Palace provides a place for bathing your pet at an elevated height. It also serves as a location for storing pet "stuff", pet bed or crate, pet feeding location or even litter box hide-away.



Pet Owner

### Pocket Office

Busy households need a space everyone can use. Working from home or an area for the kids to do homework; the Pocket Office provides a private area to get away and concentrate on the task at hand or do some gaming without distracting others.



Work from Home

### Clean-Up

**Crew** Whether you're a mechanic, builder, farmer, or hard worker that just needs that place to clean up after a busy day of work. Located directly off the side entry the "Clean-Up Crew" bath provided a private bath to clean-up prior in entering into the common areas.



Clean-up Crew

### Winter Organizer

Located directly off the Welcome Home Valet the Winter Organizer is a place for all your winter gear. Hunters have a place to store their camo and the kids have a place for snow gear to dry. Shelves for storing boots, scarves, hats & gloves, and a coat rod for coats, snow pants, and overalls. Keep everything in one place!



Winter Organizer



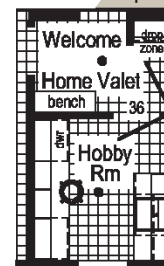
Entertainer

### Entertainer

For entertaining guests or family convenience the beverage center may serve as a coffee bar, beverage center, or for wine storage. It's a serve-self area for everyone.

### Hobbyist

All hobbies require space! The Hobbyist offers countertop space for creating, cabinets for storing it all away, and a sink for rinsing molds, brushes, and more.



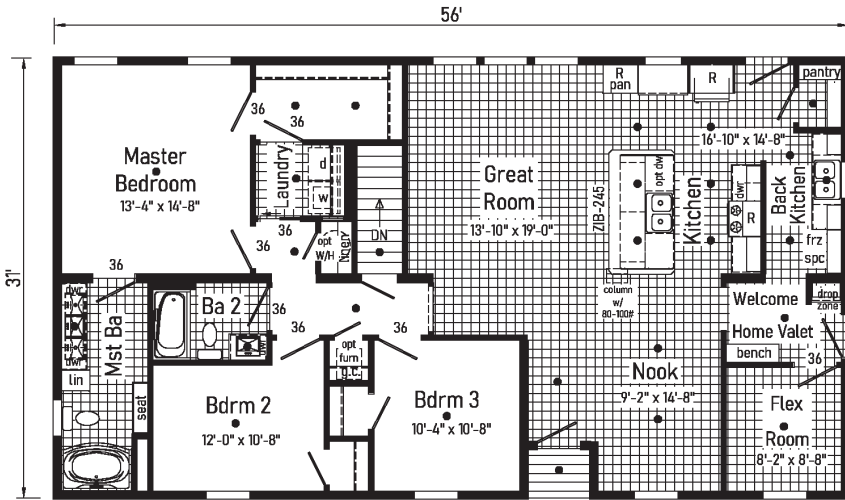
Hobbyist

# Limited 1.1

2P2901X  
32x56 1722 sq ft



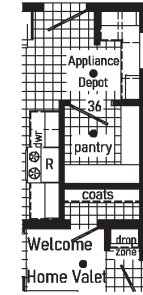
**PENNWEST**  
**RESERVE**  
**R**  
**LIMITED**<sup>1</sup>



