

MODULAR SERIES



# Friendship HOMES

QUALITY | STYLE | PERSONALIZATION  
WITH YOU IN MIND



# Friendship HOMES

## QUALITY

Friendship Homes has been named the manufacturer of the year for nearly a decade, we believe this is because of our high quality standards that are so important to us. Our homes are built in a controlled factory environment, reducing waste, and leaving a lower impact on the environment than traditional site built homes. They are built in less time and more efficiently than many other homes. High quality, cutting edge construction have been our priority since Friendship Homes began construction of homes in 1982. Since then, they have built thousands of homes for happy families.

## STYLE

Our homes are built with style in mind. Our designers take the latest trends, and combine them with timeless design to bring you a home that is as beautiful as any stick-built home. We offer many finishes for countertops, cabinets, walls and flooring. You also have the option to choose from other available finishes so that you are able to make your new home feel like just that – home.

## LEARN MORE

Floorplans, specifications, options and swatches are subject to change, see home specialist for most recent floorplans. Homes shown in photos may not be available. More detailed floor plans are available on our website. Visit [friendshiphomesmn.com](http://friendshiphomesmn.com) for more information.

Dozens of other floorplans that are not shown in this book, are available for factory order from Friendship Homes. See home specialists for more home options and floorplans. Visit [friendshiphomesmn.com](http://friendshiphomesmn.com) for more information.



# Inspiration Modular





INSPIRATION LANDMARK XXL



INSPIRATION SHOREVIEW

Visit our website for more photos of our homes.

There are many options to choose from for selecting countertops, cabinets, walls, flooring and fixtures to personalize your new home.



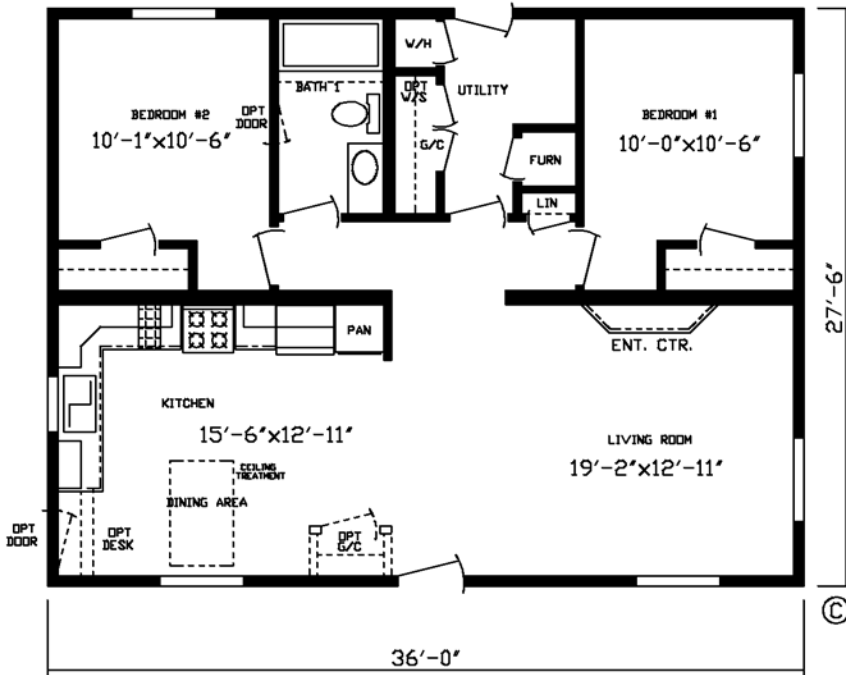
INSPIRATION TESLA

# The Paradise MOD

Model #184008M  
36' x 28' • 990 sq. ft.

2 Bedroom  
1 Bath

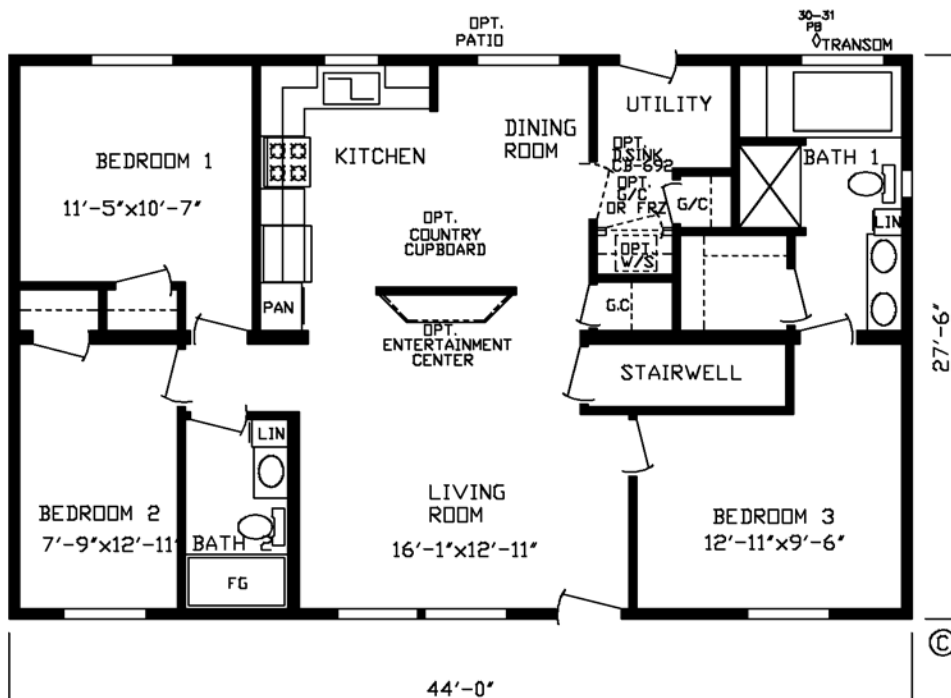
No stairwell available



# The Edison MOD

Model #184009M  
44' x 28' • 1210 sq. ft.

3 Bedroom  
2 Bath

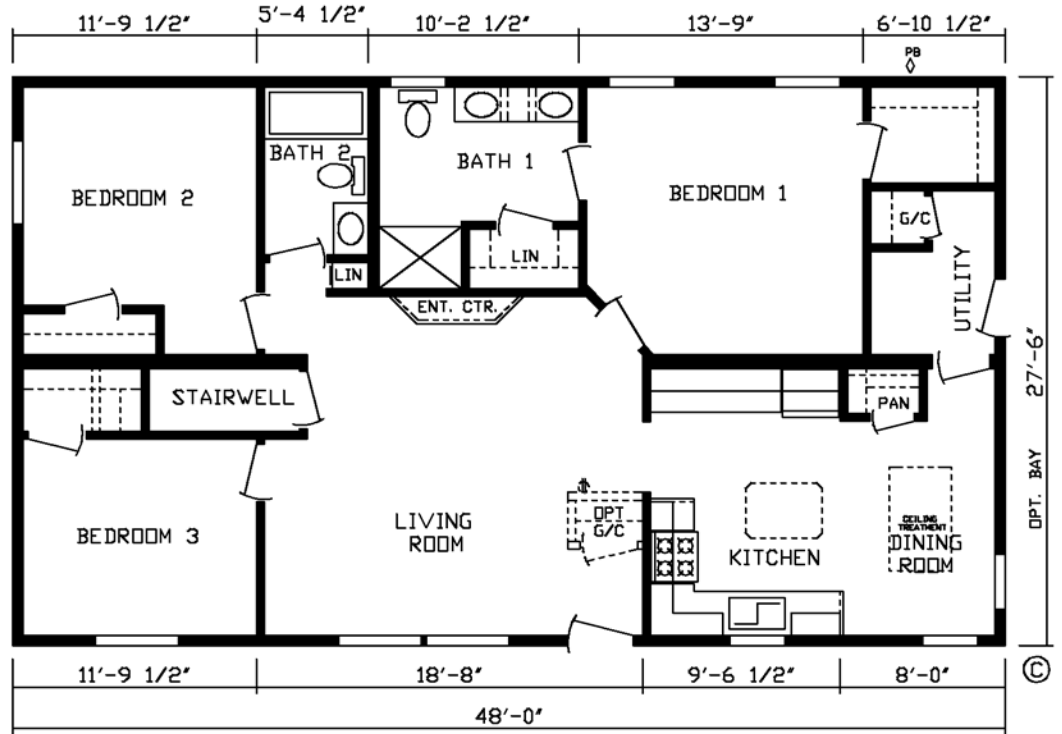
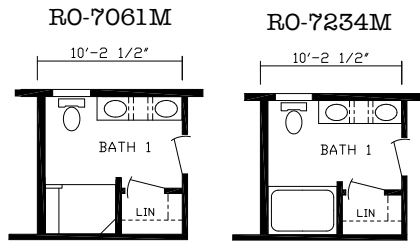


# The Cleveland MOD

Model #184010M

44' x 28' • 1320 sq. ft.

3 Bedroom  
2 Bath

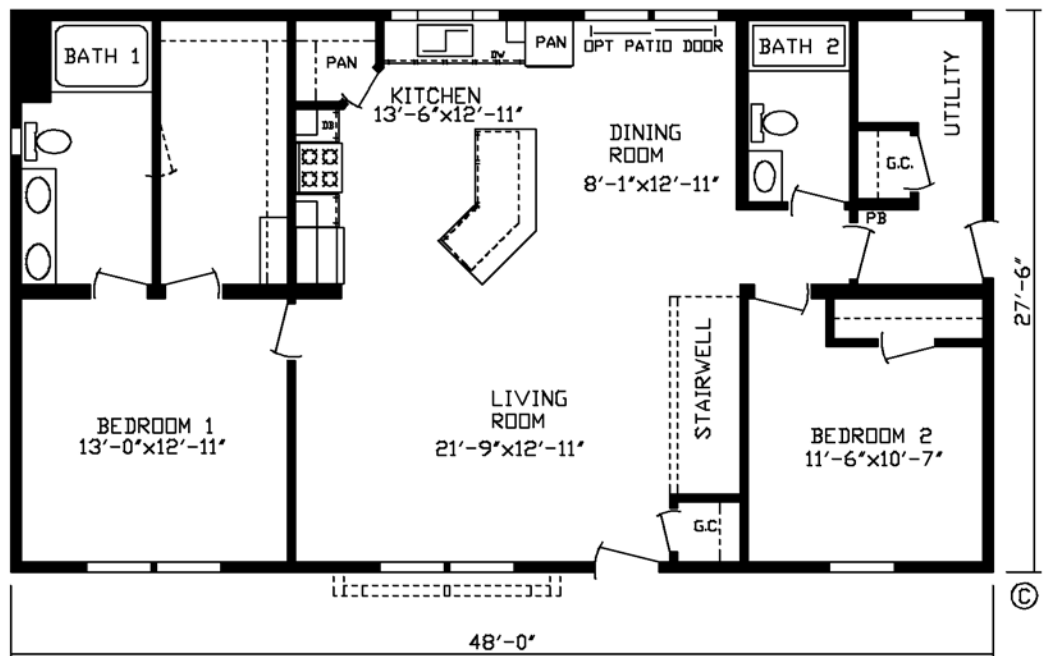
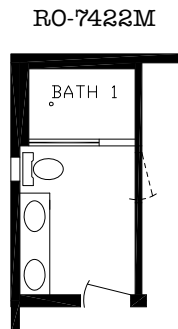


# The Harrison MOD

Model #184026M

48' x 28' • 1320 sq. ft.

2 Bedroom  
2 Bath

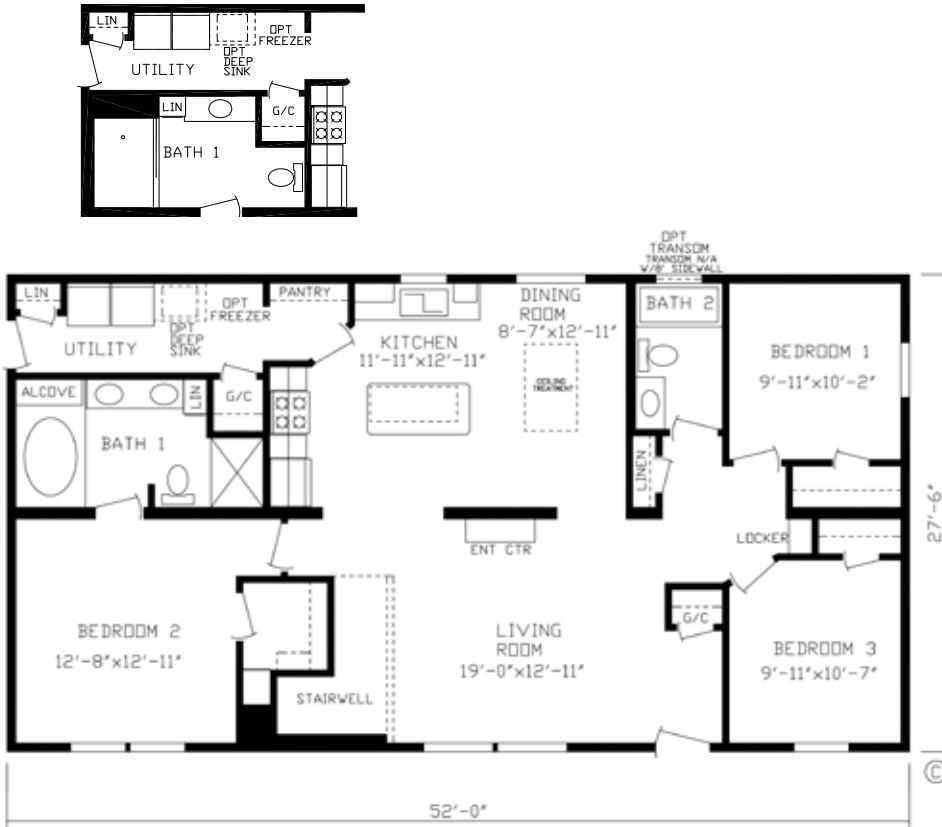


# The Franklin MOD

RO-7273M

Model #184006M  
52' x 28' • 1430 sq. ft.

3 Bedroom  
2 Bath



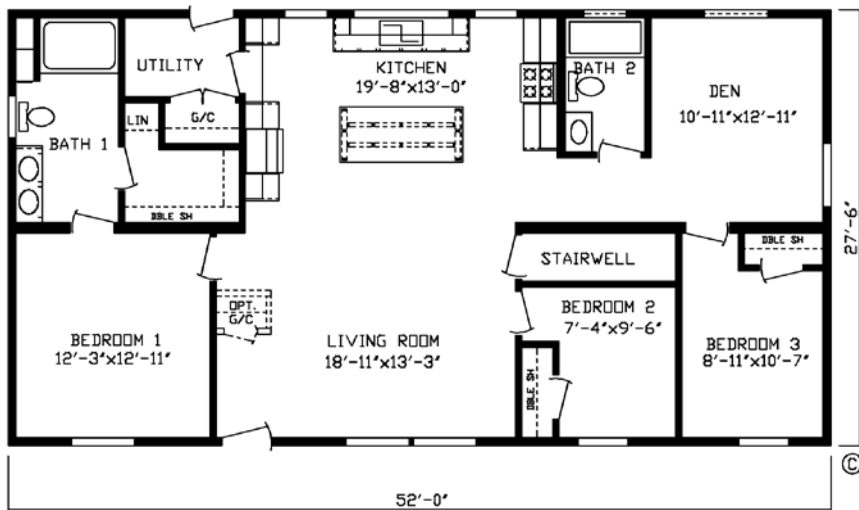
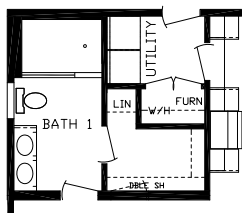
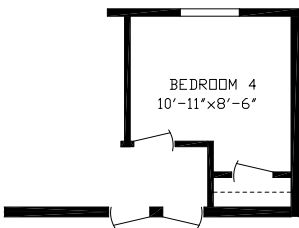
# The Weston MOD

RO-7199M

RO-6816M

Model #184012M  
52' x 28' • 1430 sq. ft.

