

2025



FOXWOOD

A-277 CANADIAN Modular Homes



BUILT FOR CANADA

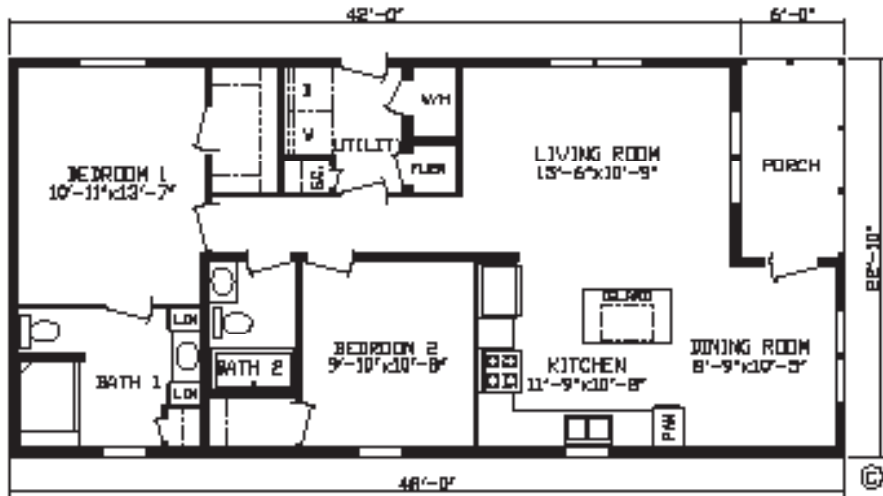


NAPPANEE

CavcoNappanee.com

24 WIDES

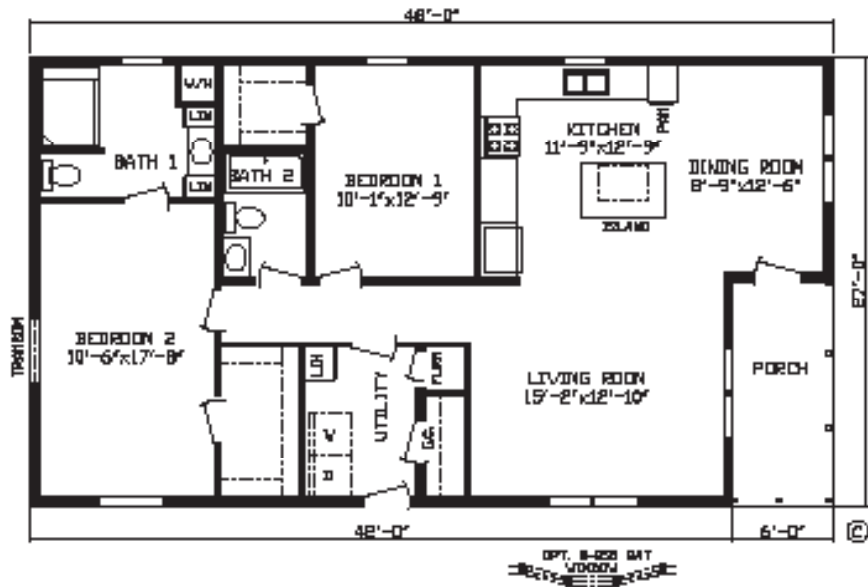
LAKE MANITOBA
MODEL #146052 | 2 BR | 2 BATH | 1,026 SQ FT