• = Std. can light R = Std. 30/36 staggered overhead

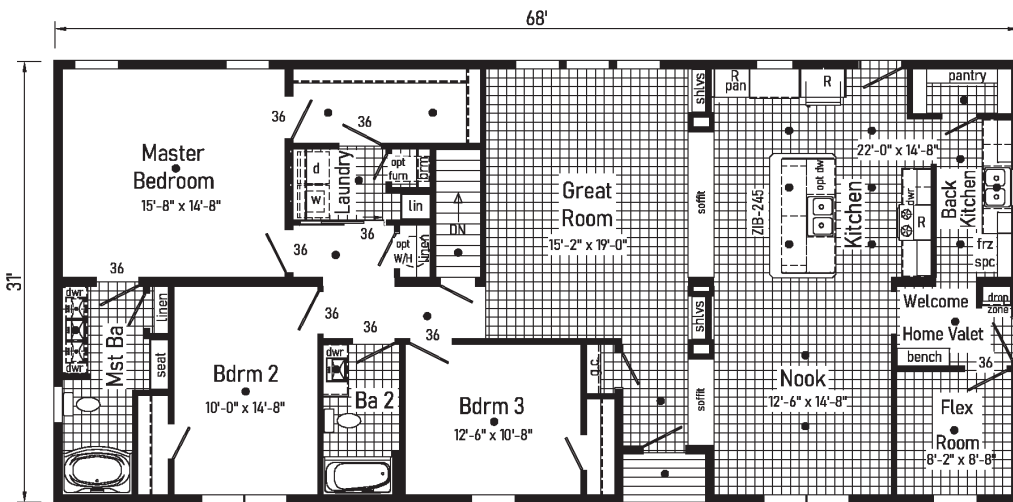
Alternate Design for Crawlspace

Alternate Chef's Galley  
With Appliance Depot, Walk-In Pantry and Coat Closet (replaces Back Kitchen)



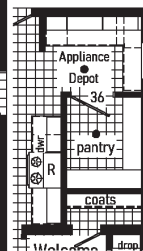
# Limited 1.3

2P2903X  
32x68 2087 sq ft

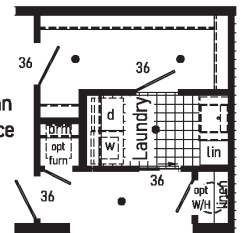


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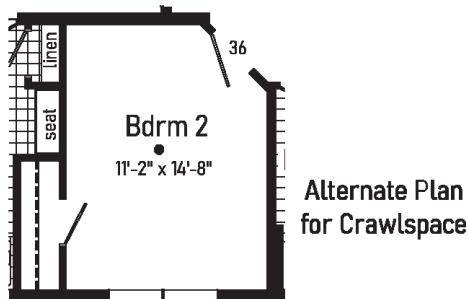
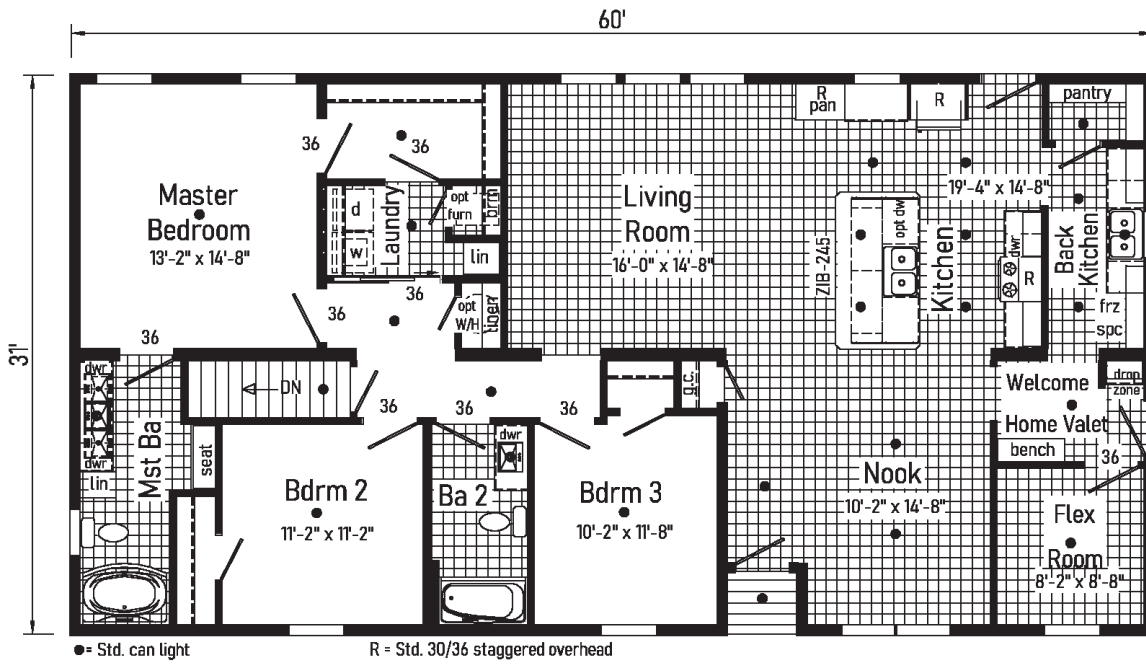