3 Bedroom  
2 Bath



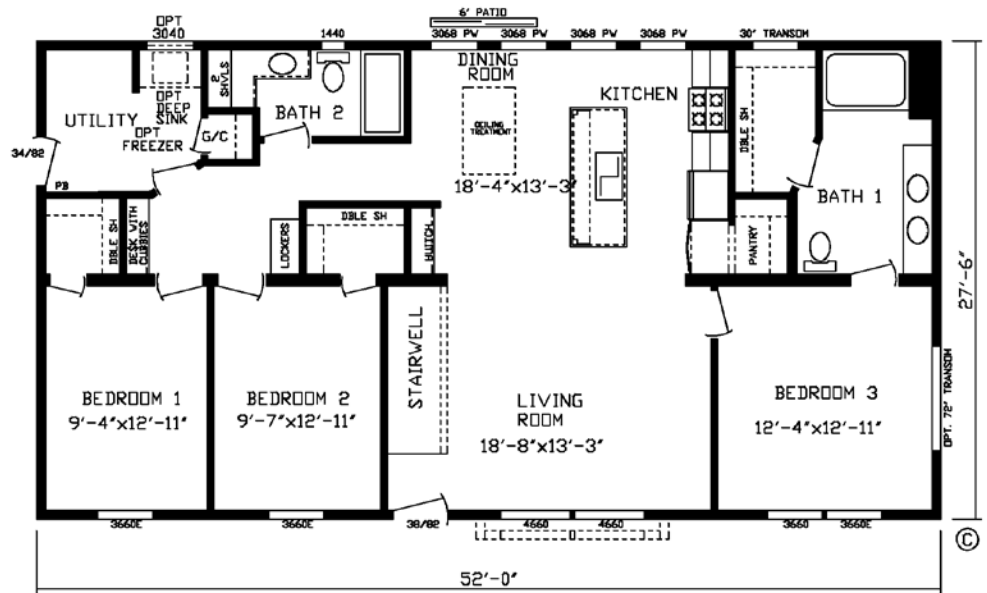
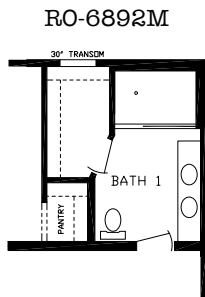
# The Tesla MOD

Model #184013M

52' x 28' • 1430 sq. ft.

3 Bedroom

2 Bath



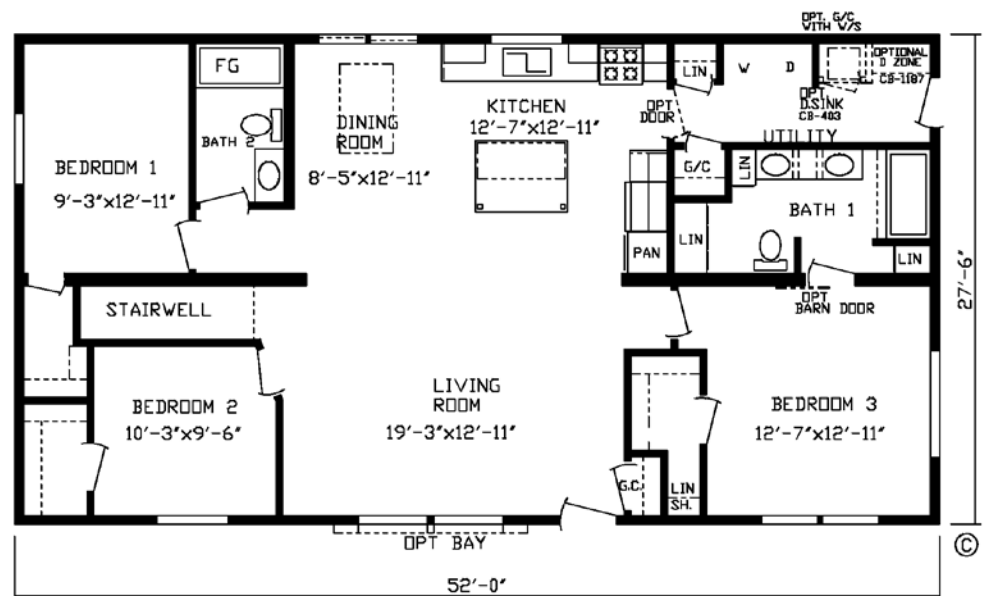
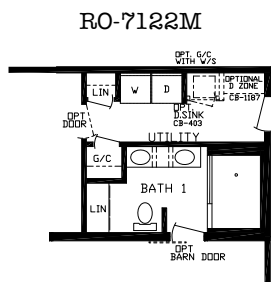
# The Jefferson MOD

Model #184018M

52' x 28' • 1430 sq. ft.

3 Bedroom

2 Bath

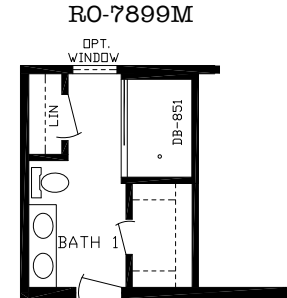
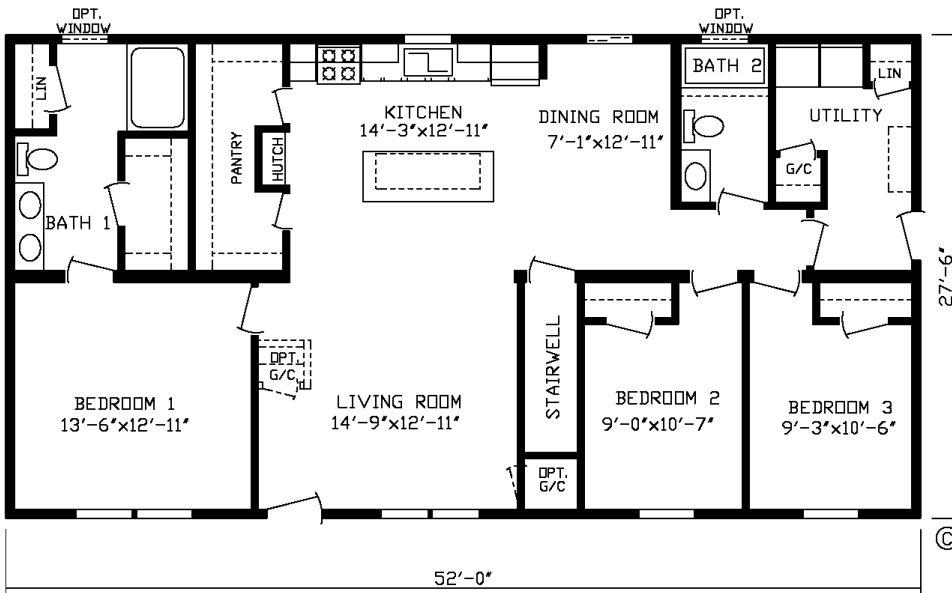




# The Landmark MOD

Model #184040M  
52' x 28' • 1430 sq. ft.

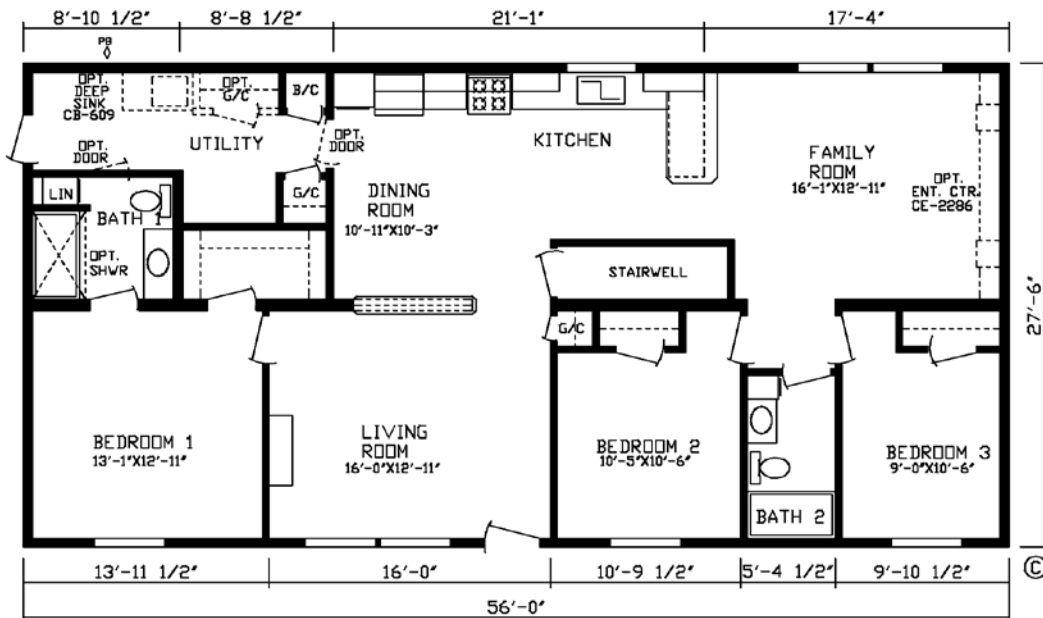
3 Bedroom  
2 Bath



# The Riviera MOD

Model #184007M  
56' x 28' • 1540 sq. ft.

3 Bedroom  
2 Bath



# The Landmark XL MOD

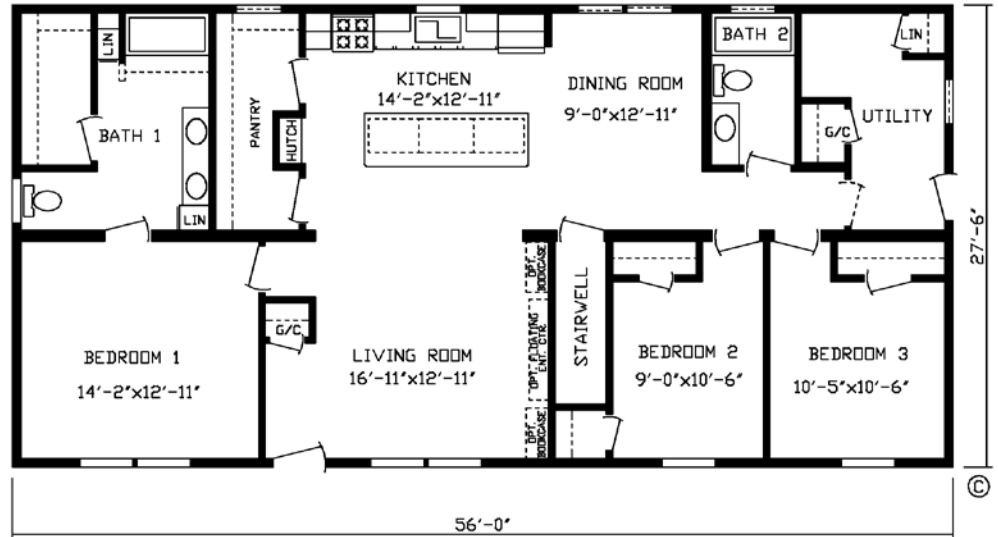
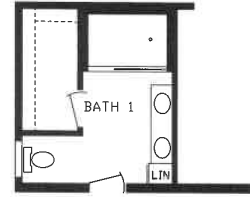
Model #184042M

56' x 28' • 1540 sq. ft.

3 Bedroom

2 Bath

RO-7913M



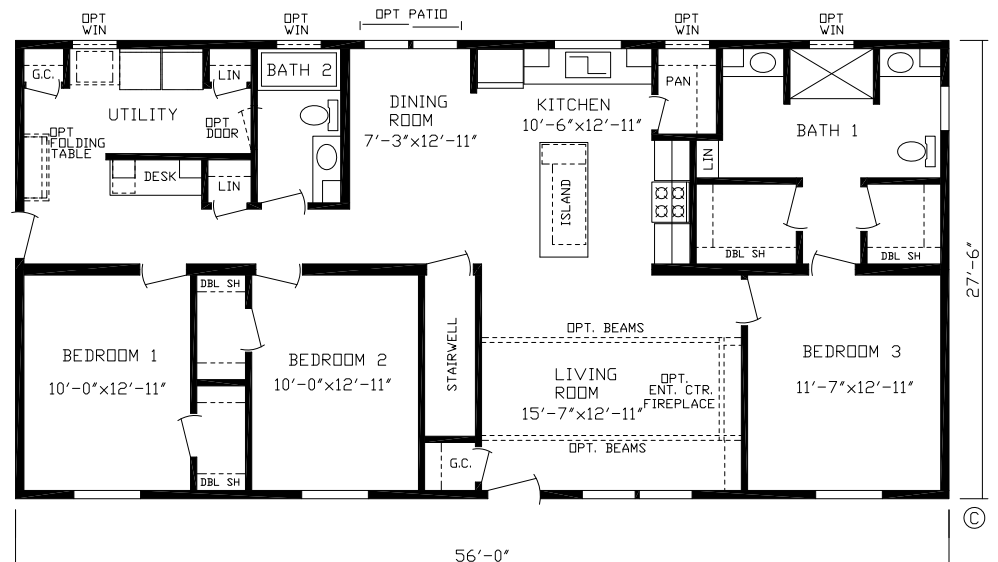
# The Belmont MOD

Model #184044M

56' x 28' • 1540 sq. ft.

3 Bedroom

2 Bath

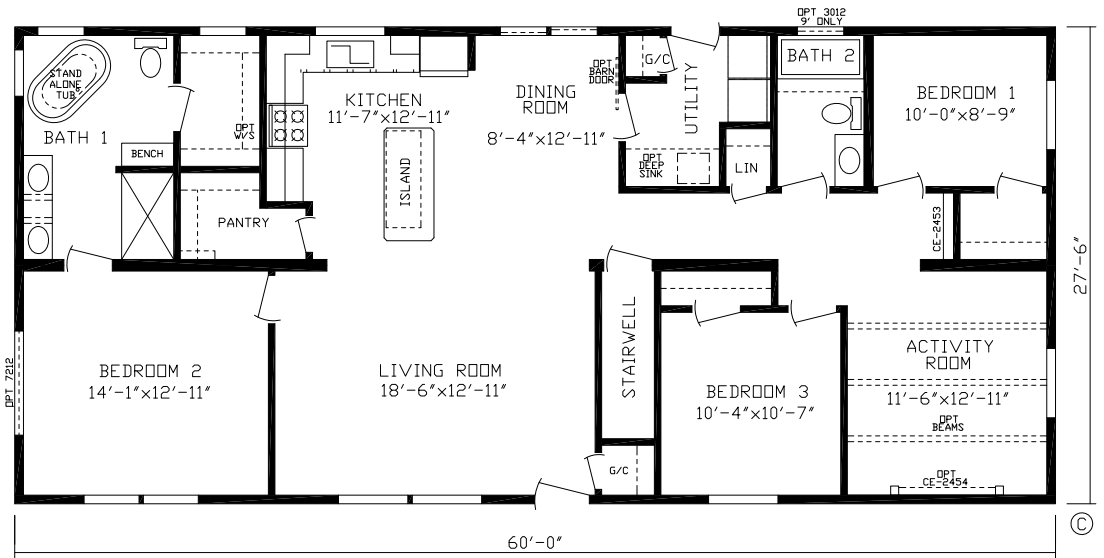


# The Horizon MOD

Model #184038M

60' x 28' • 1650 sq. ft.

