

PENNWEST  
reserve

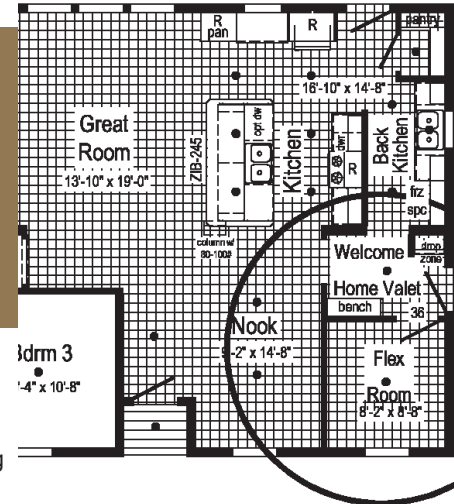
2023

*Limited*



PENNWEST  
H O M E S

# THE EASY LIFE



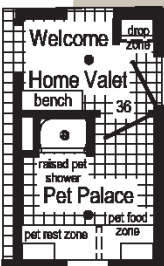
So how can you get all those features without taking space from your home?  
Check out the Flex Room Options to meet YOUR Lifestyle.

- 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 your 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

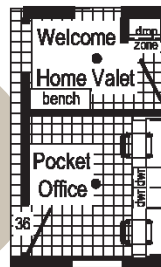
homeowners are also pet owners. The Pet Palace provides a place for bathing your pet at an elevated height. It also serves as the location for storing pet "stuff", pet bed or crate, pet feeding location or even litter box hide-away.



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



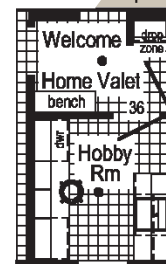
Entertainer

## 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.



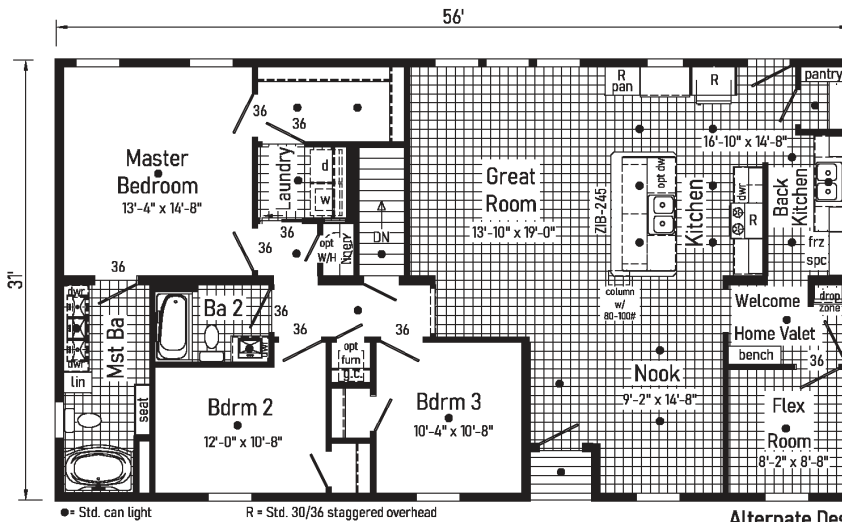
Hobbyist

*Limited 1.1*

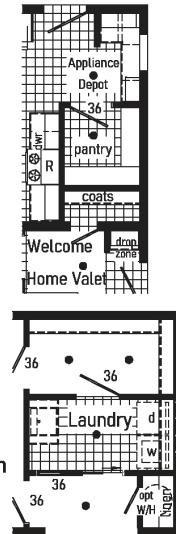
**2P2901X**  
32x56 1722 sq ft



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**reserve**  
**LIMITED<sup>1</sup>**