Alternate Plan for Crawlspace



# 1.2 Limited

**2P2902X**  
**32x60 Approx. 1845 sq ft**

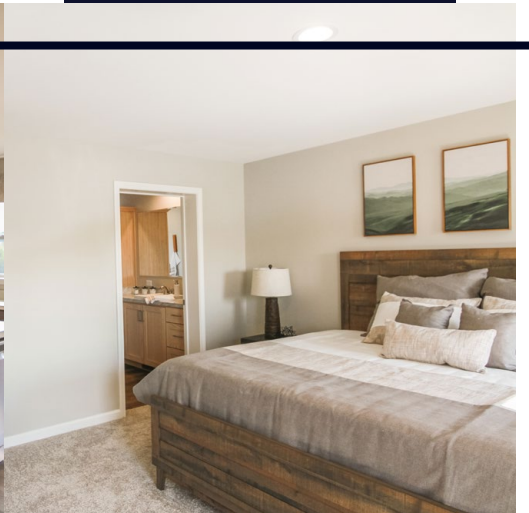


**PENNWEST**  
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**LIMITED**





Scan to Watch Video!







## INTERIOR

Primed Drywall Throughout  
 Smooth Flat Ceiling Throughout  
 8'0" Ceiling Height  
 25 oz. Carpeting: Bedrooms  
 Rebound Carpet Pad- 5 lb  
 Tackstrip Carpet Installation  
 Foyer Entry with Vinyl Flooring  
 No-Wax Vinyl Floor Coverings  
 by Congoleum: Kitchen, Nook, Foyer,  
 Utility, Great Room,  
 Recessed LED Lights  
 -5 Kitchen x 2 Nook-  
 36" Doors – Where Available  
 White Painted 6-Panel  
 Pre-Hung Door with Mortise Hinges  
 Metal Interior Passage Sets  
 Smoke Detectors  
 with Battery Back-Up  
 Wire Shelving in Guest Closet  
 White Painted Pine Molding  
 Throughout

## BEDROOMS

Ceiling Light  
 Egress Window in Each Bedroom  
 Wire Shelving in Closets  
 Switched 6" Recessed LED Light in All  
 Walk-In Closets

## BATHS

Curved Front Garden Tub in Master  
 Bath- Where Available  
 Tub Overflows  
 China Sinks with Overflows &  
 Pop-Up Drains  
 Lighted Vent Fan in Each Bath  
 LED Lights  
 Brushed Nickel Metal Faucets  
 36" High Vanities  
 Anti-Scald Valves on Showers and Tubs  
 Linen- Where Available

## KITCHEN

Stainless Steel Sink-33x22x8  
 Brushed Nickel Single Lever Faucet  
 Power Range Hood with Light  
 1 USB II Receptacle



## CABINETRY

Evermore Custom Cabinetry  
 (KCMA Certified)  
 French Country, Barnwood Oak, or Rustic Elm  
 ¾ Overlay Mission Flat Panel Cabinet Doors  
 Hardwood Oak Cabinet Face Frames  
 Transitional Cabinet Pulls  
 (Brushed Nickel or Black)  
 Hidden Cabinet Hinges  
 City Scape Cabinet System  
 Adjustable Shelves in Overhead Cabinets  
 Drawer-Over-Door Base Cabinets  
 Soft Close Undermount Drawer Guides Base  
 and Center Shelves in Base Cabinets Dovetail  
 Drawer Construction  
 Laminate Countertops with Laminate Edging  
 4" Laminate Backsplash  
 Kitchen Island – Where Available



## UTILITIES

200 AMP Electrical Service  
 Plumb and Wire for Washer  
 Wire for Dryer  
 Plumb for Dishwasher  
 Recessed Dryer Vent Box  
 Programmable Thermostat with 8-Wires  
 Main Water Line Shut-Off Valve  
 Water Shut-Off Valves where Accessible  
 One Exterior Water Faucet  
 Perimeter Heat boots & registers