3 Bedroom  
2 Bath

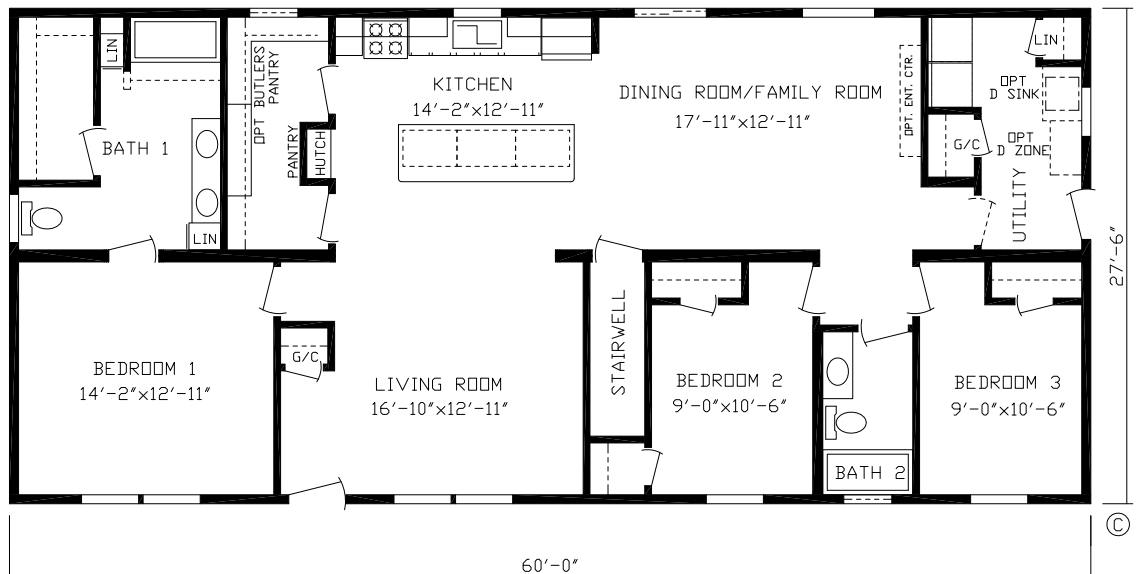


# The Landmark XXL MOD

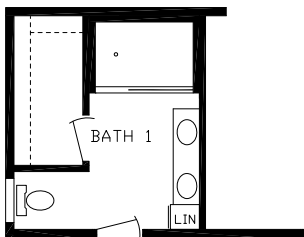
Model #184045M

60' x 28' • 1650 sq. ft.

3 Bedroom  
2 Bath



RO-7953M

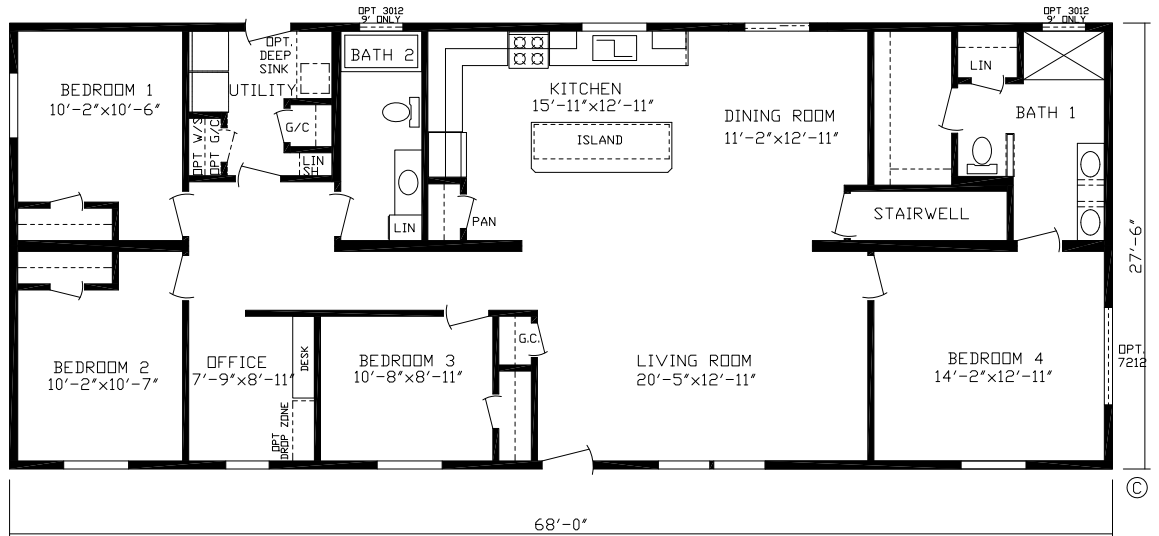


# The Rapids MOD

Model #184037M

68' x 28' • 1870 sq. ft.

4 Bedroom  
2 Bath



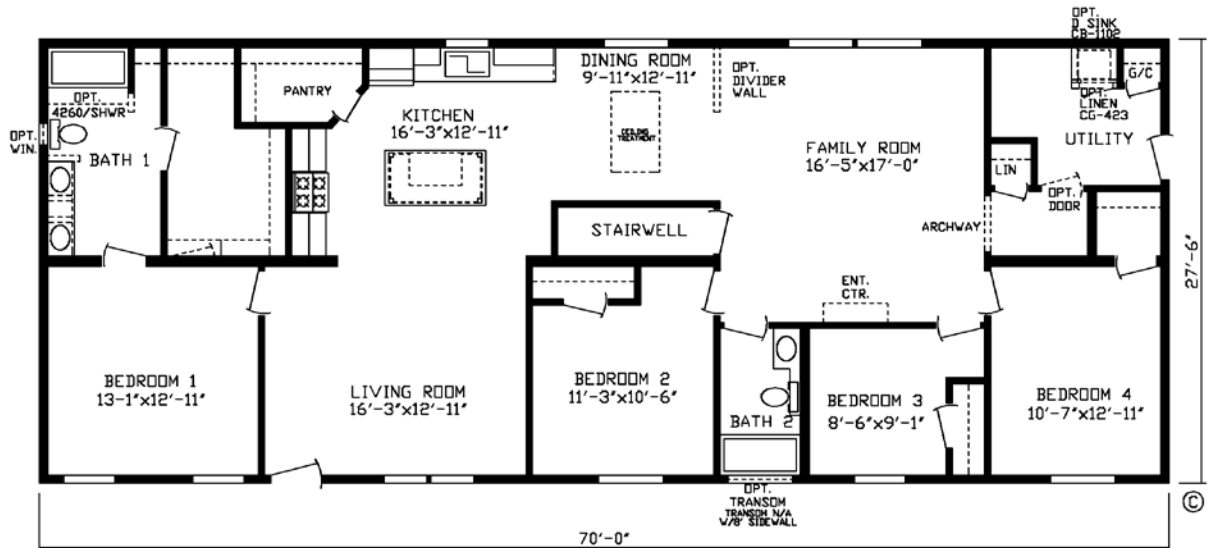
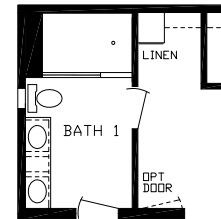
# The McKinley MOD

Model #184005M

70' x 28' • 1925 sq. ft.

4 Bedroom  
2 Bath

RO-7077M

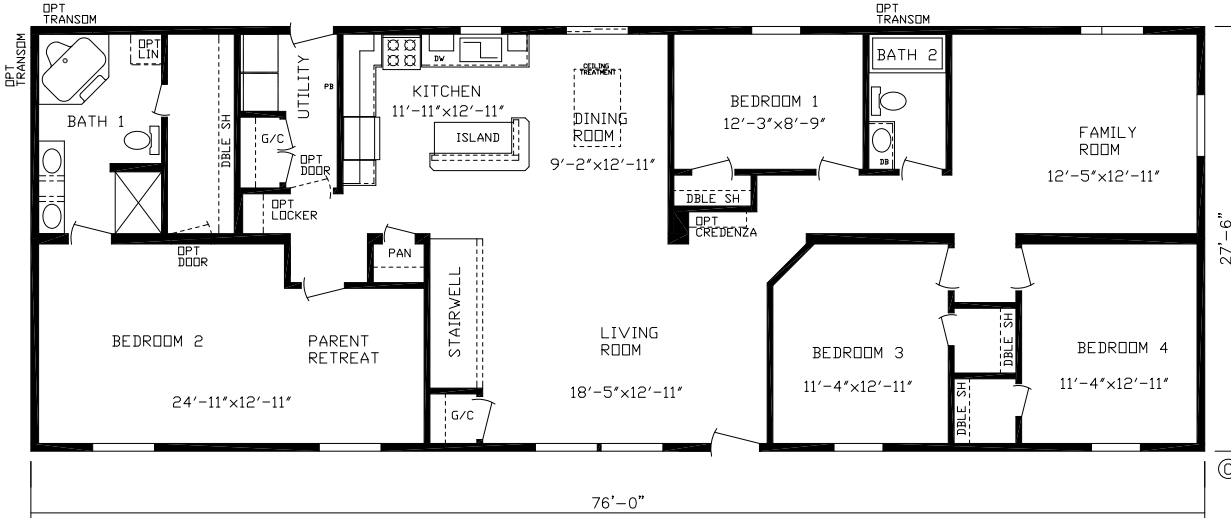
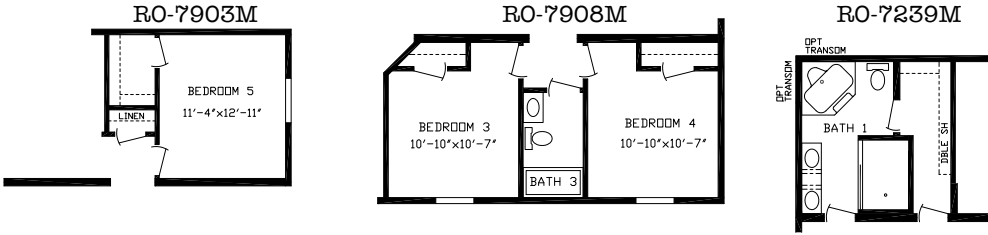


# The Momentum MOD

Model #184020M

76' x 28' • 2090 sq. ft.

4 Bedroom  
2 Bath



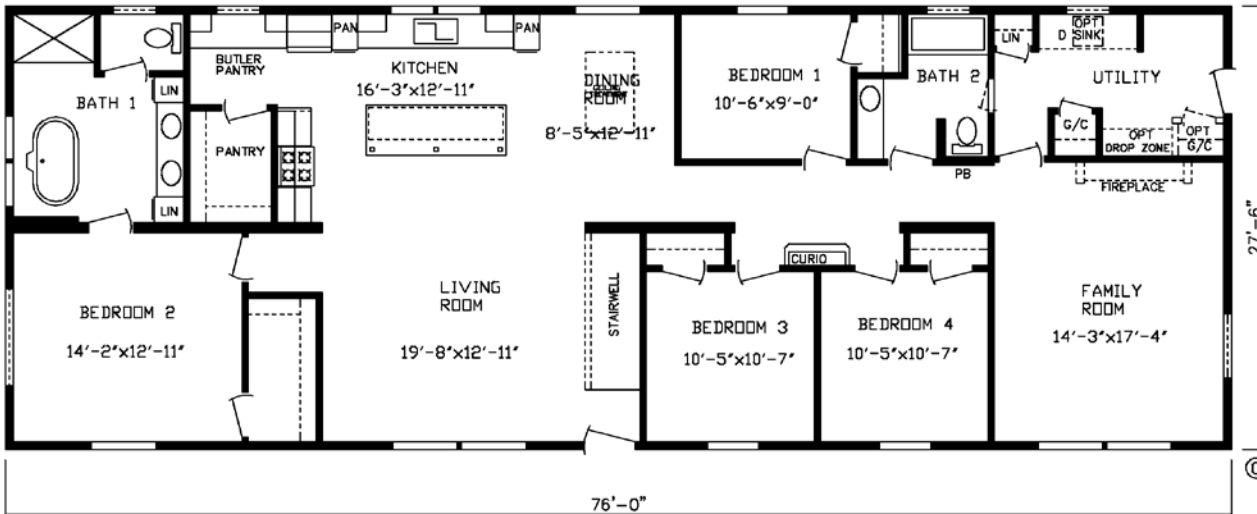
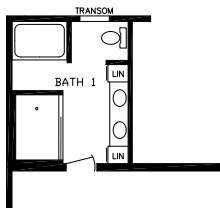
# The Remington MOD

Model #184029M

76' x 28' • 2090 sq. ft.

4 Bedroom  
2 Bath

RO-7733M



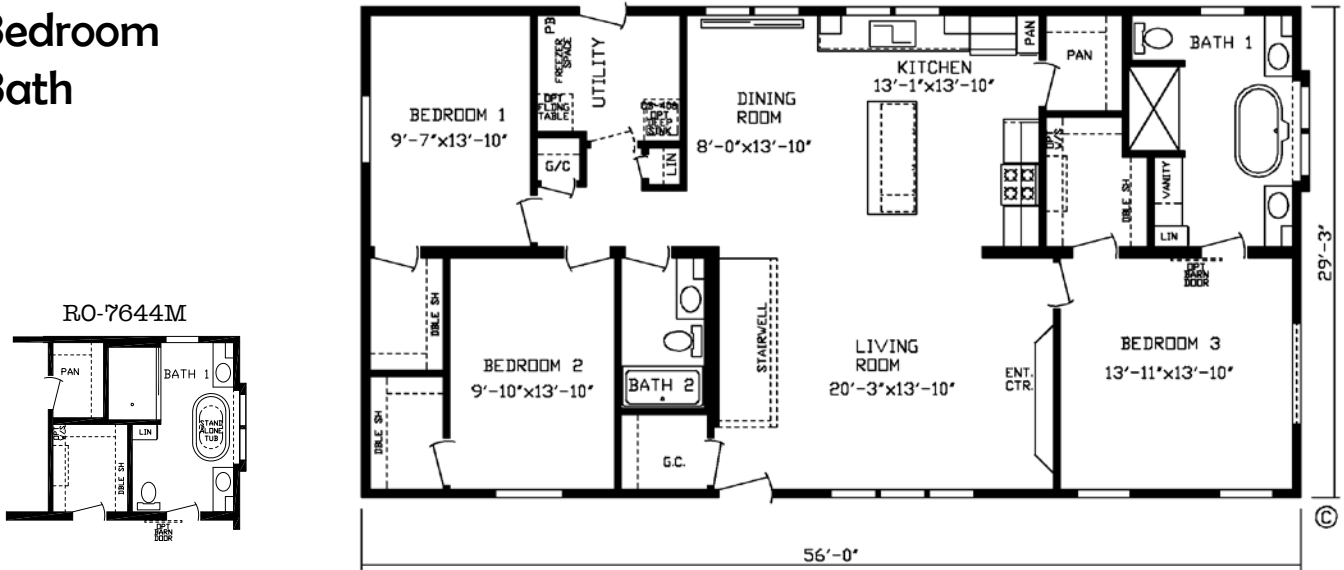
# The Winchester MOD

Model #184021M

56' x 32' • 1638 sq. ft.