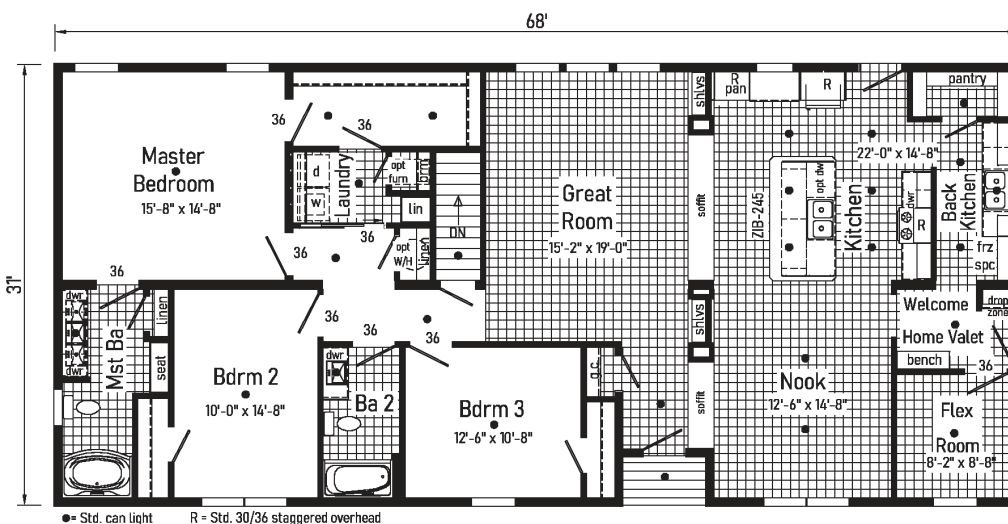
**Alternate  
Chef's Galley**  
With Appliance Depot, Walk-In  
Pantry and Coat Closet  
(replaces Back Kitchen)



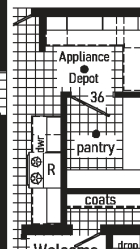
**Alternate Design  
for Crawlspace**

*Limited 1.3*

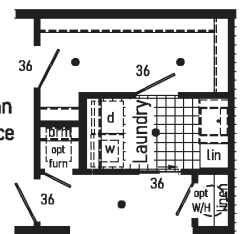
**2P2903X**  
32x68 2087 sq ft



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



**Alternate Plan  
for Crawlspace**









Scan to Watch Video!







## INTERIOR

Primed Drywall Throughout  
Smooth Flat Ceiling Throughout  
8'0" Ceiling Height  
25 oz. Carpeting: Bedrooms  
Rebond 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

## 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

## 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#

## AVAILABLE OPTIONS

Additional Options Available, Fees May Apply

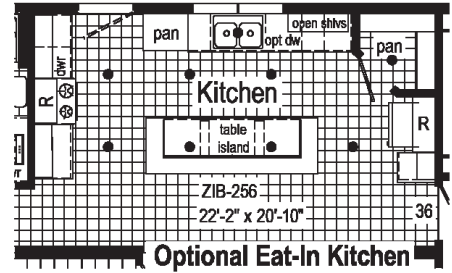
**PENNWEST**  
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**LIMITED**

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 respon-sible totally for any alterations, exchanges, additions or attachments made in or to your home. Customized floor plans are available. 9/22