## INSULATION

R-23 Fiberglass Insulation in Walls  
 R-38 Batt Insulation in Ceiling



LONG LIVE HAPPY HOMES™

## EXTERIOR

5/12 Roof Pitch  
 Exterior Light at  
 Front and Rear Door  
 Two GFI-Protected Exterior Receptacles  
 Vinyl Ship Lap Siding  
 O.S.B. Sheathing Under Siding  
 Wind Wrap Air Infiltration Barrier  
 12" Eaves and Overhangs  
 Architectural Shingles  
 Ridge-vent Roof Ventilation System  
 Ice Shield  
 3/0 x 6/8 White 6-Panel Front & Rear  
 Door with Deadbolt Locks  
 Vinyl Insulated Argon Filled Windows  
 with Low-E Glass (no grids)  
 Lineals on Front Door Side

## CONSTRUCTION

2x10 Transverse Floor System on 16"  
 Centers with 23/32" OSB T&G Floor  
 Decking\*\*  
 2x6 Exterior Walls on 16" Centers\*\*  
 2x4 Interior Walls  
 90 Mile Exposure C Wind Load Design  
 40# Roof Load Design

## Wind Zones

Seismic Zones  
 Tru Spirit Carpet  
 Floorte Shipped Loose  
 Omit Carpet  
 Cabinet Colors  
 Double Sink in Master  
 Utility Sink  
 Pearl Appliance Pkg  
 (gas or electric)  
 Labels and Codes

## Vinyl Sliding Glass Door

Whole House Ventilation Fan  
 Flood Light Shipped Loose  
 Photo Electric Smoke Detector  
 Photo Electric Smoke Detector with  
 Carbo Monoxide  
 Phone Jack  
 Junction Boxes with Conduit  
 Coastal Shores Siding  
 5/12 60#, 80# and 100#  
 7/12 Non-Storage 40#, 60#, 80# and 100#

## Flex Rooms

Omit Basement Stairwell  
 Superior Bracing  
 Exterior Water Faucet Extra  
 Single Bowl Kitchen Sink  
 50 Gallon Electric Hot Water Heater  
 Heating Package:  
 (Furnace, return air  
 (No trunk lines available) (Gas or Electric)  
 ½ lite Pembroke  
 Single Full view door  
 60" Fiberglass Shower



## AVAILABLE OPTIONS

Additional Options Available, Fees May Apply

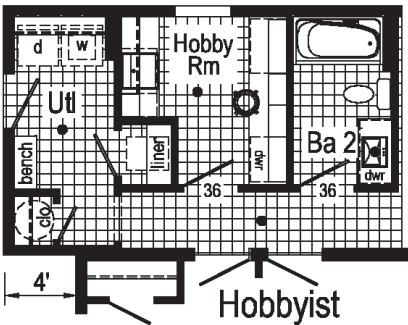
Pennwest Homes are constructed to meet or exceed various state building codes. Equipment, colors, material specifications, prices and model availability are subject to change without notice. Some exterior attachments as shown on elevations are materials required to be supplied locally or installed by others on site. Your purchase contract is with your builder/dealer who is an independent contractor, not our agent, and is responsible totally for any alterations, exchanges, additions or attachments made in or to your home. Customized floor plans are available. 9/22