28 WIDES

REMI LAKE

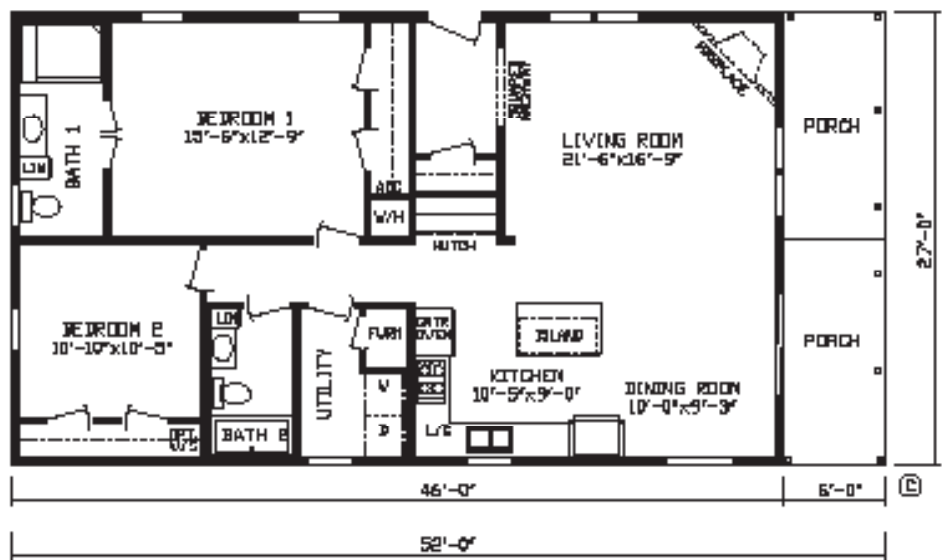
MODEL #146042 | 2 BR | 2 BATH | 1,215 SQ FT



28 WIDES

ALBANY

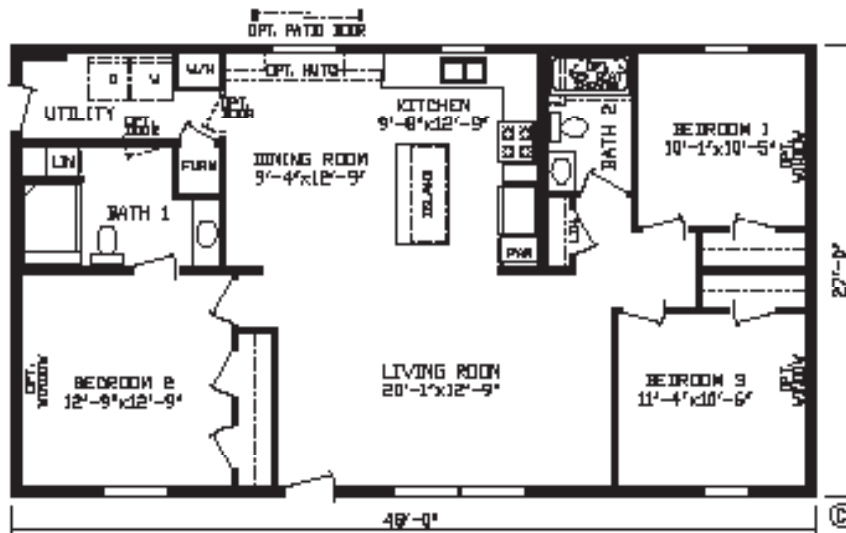
MODEL #146057 | 2 BR | 2 BATH | 1,242 SQ FT



28 WIDES

AUGUSTA

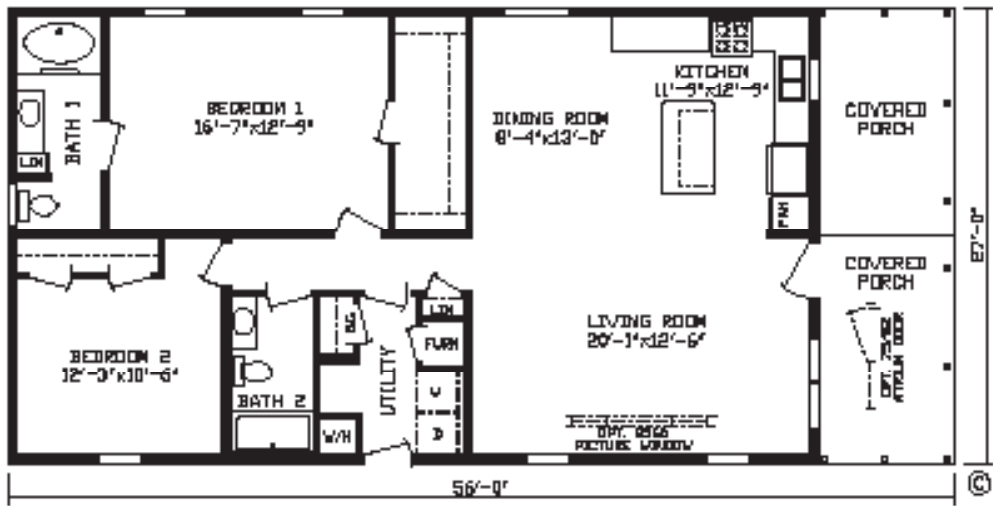
MODEL #146053 | 3 BR | 2 BATH | 1,296 SQ FT