3 Bedroom

2 Bath



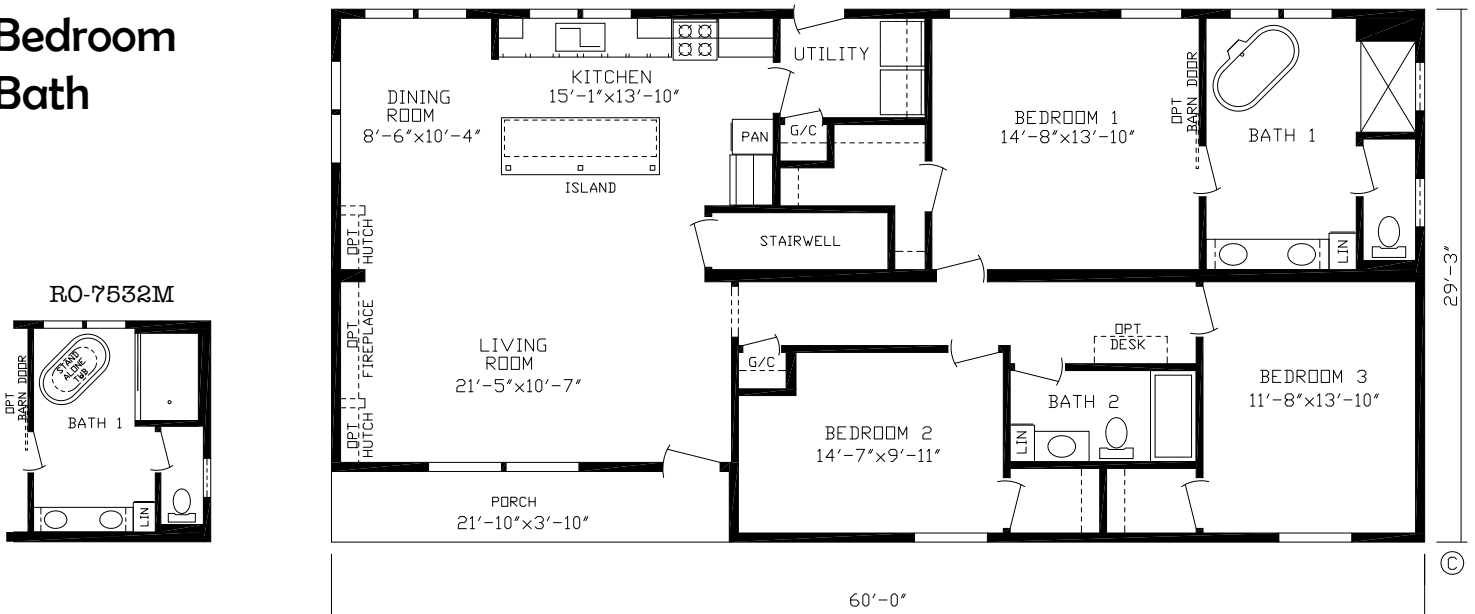
# The Shoreview MOD

Model #184032M

60' x 32' • 1755 sq. ft.

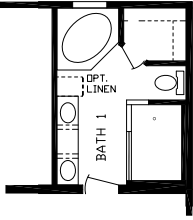
3 Bedroom

2 Bath

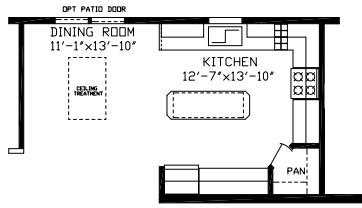


# The Danbury MOD

RO-6764M

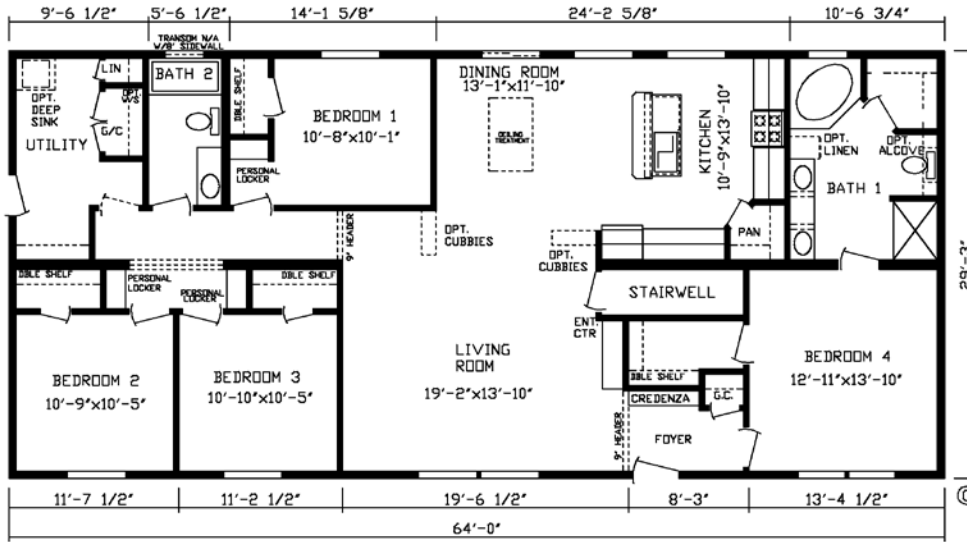


RO-7901M



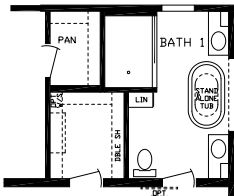
Model #184001M  
64' x 32' • 1872 sq. ft.

4 Bedroom  
2 Bath



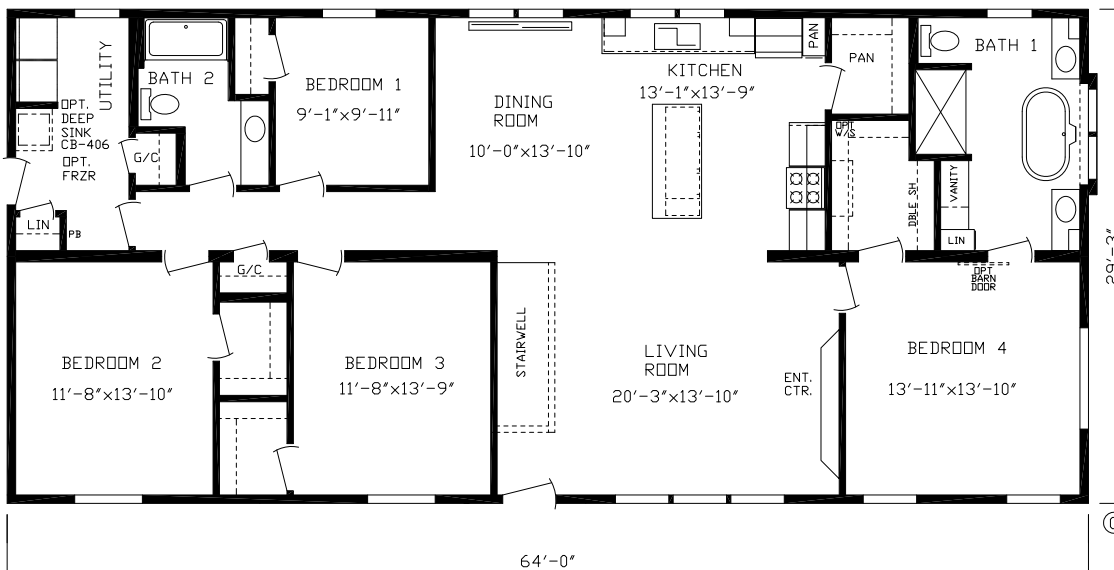
# The Winchester 4 Bdrm MOD

RO-7821M



Model #184028M  
64' x 32' • 1872 sq. ft.

4 Bedroom  
2 Bath

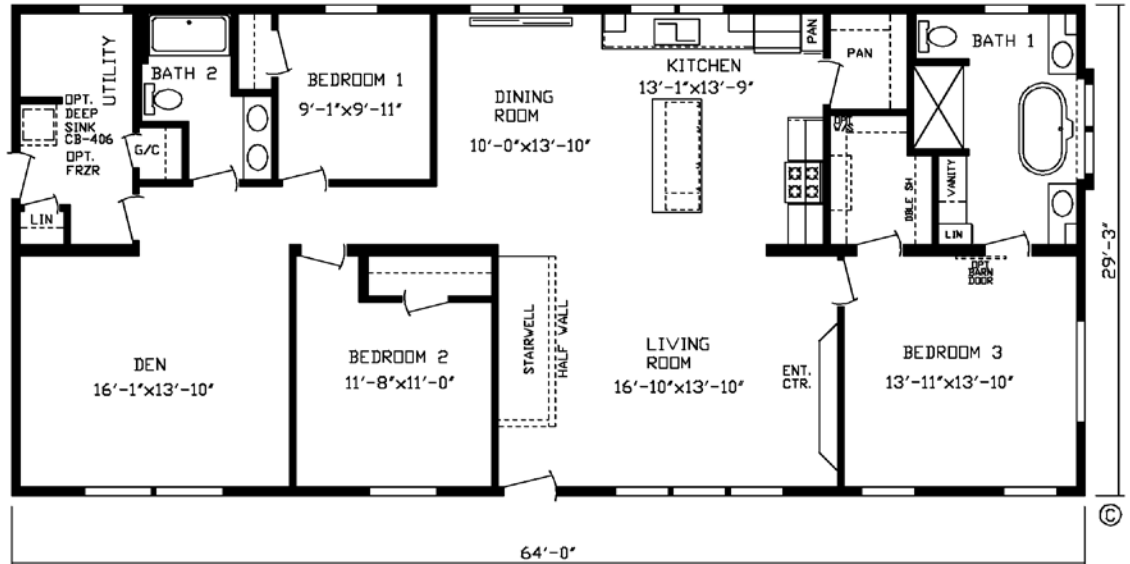


# The Winchester Den MOD

Model #184030M

64' x 32' • 1872 sq. ft.

3 Bedroom  
2 Bath

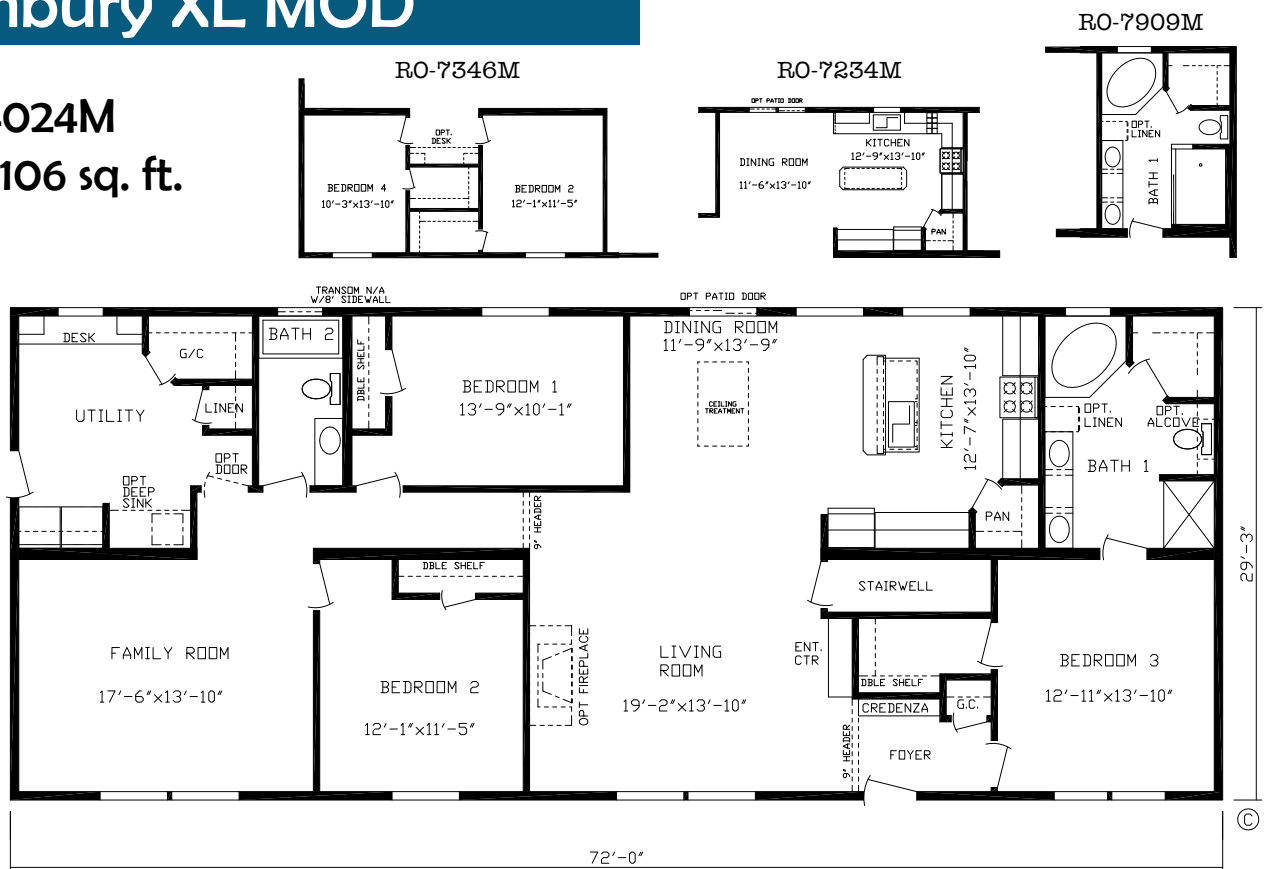


# The Danbury XL MOD

Model #184024M

72' x 32' • 2106 sq. ft.

3 Bedroom  
2 Bath





# Inspiration Modular Standards

## General:

Open Joist floor System  
Tongue & Groove OSB Floor Decking  
Double Rim Joist  
8' Sidewall Height w/Flat Ceilings  
3/12 Roof Pitch-28' Wides  
5/12 Roof Pitch-32' Wides  
60lb Ground Snow Load  
Double 2x4 Marriage Walls

## Furnace:

**High Efficiency Furnace** - on KZ Models  
Return Air Grills Installed

## Carpet:

**Shaw** 15 Oz. Carpet w/Tack Strip

Standard Foyer

5lb Carpet Pad

**Beauflor** Roll Goods



## Electric:

(2) Exterior Recept  
CO2/Smoke Alarm Combo  
Wire & Vent for Dryer  
200 Amp Breaker Box  
Wire & Brace for Fan-Liv Rm & BR'S  
Rocker Style Light Switches  
Light w/Switch in Walk-in Closets  
ARC Fault Protection in Bedrooms  
Light at Front & Rear Doors  
LED Can Lights

## Plumbing:

Drain Lines Stubbed Thru-floor  
Plumb for Washer  
**Moen** Faucets  
Deep Stainless Steel Kitchen Sink  
Water Shut-off Valves Thru-out



## Baths:

36" High Bath Lavs  
Exhaust Fan w/Light-Bath 1  
Porcelain bath lavs w/Pop-up & Overflow  
Framed Bath Mirrors  
Fiberglass Tubs  
Furniture Style Bath Lavs (Most Models)

## Insulation:

2x6 Sidewalls w/R-21  
R-50 Insulation in Roof  
Foam Gasket at Marriage Wall

## Cabinetry:

Hardwood Cabinet Doors  
Shelf in Washer/Dryer  
Double Shelf Over Refer  
Center Shelf in Base Cabinets  
Roller Guide Drawer System  
Brushed Nickel Cabinet Hardware  
Seamless Countertops  
Laminate Backsplash  
Self-Edge Countertop Edge  
Seamless Countertops  
42" Cabinets in Kitchen  
Drawer Bank in Kitchen  
Paneled Backs of Cabinets

## Décor:

Textured Ceiling  
Venetian Blinds T/O  
Window Cornice Boards  
Full Finished Drywall T/O - Includes all Closets  
Wire Shelving in Closets  
Double Shelves in Some Closets

## Exterior:

Energy Seal Wind Wrap  
**Royal** Double 4 Dutch Lap Vinyl Siding  
7/16" OSB Sheathing  
Ridge and Eave venting  
19" Eave-28' Wide-Std.  
15" Eave-32' Wide-Std.  
18" On Gable Ends  
**Owens Corning** Oakridge Architectural Shingles  
9' Dormer over Front Door



## Doors:

34x82 (rough opening) 9-Lite Rear Door w/Larson Storm  
38x82 (rough opening) Decorator Front Door w/Larson Storm  
Keyed Alike Locksets

## Windows:

**Kinro** Thermopane Low E Vinyl  
Kinro Heritage Series Windows STD.



## Appliances:

18 CF 2-Door Refrigerator  
30" Gas Range w/Elec. Ignition  
Stainless Steel Linear Range Hood

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

# Friendship HOMES

A Family of Housing Companies, Housing America's Families.