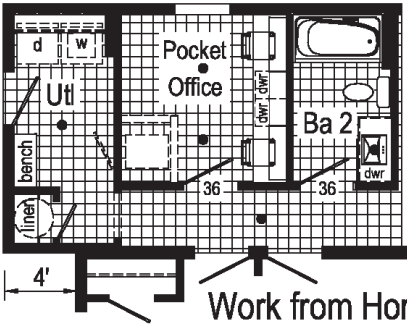
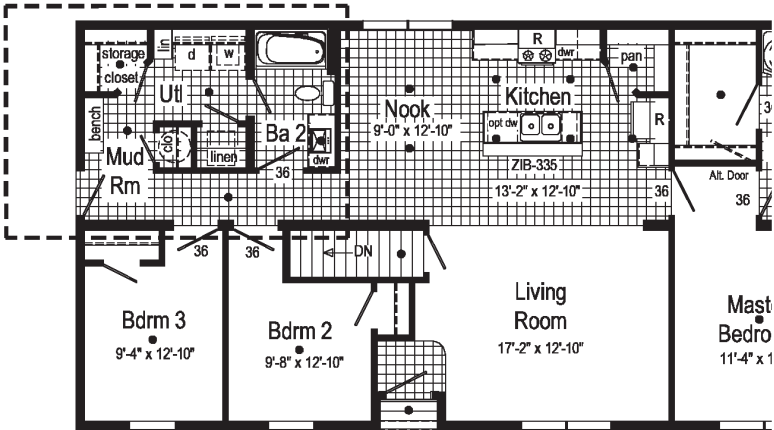
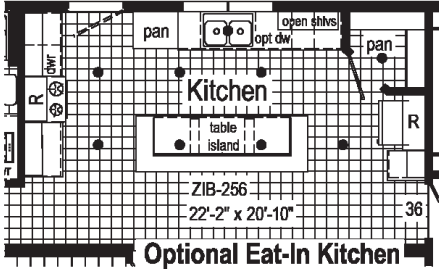
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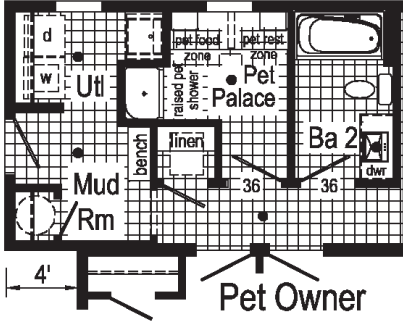


**Eat-In Kitchen**  
The kitchen is where the heart is. Loads of space, storage, and work area. Open to the living for great entertaining.

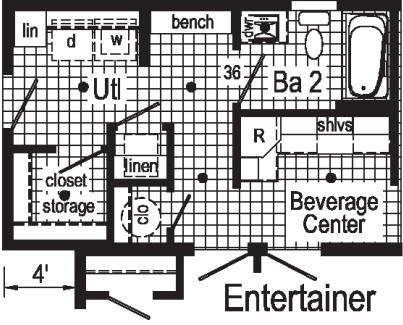


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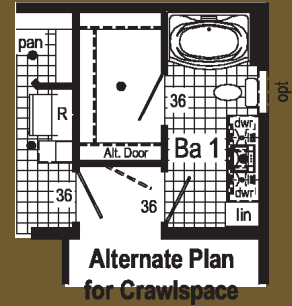
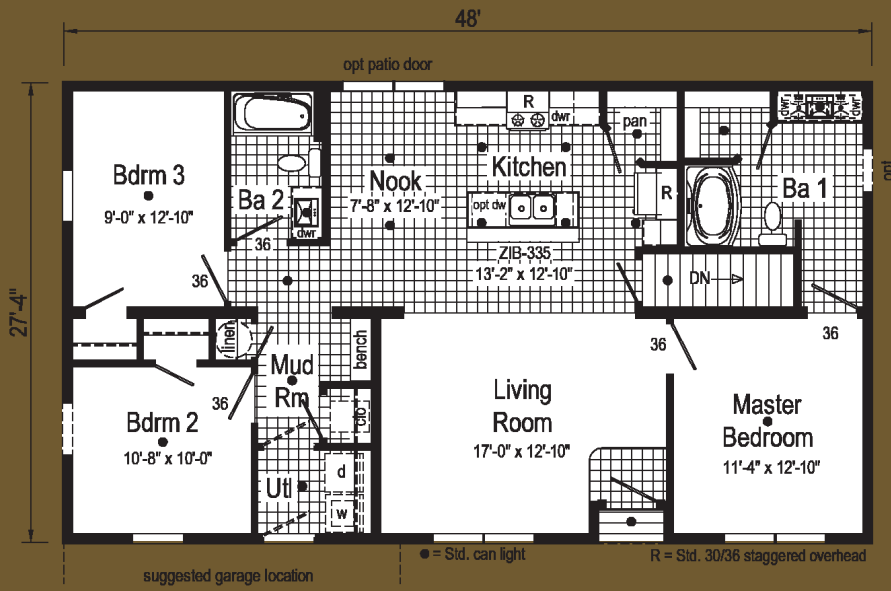
**Entertainer**  
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# Limited 2.1