28 WIDES

TROUT CREEK

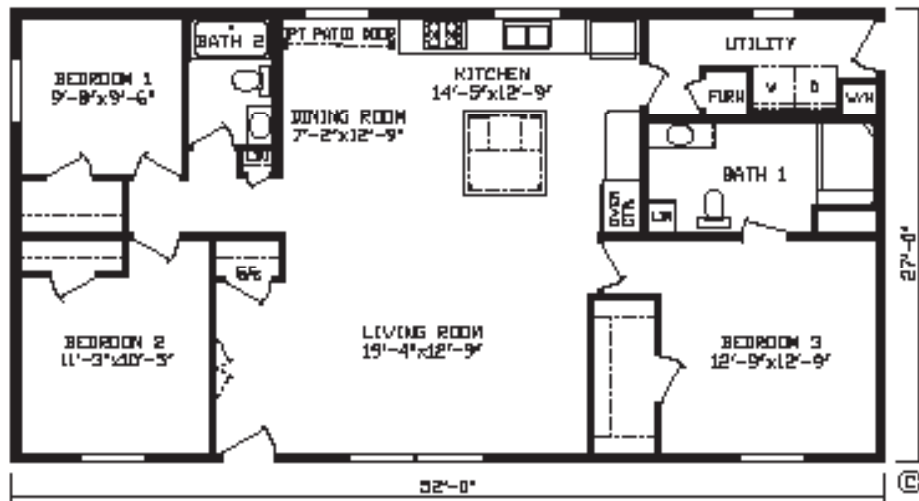
MODEL #146027 | 2 BR | 2 BATH | 1,296 SQ FT



28 WIDES

LAKE SIMCOE

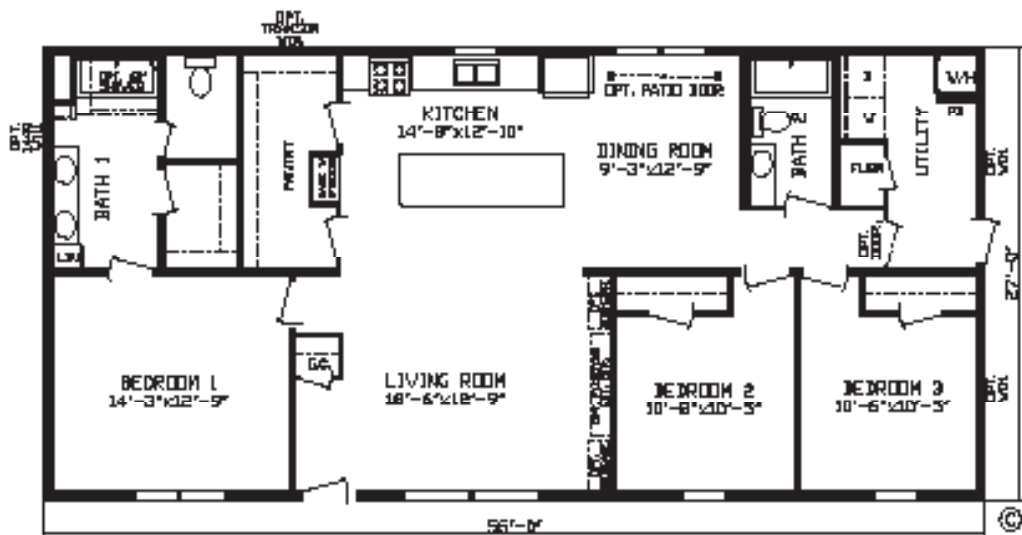
MODEL #146058 | 3 BR | 2 BATH | 1,404 SQ FT