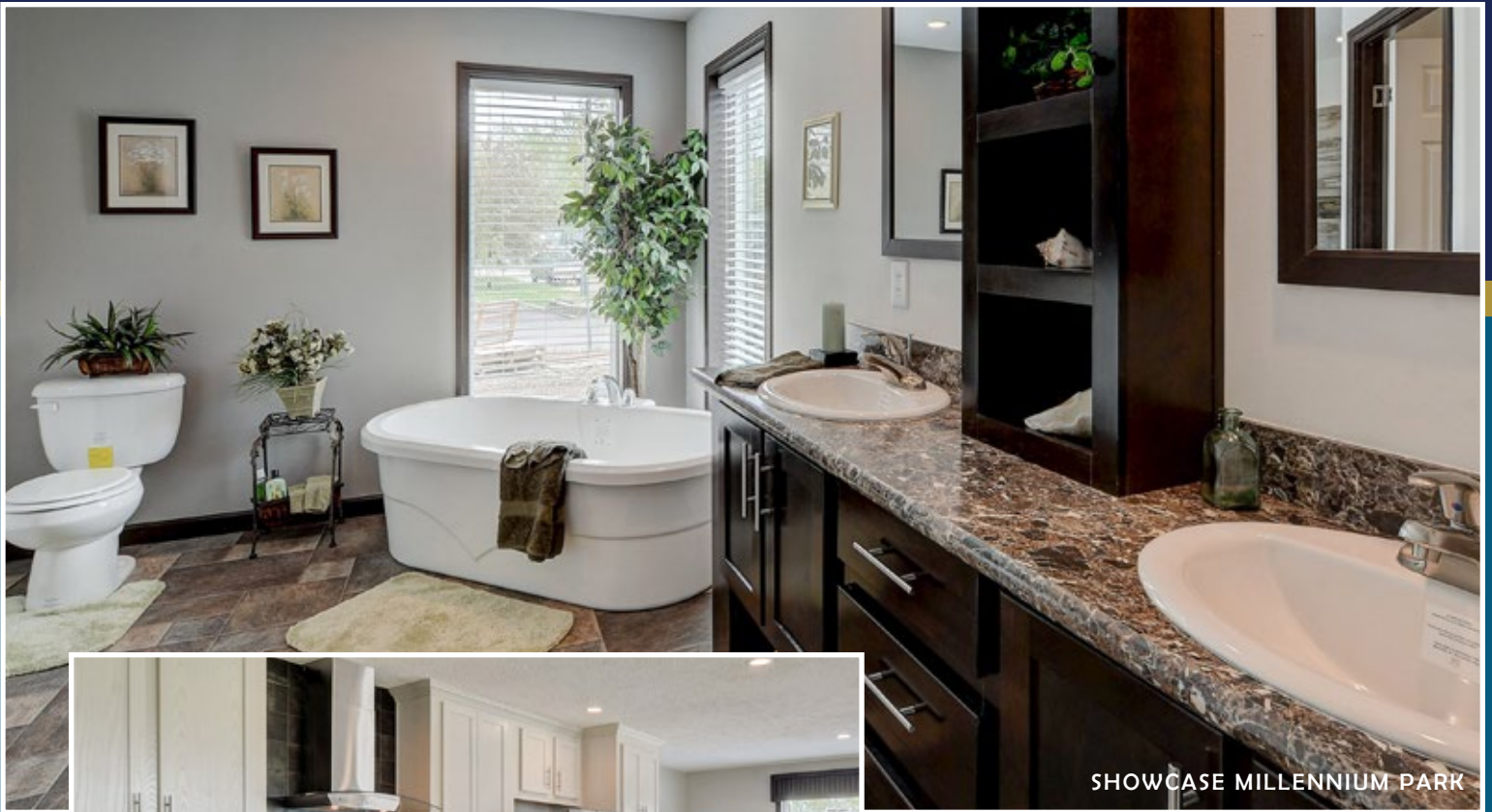
815 Budd Road, Montevideo, MN 56265

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



# Showcase Modular





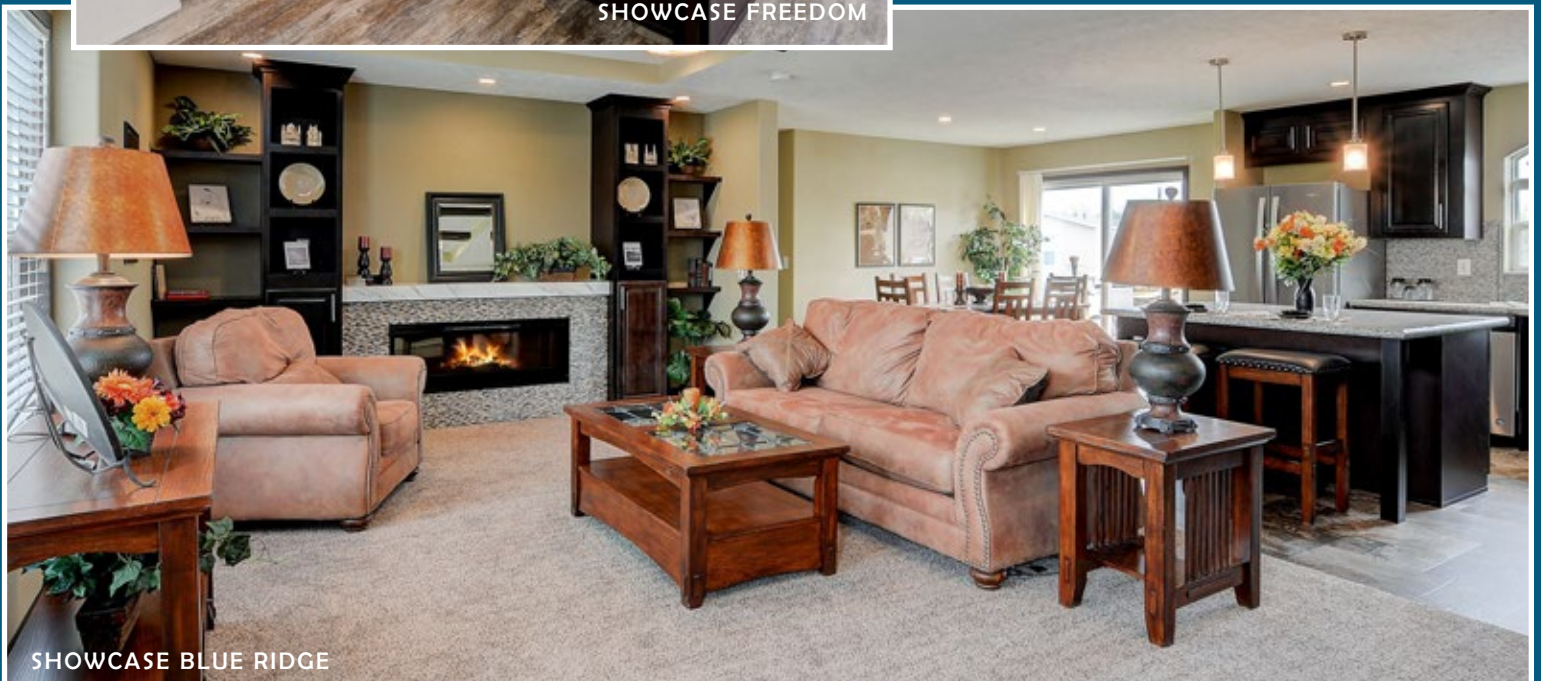
SHOWCASE MILLENNIUM PARK



SHOWCASE FREEDOM

Visit our website for more photos  
of our homes.

There are many options to choose from for  
selecting countertops, cabinets, walls, flooring  
and fixtures to personalize your new home.

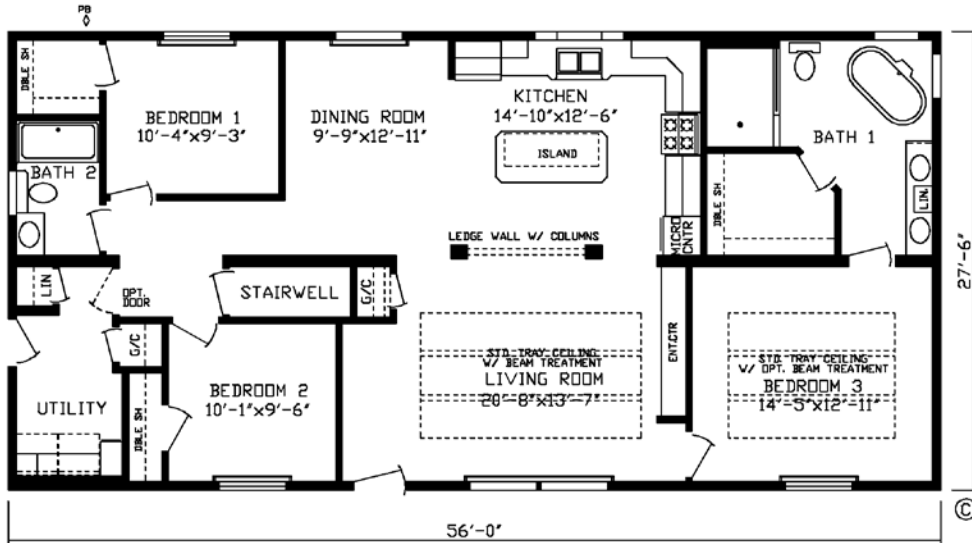


SHOWCASE BLUE RIDGE

# The Millennium Park MOD

Model #185004M  
56' x 28' • 1540 sq. ft.

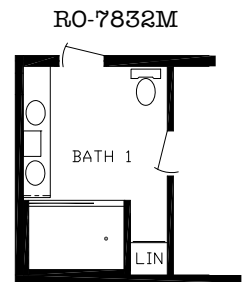
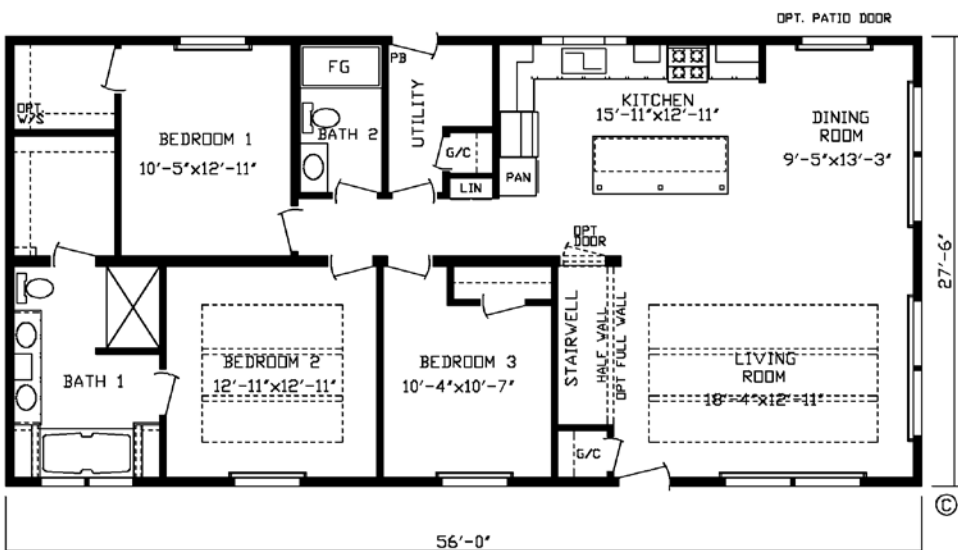
3 Bedroom  
2 Bath



# The Lincoln MOD

Model #185010M  
56' x 28' • 1540 sq. ft.

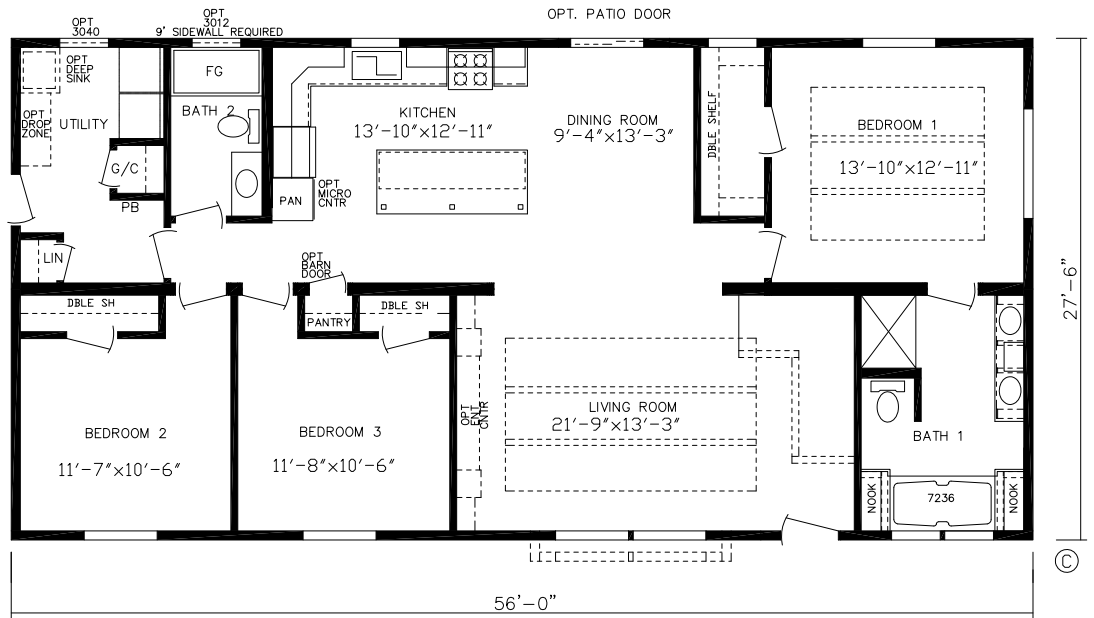
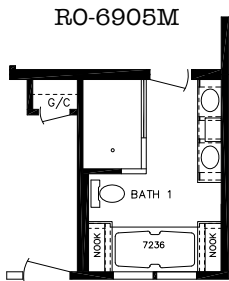
3 Bedroom  
2 Bath



# The Pacific Lodge MOD

Model #185012M  
56' x 28' • 1540 sq. ft.