2P2904R  
28x48 1312 sq ft



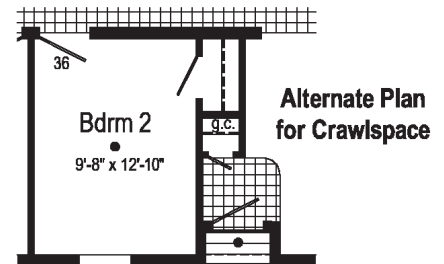
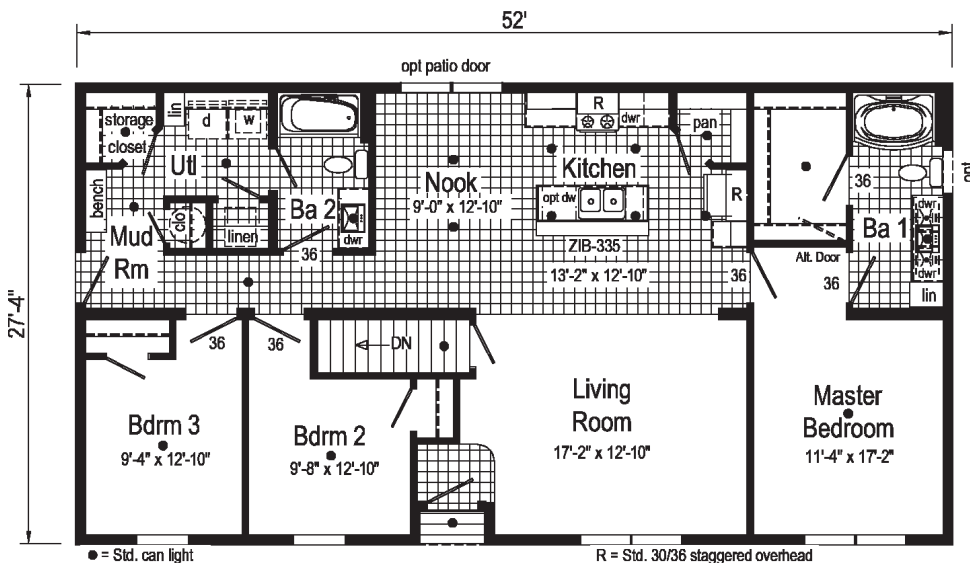
\*Eat-In Kitchen is the Only Flex Option Available for Limited 2.1

# Limited 2.2

2P2905R  
28x52 1421 sq ft



PENNWEST  
reserve  
**R**  
LIMITED<sup>2</sup>

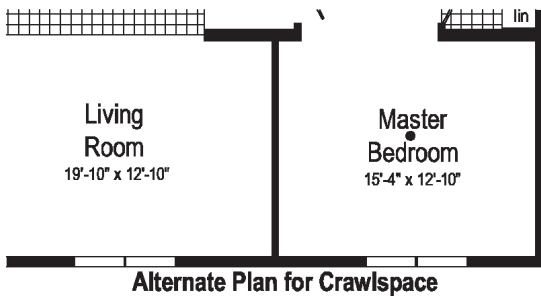
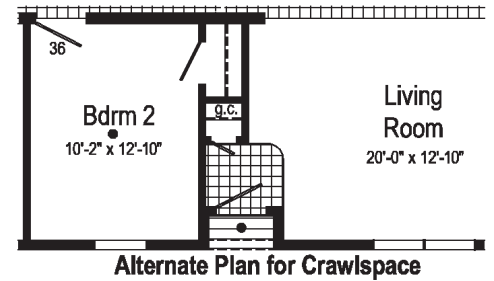
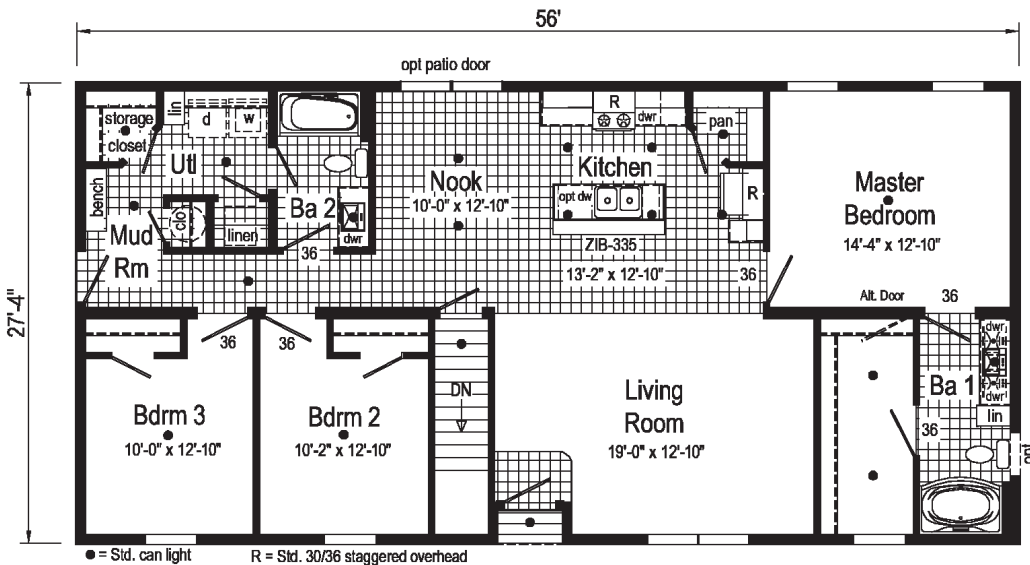