28 WIDES

ABERDEEN

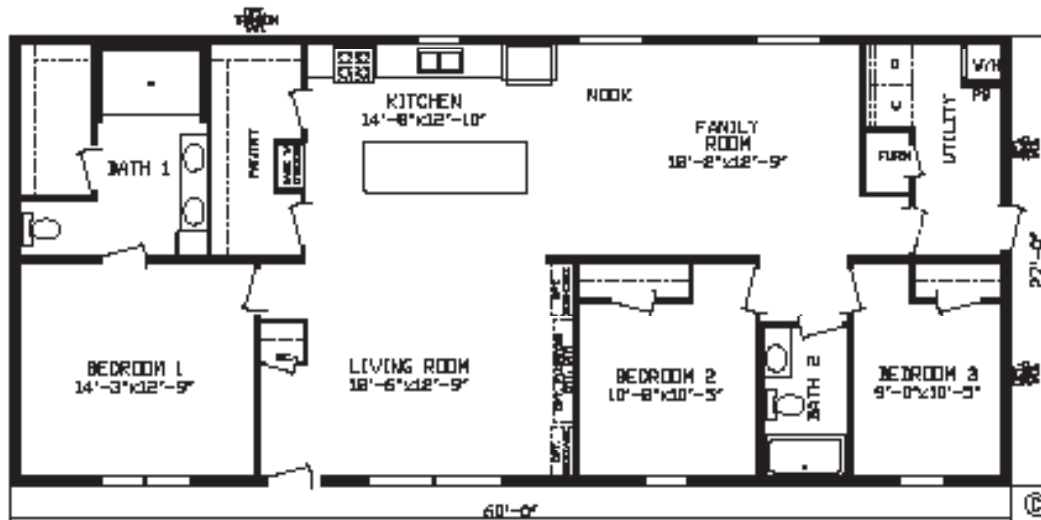
MODEL #146060 | 3 BR | 2 BATH | 1,512 SQ FT



28 WIDES

LANDMARK

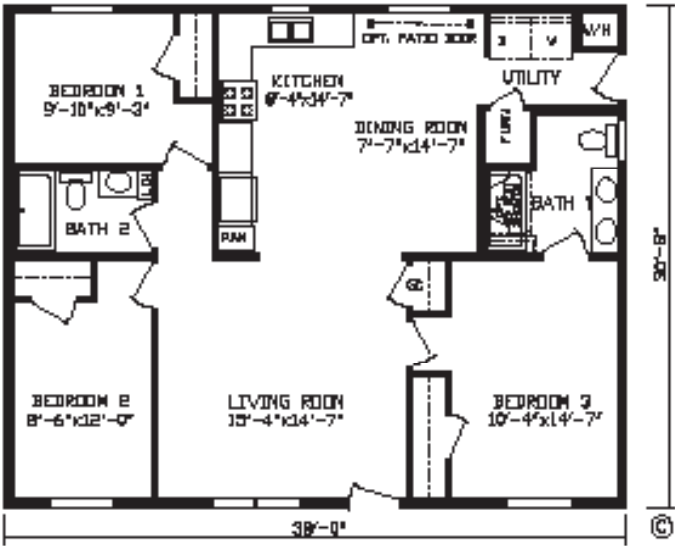
MODEL #146061 | 3 BR | 2 BATH | 1,620 SQ FT