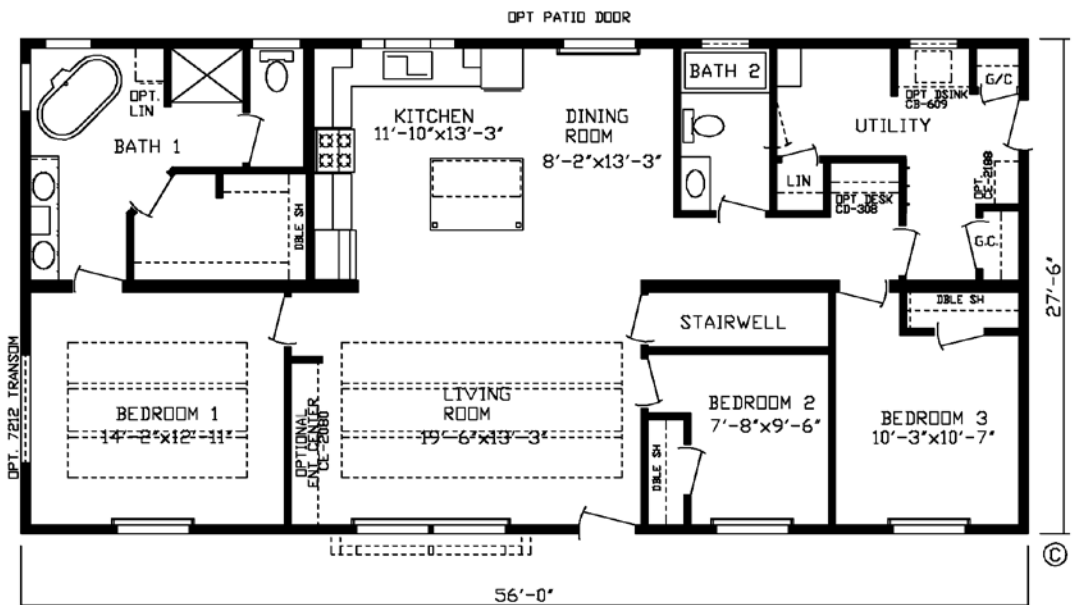
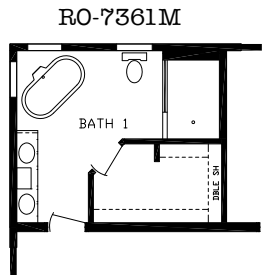
3 Bedroom  
2 Bath



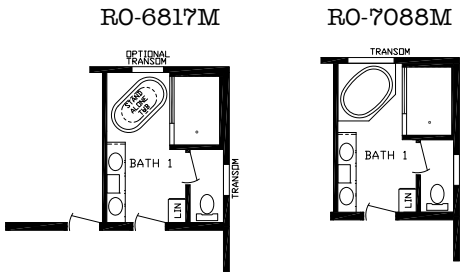
# The Ponderosa MOD

Model #185017M  
56' x 28' • 1540 sq. ft.

3 Bedroom  
2 Bath

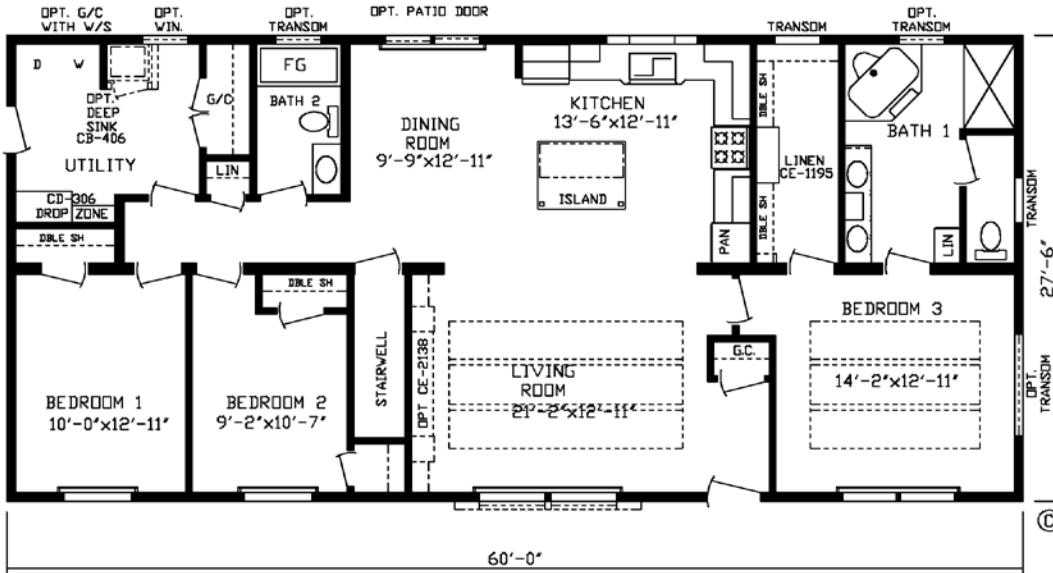


# The Blue Ridge MOD

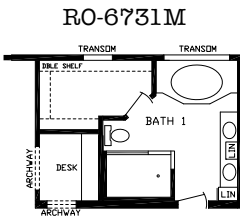


Model #185005M  
60' x 28' • 1650 sq. ft.

3 Bedroom  
2 Bath

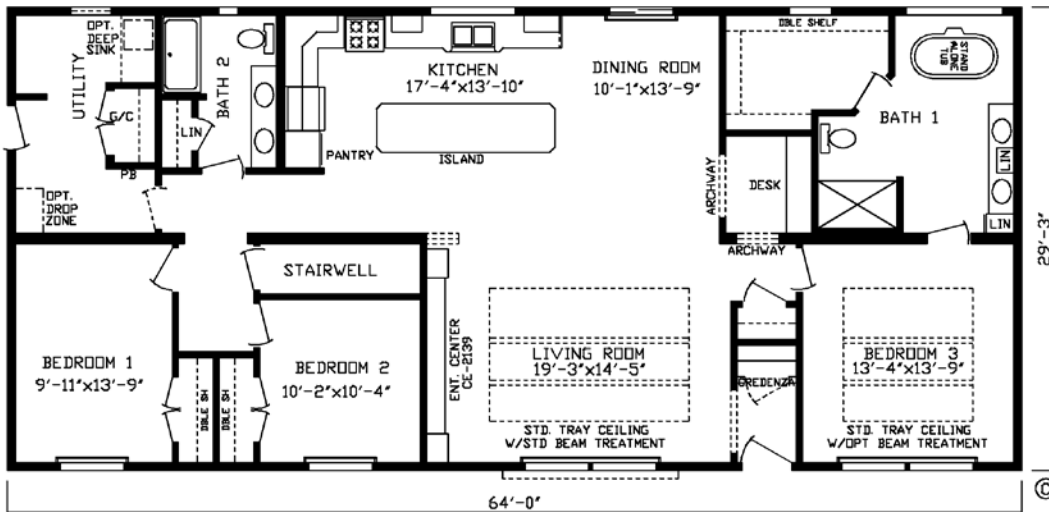


# The Forest Heights MOD



Model #185003M  
64' x 28' • 1760 sq. ft.

3 Bedroom  
2 Bath

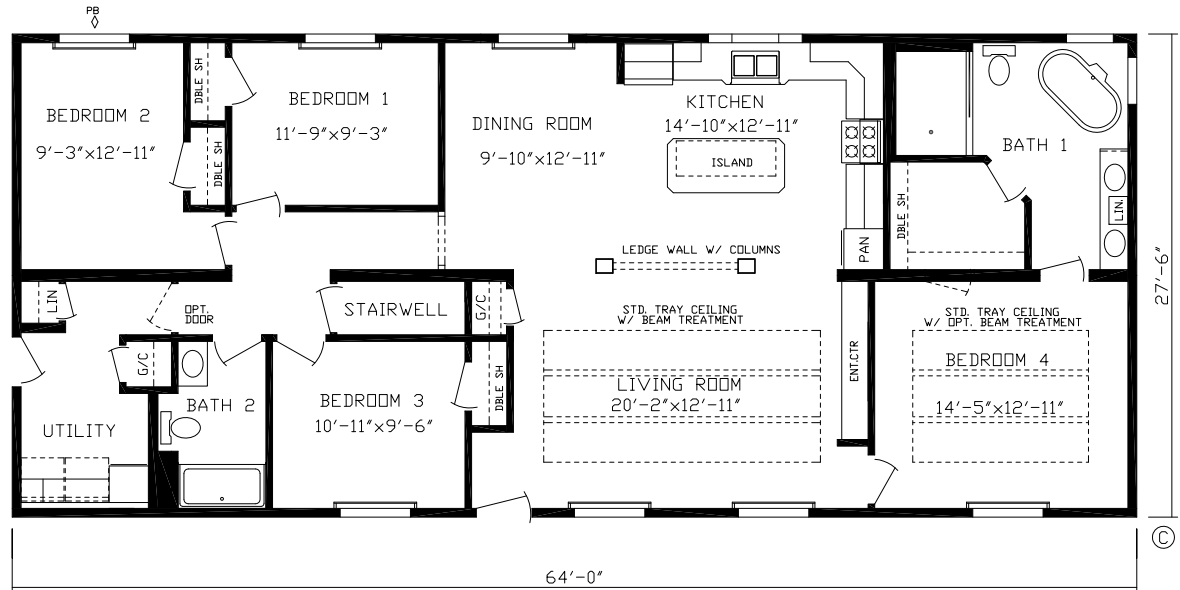


# The Millennium Park XL MOD

Model #185030M

64' x 28' • 1760 sq. ft.

4 Bedroom  
2 Bath

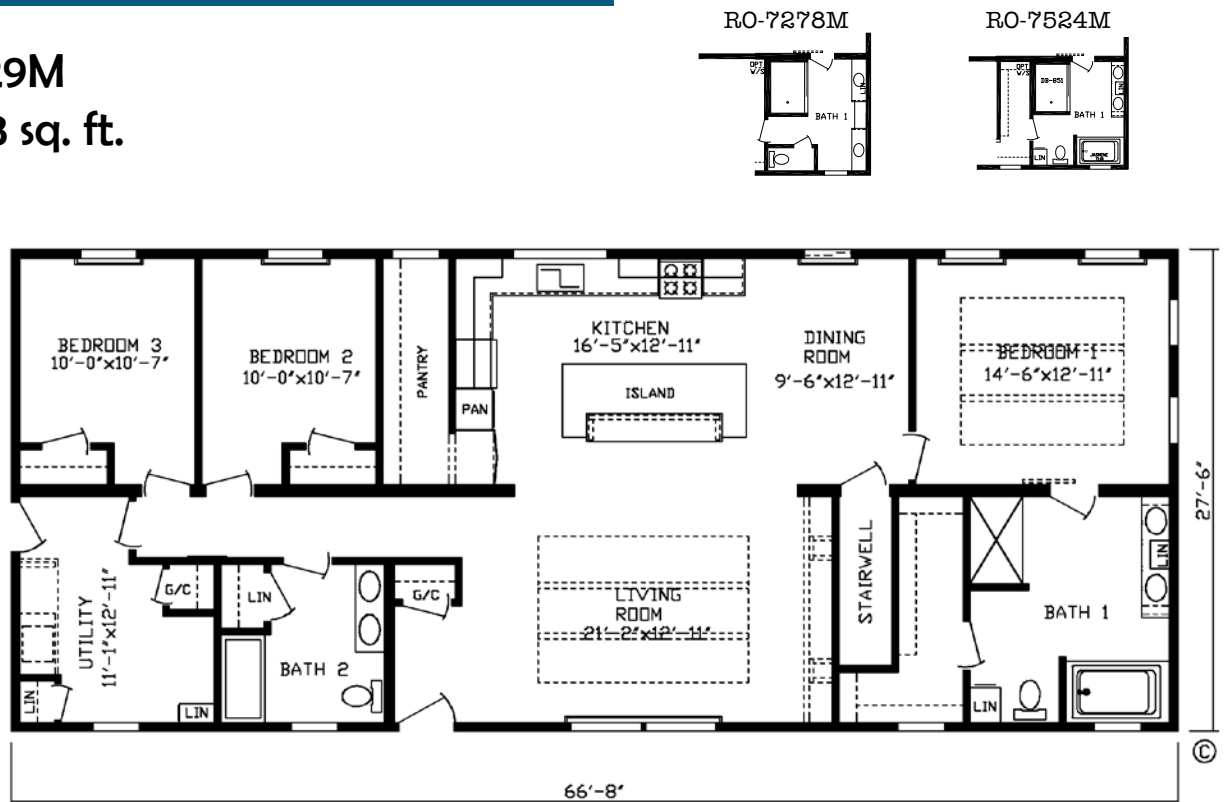


# The Mystic Creek MOD

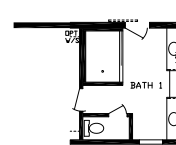
Model #185029M

67' x 28' • 1833 sq. ft.

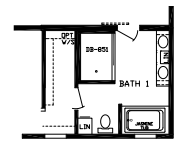
3 Bedroom  
2 Bath



RO-7278M



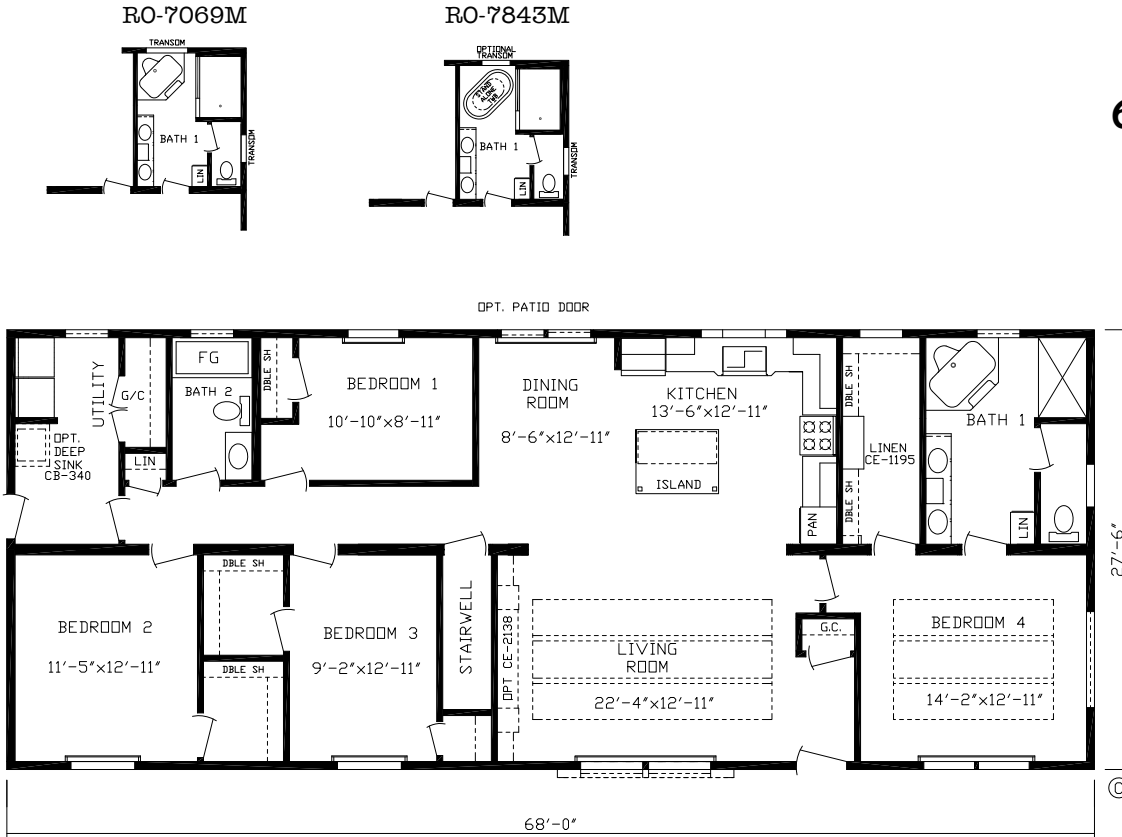
RO-7524M



# The Blue Ridge XL MOD

Model #185031M  
68' x 28' • 1870 sq. ft.