# Limited 2.3

2P2906R  
28x56 1532 sq ft

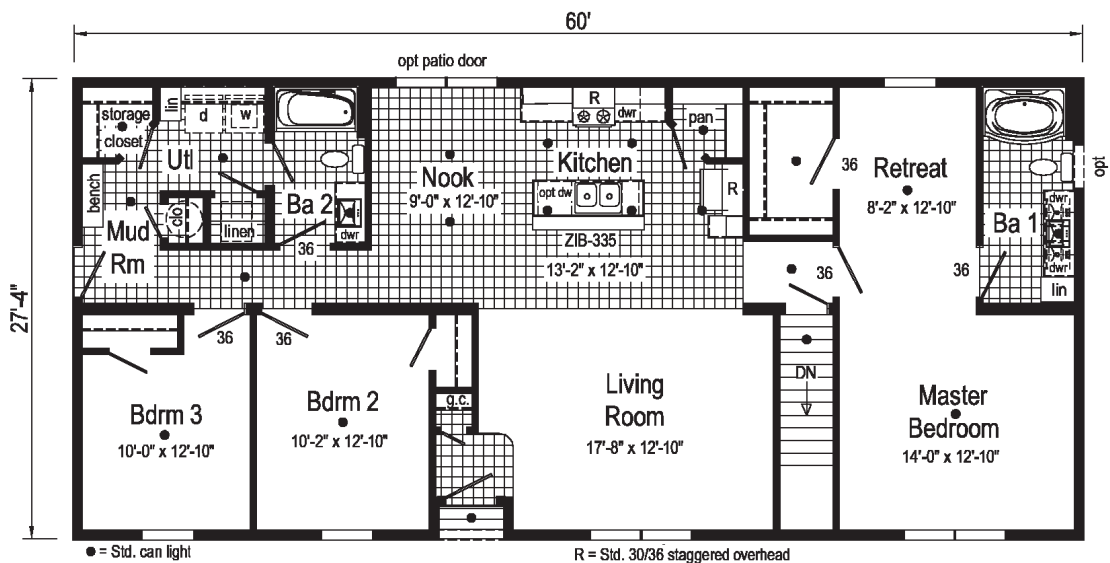


PENNWEST  
reserve  
**R**  
LIMITED<sup>2</sup>



# Limited 2.4

2P2907R  
28x60 1640 sq ft

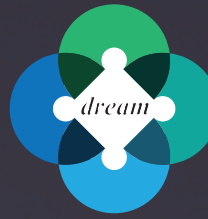




OR







inHouse  
experience



# 2023

# PENNWEST reserve R

Pennwest Homes  
4 Pennwest Way Route 38  
Emlenton, PA 16373  
[www.pennwesthomes.com](http://www.pennwesthomes.com)

# Limited

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