# THE EASY LIFE

## Eat-In Kitchen

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

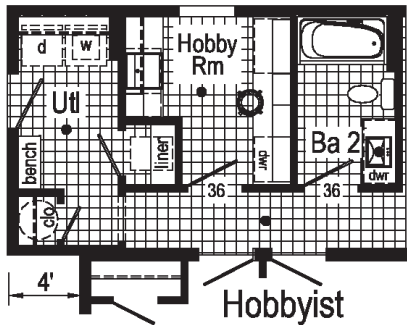


Optional Eat-In Kitchen

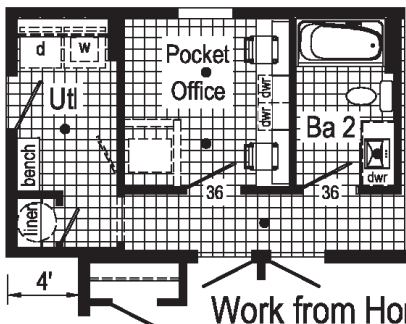
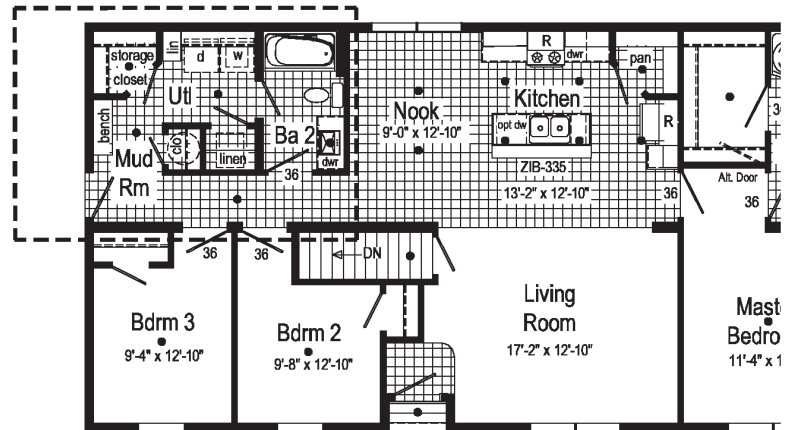
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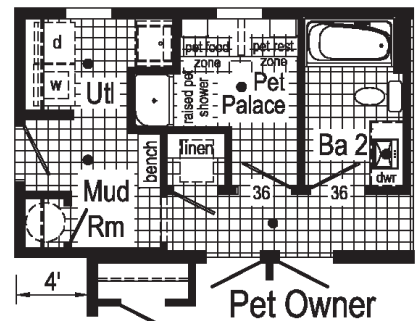
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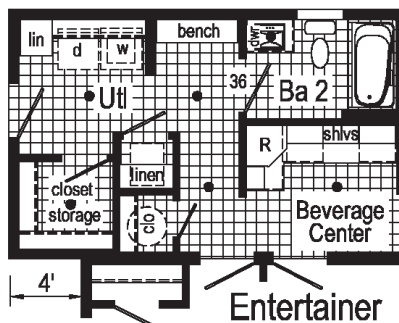
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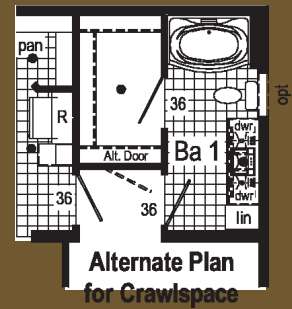
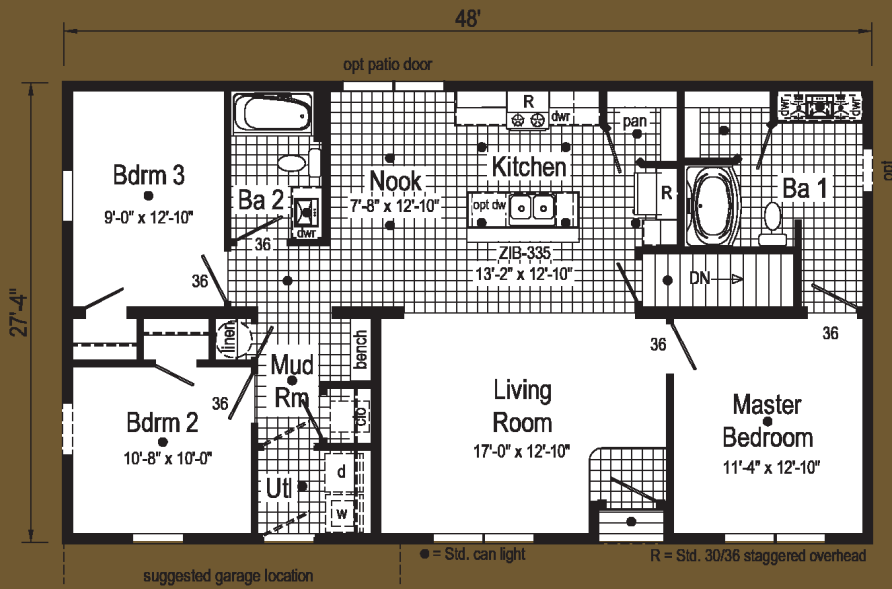