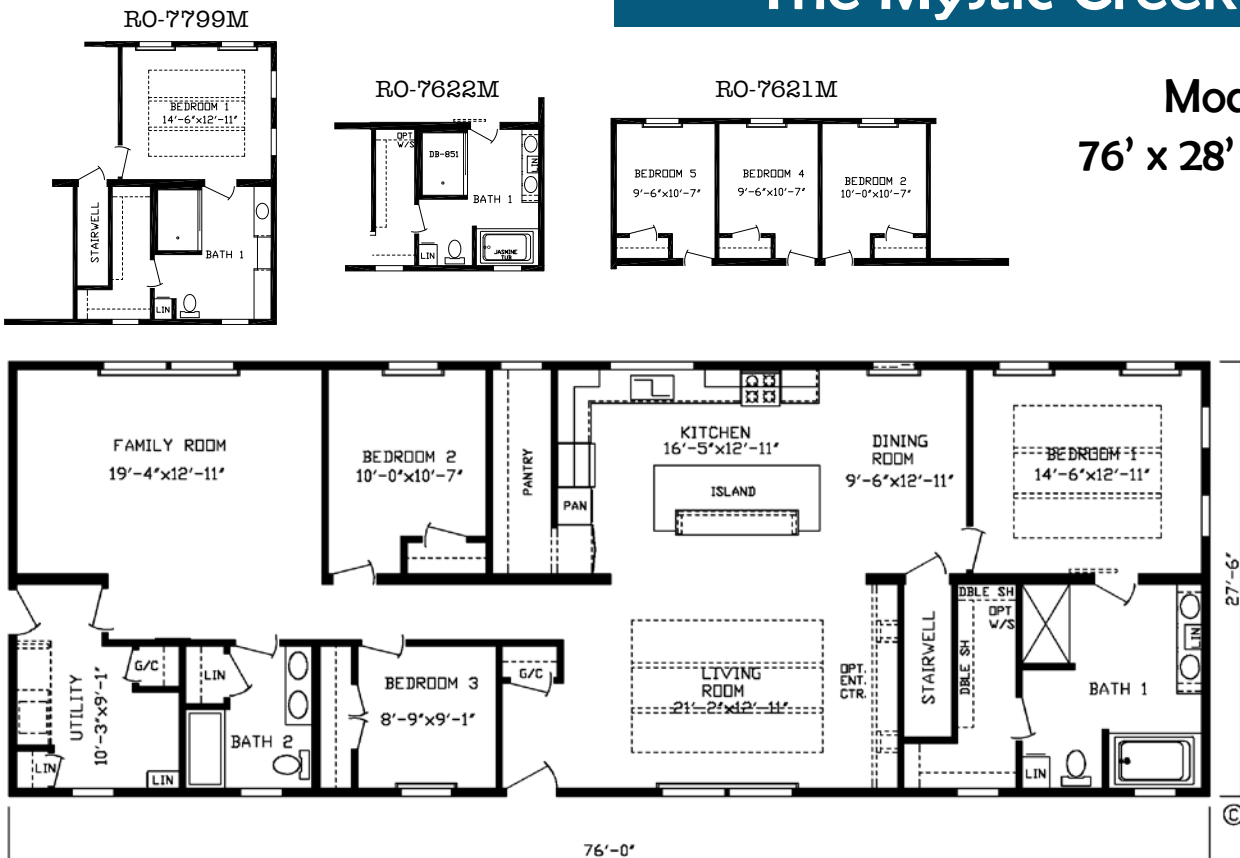
4 Bedroom  
2 Bath



# The Mystic Creek XL MOD

Model #185034M  
76' x 28' • 2090 sq. ft.

3 Bedroom  
2 Bath



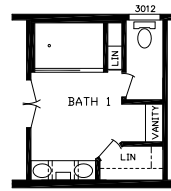


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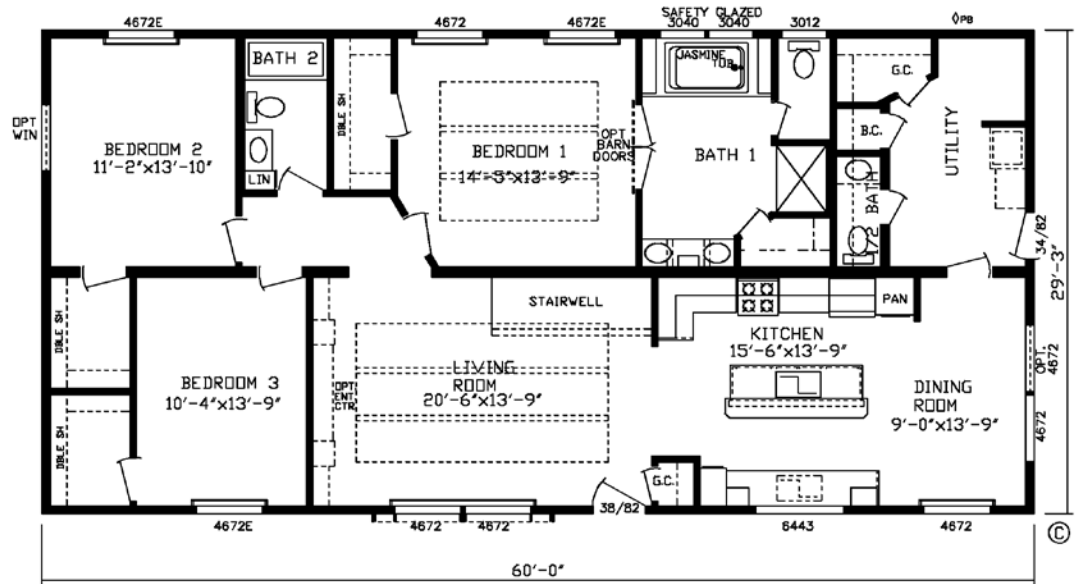
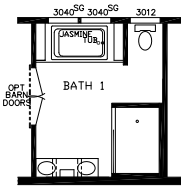
Model #185011M  
60' x 32' • 1755 sq. ft.

3 Bedroom  
2 Bath

RO-6837M



RO-7565M

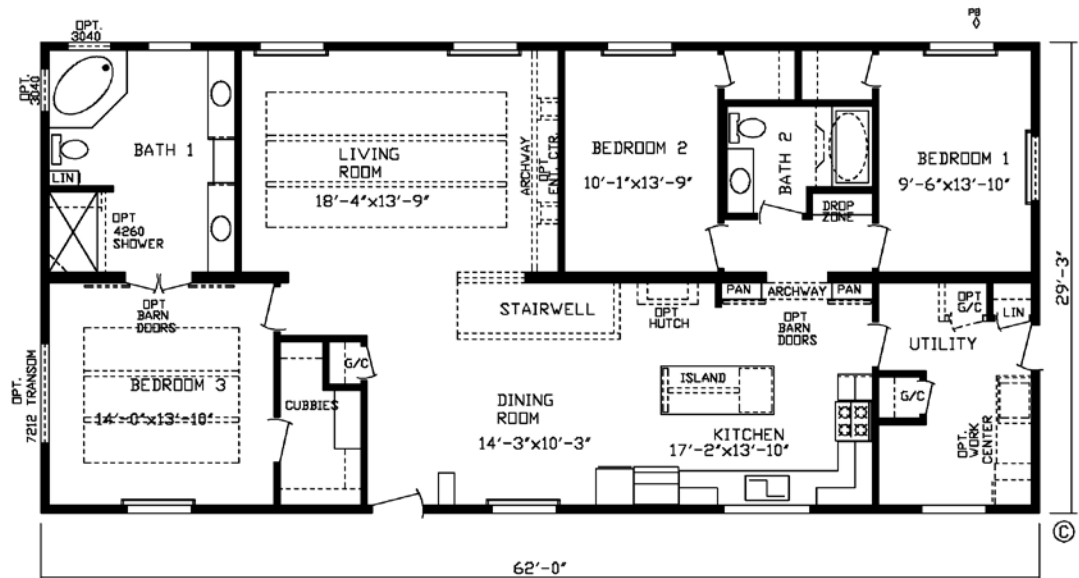
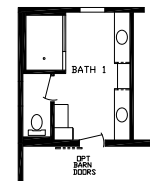


# The Red Rock

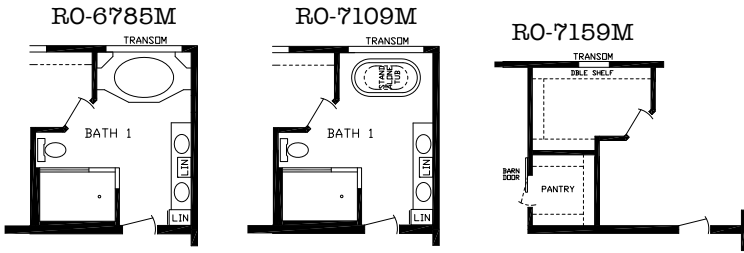
Model #185020  
62' x 32' • 1814 sq. ft.

3 Bedroom  
2 Bath

RO-6989M

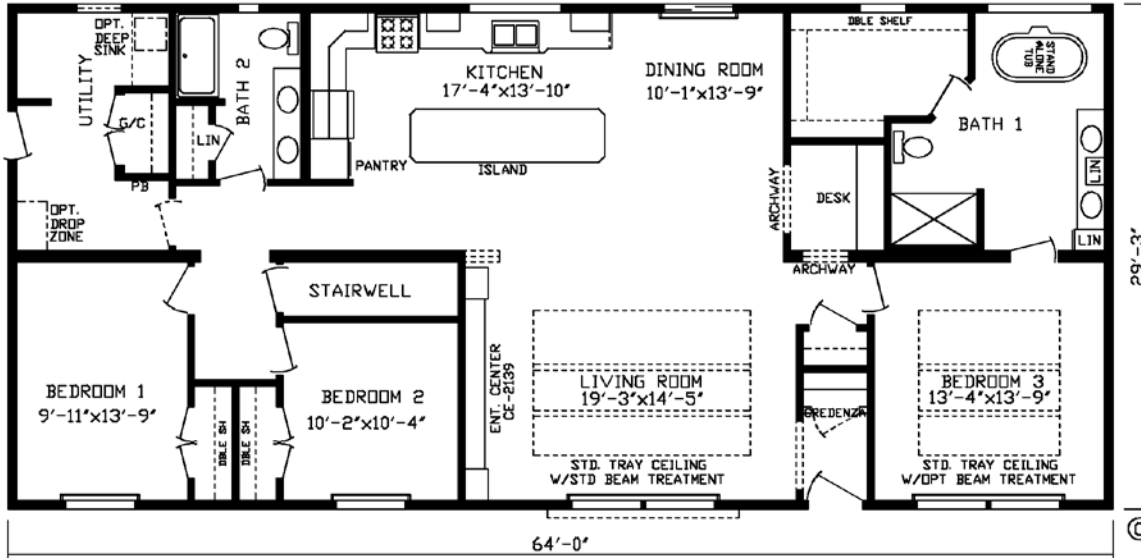


# The Forest Heights XL MOD

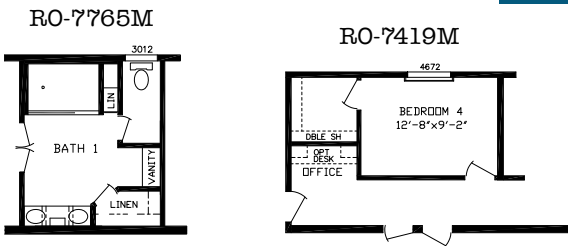


Model #185006M  
64' x 32' • 1872 sq. ft.

3 Bedroom  
2 Bath

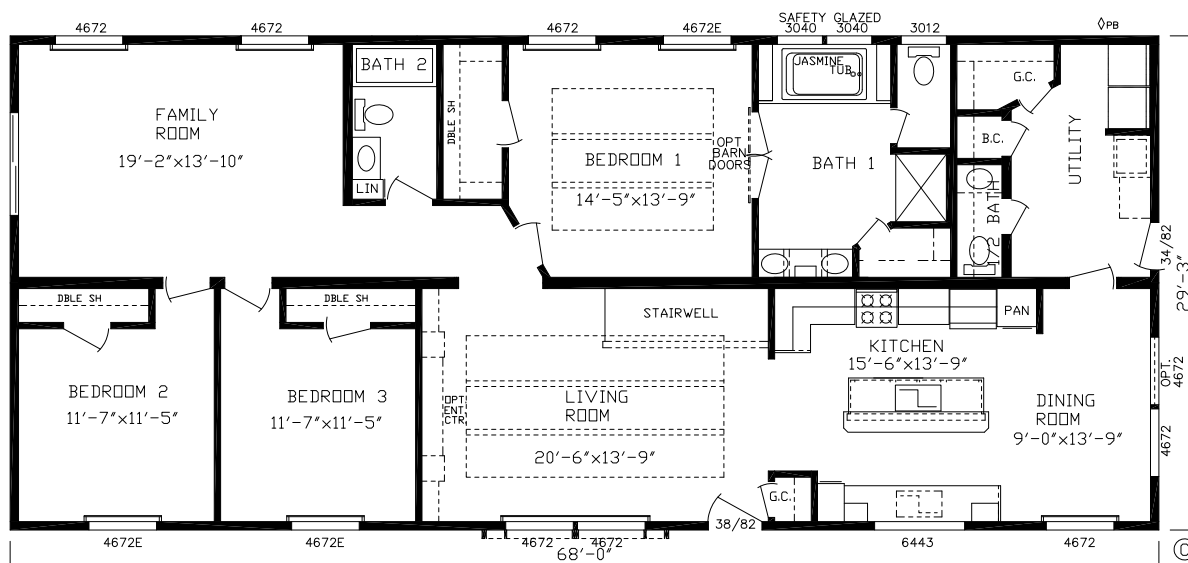


# The Freedom XL MOD



Model #185032M  
68' x 32' • 1989 sq. ft.

3 Bedroom  
2 Bath

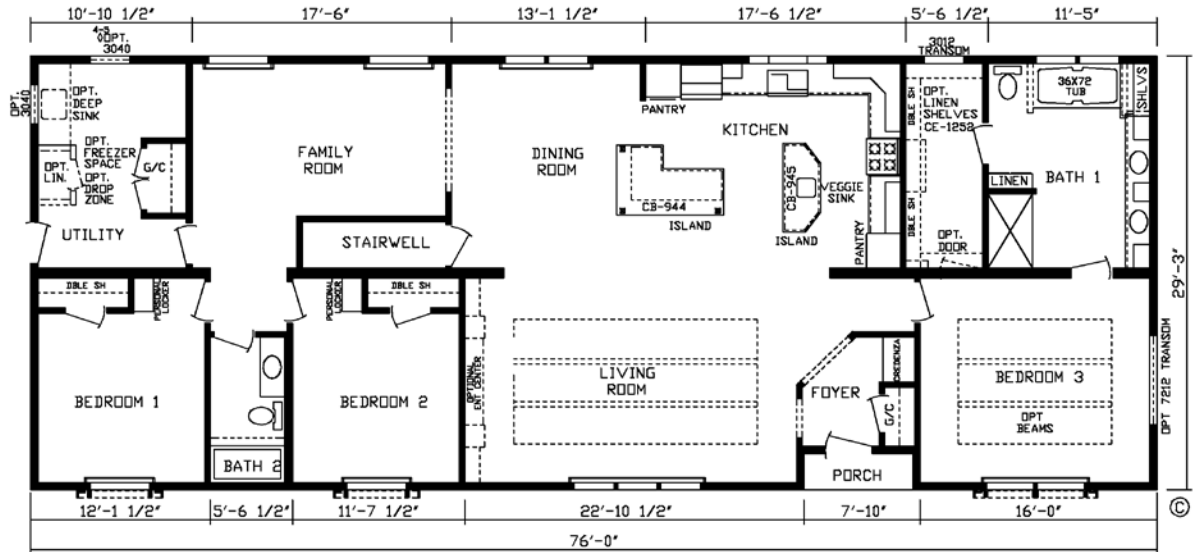
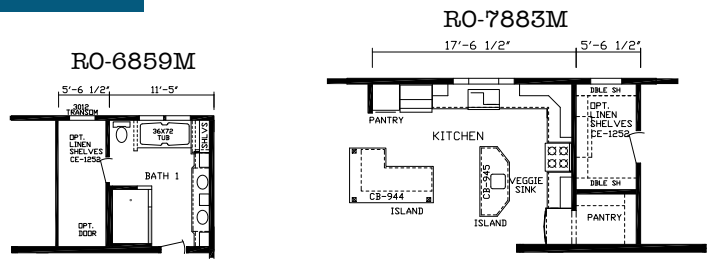


# The Mountain Lodge MOD

Model #185015M

76' x 32' • 2223 sq. ft.