Entertainer



# Limited 2.1

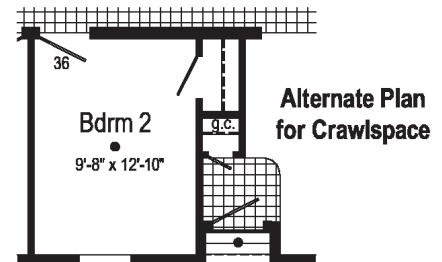
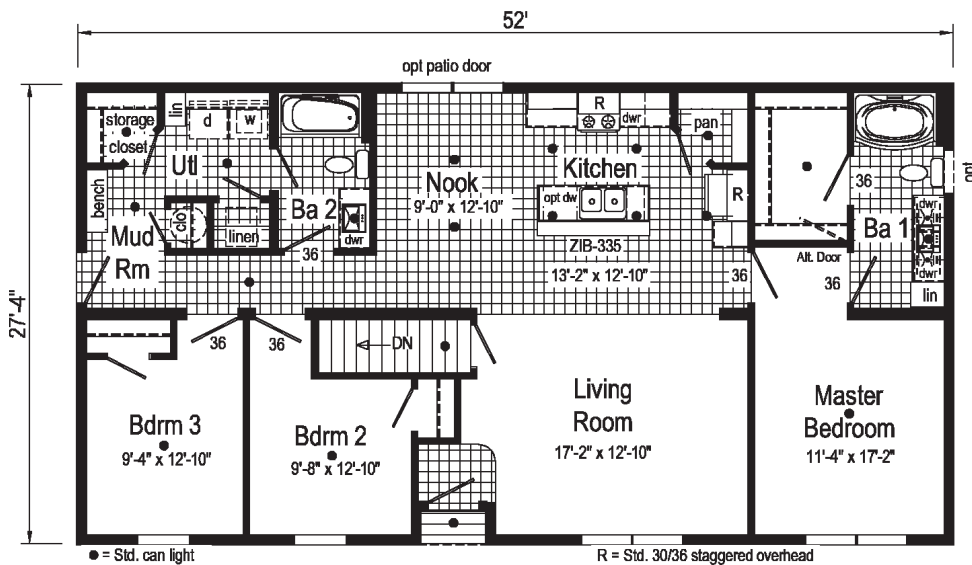
**2P2904R**  
28x48 1312 sq ft



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

# Limited 2.2

**2P2905R**  
28x52 1421 sq ft



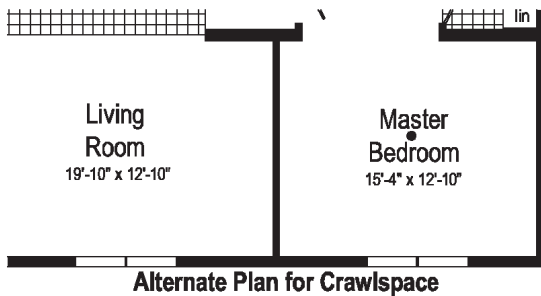
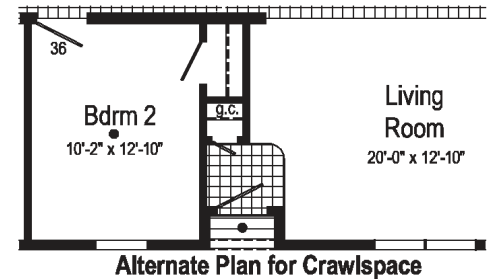
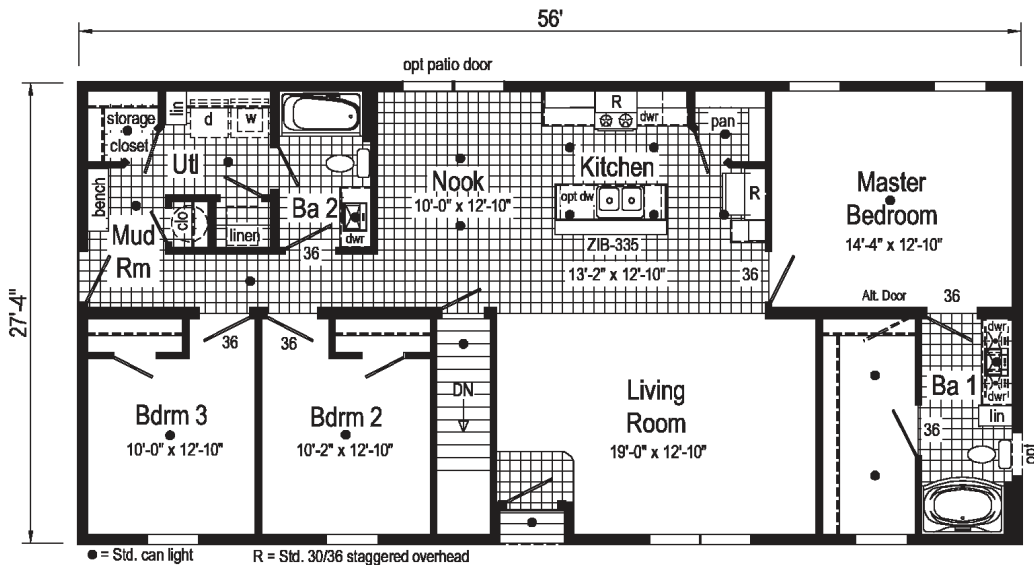
**PENNWEST**  
**reserve**  
**R**  
**LIMITED<sup>2</sup>**