3 Bedroom  
2 Bath



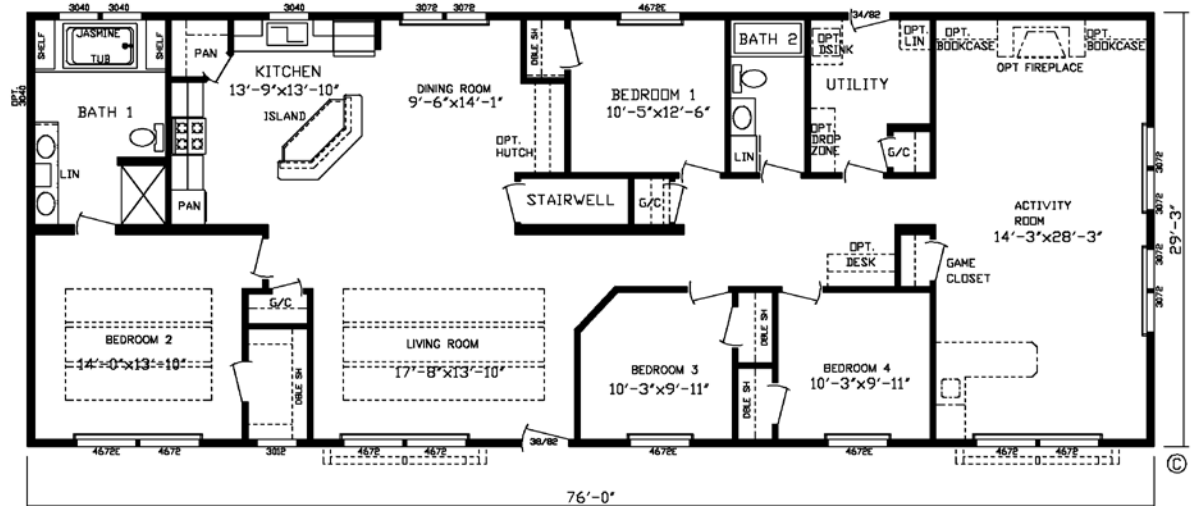
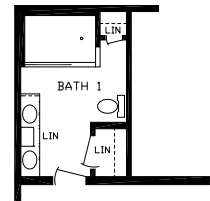
# The Timber Lodge Flat MOD

Model #185019M

76' x 32' • 2223 sq. ft.

4 Bedroom  
2 Bath

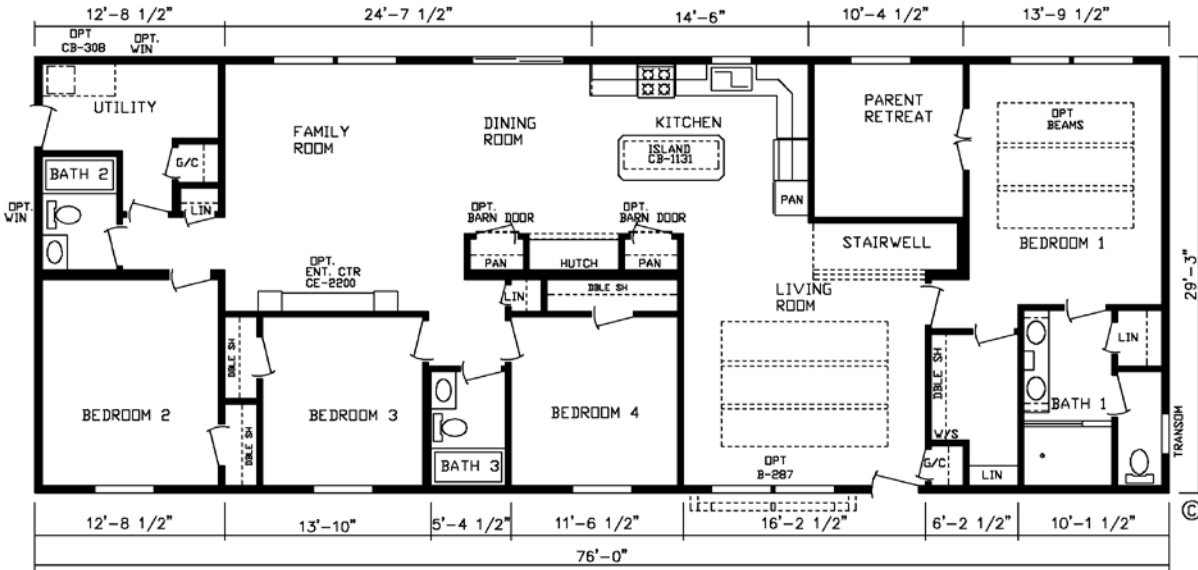
RO-7708M



# The Durango MOD

Model #185035M  
76' x 32' • 2223 sq. ft.

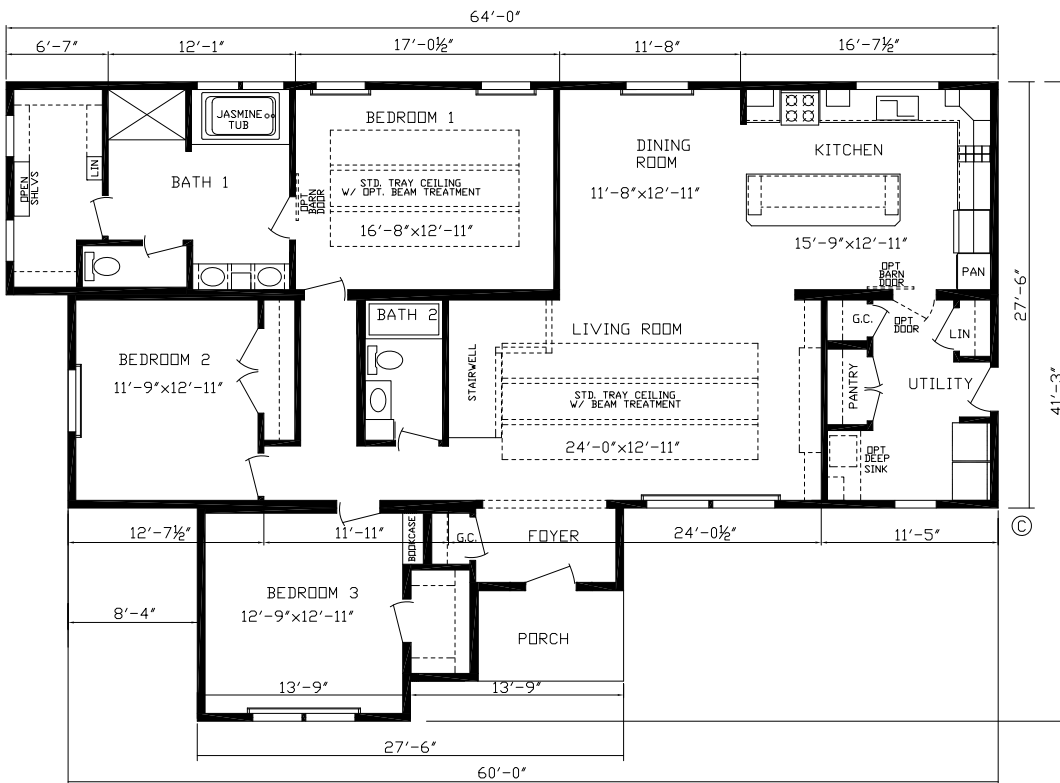
4 Bedroom  
2 Bath



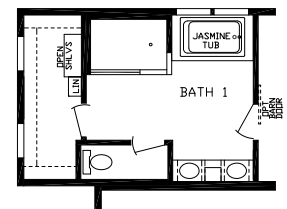
# The Pinehurst XL MOD

Model #185037M  
64' x 42' • 1974 sq. ft.

3 Bedroom  
2 Bath



RO-7915M





# Showcase Modular Standards

## General:

Open Joist Truss Floor System  
 3/4" Tongue & Groove OSB Floor Decking  
 Double Rim Joist  
 8' Sidewall Height /Flat Ceilings  
 2x4 Interior Walls  
 Double 2x4 Marriage Walls  
 Energy Truss Rafters- 24" O.C.  
 60 LB Ground Snow Load  
 3/12 Roof Pitch on 28' Wides  
 5/12 Roof Pitch on 32' Wides

## Carpet

Standard Foyer  
**Beauflor** Roll Goods   
**Shaw** 15 oz Carpet w/Tack Strip  
 5lb Carpet Pad 

## Furnace

Return Air Grills Installed  
**High Efficiency** Furnace on 'KZ' models



## Electrical

(2) Exterior Receptcs  
 CO2/Smoke Alarm Combo  
 Wire & Vent for Dryer  
 200 Amp Breaker Box  
 Wire & Brace for Fan-Liv Rm & BR'S  
 Rocker Style Light Switches  
 Light w/Switch in Walk-in Closets  
 ARC Fault Protection in Bedrooms  
 Light at Front & Rear Doors  
 LED Can Lights

## Plumbing

Drain Lines Stubbed Thru-floor  
 Plumb for Washer   
**Moen** Faucets  
 Stainless Steel Farmers Kitchen Sink  
 Water Shut-off Valves Thru-out

## Bath

Exhaust Fan w/Light-Bath 1  
 Porcelain bath lavs w/Pop-up & Overflow  
 Framed Bath Mirrors  
 Fiberglass Tubs  
 Furniture Style Bath Lavs (Most Models)

## Insulation

2x6 Sidewalls-16" O.C. w/R-21  
 R-50 Blown Ceiling Insulation  
 Foam Gasket at Marriage Line

## Cabinetry

Hardwood Cabinet Doors  
 Hardwood Cabinet Stiles  
 Shelf in Washer/Dryer  
 Cabinet Over Refer  
 Center Shelf in Base Cabinets  
 Roller Guide Drawer System  
 Crown Molding on Overhead Cabinets  
 Brushed Nickel Cabinet Hardware  
 Seamless Countertops  
 Entertainment Center (Per Print)  
 42" Cabinets in Kitchen  
 Drawer Bank in Kitchen  
 Drawers above Base Cabinet Doors  
 Full Wall Backsplash in Kitchen  
 Laminate Backsplash in Baths  
 Paneled Backs of Cabinets

## Décor

Textured Ceilings  
 Full Finished Drywall T/O -  
 Includes All Closets  
 Venetian Blinds T/O  
 Tray Ceiling w/Beams in Liv Rm  
 Tray Ceiling in MBR  
 Wire Shelving in Closets  
 Window Cornice Boards


## Exterior

Energy Seal Windbreaker  
 7/16" Wood Sheathing Sidewalls  
**Royal** Vinyl Double 4" Dutch Lap Siding   
 19" Eaves-28' Wides  
 15" Eaves-32' Wides  
 18" on Gable ends  
**Owens Corning** Oakridge Architectural Shingles  
 Ridge & Eave Venting   
 Lineals on DS

## Doors

38x82 (rough opening) Decorator Front Door w/Larson Storm  
 34x82 (rough opening) 9 Lite Rear Door w/Larson Storm  
 Keyed Alike Locksets  
 White Interior Doors

## Windows

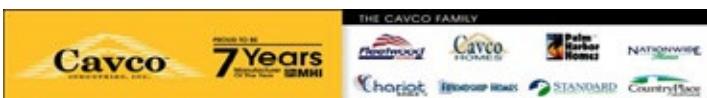
**Kinro** 72" Thermopane Low E Vinyl Windows   
 Kinro Heritage Series Windows STD.

## Appliances

30" Gas Range w/Elec. Ignition  
 18 CF 2-door Frost Free Refer  
 Stainless Steel Linear Range Hood



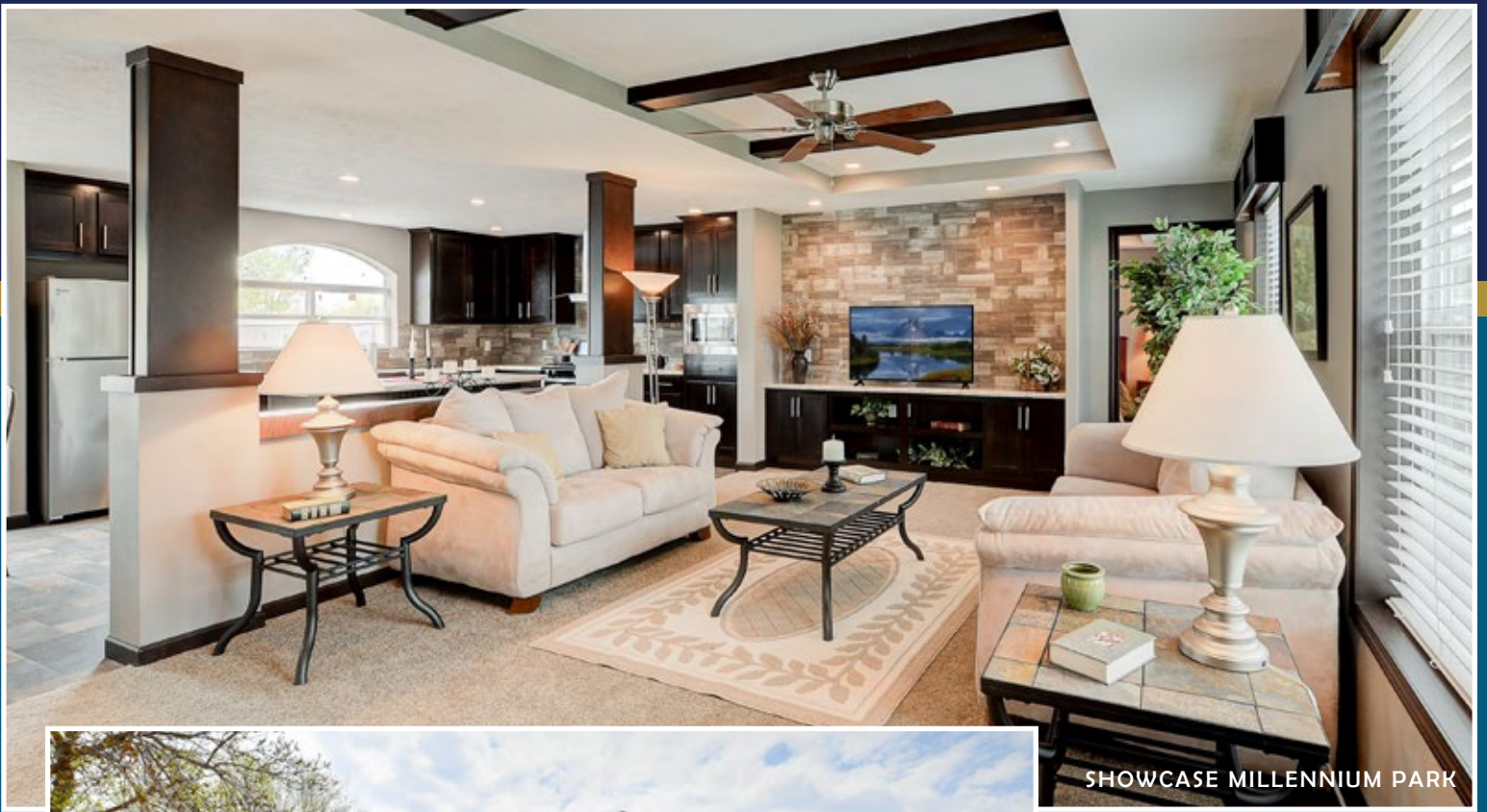
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