# Limited 2.3

**2P2906R**  
28x56 1532 sq ft

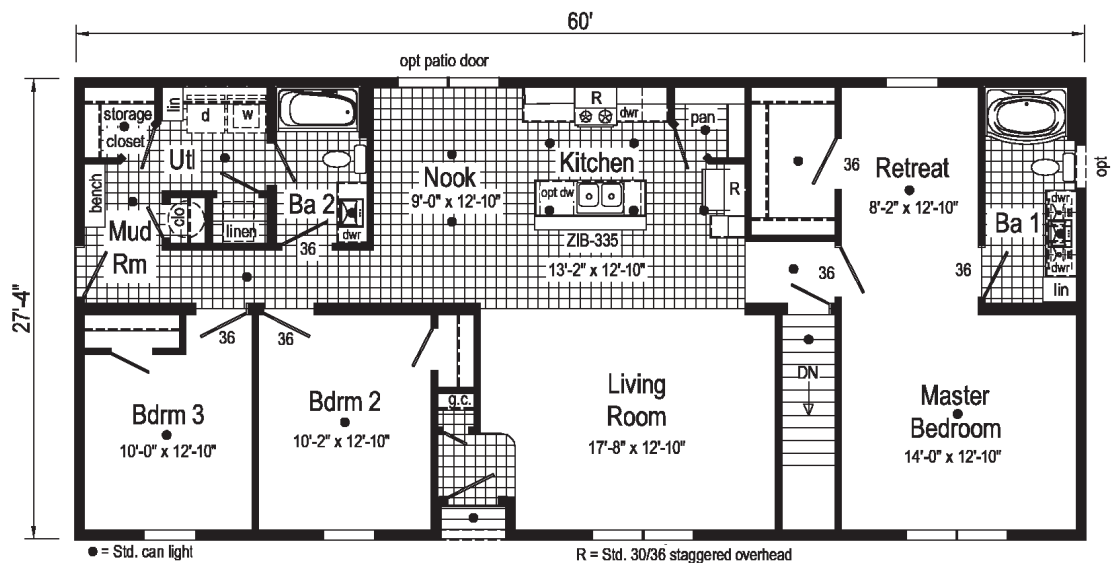


**PENNWEST**  
**reserve**  
**R**  
**LIMITED<sup>2</sup>**



# Limited 2.4

**2P2907R**  
28x60 1640 sq ft

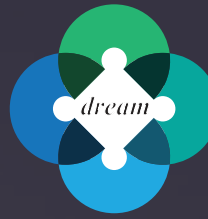




OR







inHouse  
experience



# 2023

# PENNWEST reserve R

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

# Limited

Connect with Us!



**You Tube**

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