32 WIDES

KINGSLEY

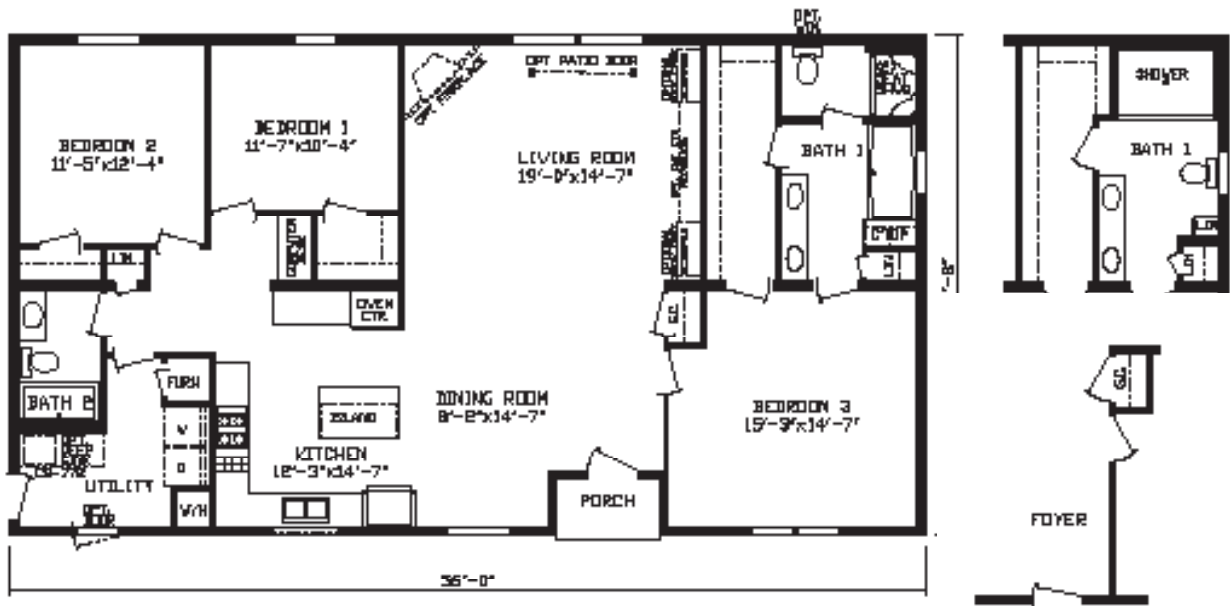
MODEL #146041 | 3 BR | 2 BATH | 1,165 SQ FT



32 WIDES

COBALT

MODEL #146059 | 3 BR | 2 BATH | 1,717 SQ FT



FOXWOOD



A-277 CANADA Modular Homes

Standard Features

Energy Savings

- Kinro® Low E Non Gridded Thermopane Windows
- HomeGuard™ Exterior Weather Wrap
- OSB Exterior Sheathing Sidewalls & Endwalls
- 6 Mil Vapor Barrier At Exterior Walls
- R-60 Roof Insulation
- 2x6 Sidewalls w/R-24 Sidewall Insulation
- R-31 Floor Insulation
- Trane® 95% Plus High Efficient Furnace
- Perimeter Heat
- Zone 1 Region Requirements

Exterior & Construction

- 5/12 Roof Pitch
- 8' Sidewall Height w/Flat Ceilings
- 60 lb Ground Snow Load
- 2x10 Floor Joist 16 O.C.
- 19/32" OSB Tongue & Groove/ Glued & Screwed 4' x 8' Floor Decking
- Interior Walls, 16" O.C.
- Shutters Doorside
- 4-1/2" Dutch Lap Vinyl Siding
- Owens Corning® Architectural Shingles
- 1/2" OSB Roof Decking
- Lauan Substrate At Exterior Walls

Floor Coverings

- Shaw® 25 oz Polyester Carpet
- Congoleum® Linoleum (Foyer, Kitchen, Dining Room, Utility, Bathrooms)
- 5 lb Rebond Carpet Pad
- Tack Strip Carpet Installation

Electrical

- 100 Amp Breaker Box
- (2) Exterior GFI Weather Resistant Receptacle
- Craftsman Exterior Light at Front & Rear Doors

Plumbing

- 50 Gallon Electric Water Heater w/Double Element
- 7" Stainless Steel Kitchen Sink
- Water Shut Off Valves At Sinks & Commodes
- Main Line Water Shut Off Valve at Water Heater
- Frost Free Faucet
- Pex Water Line System
- Plumb For Washer & Dryer
- HRV Unit & HRV Ductwork

Bathrooms

- 1 Piece Fiberglass Tubs
- Elongated Commodes
- Porcelain Sinks
- 2 Arm Lights Over Bathroom Sink
- Toe Kick Heat Registers (Where Applicable)

Cabinetry

- 40" Overhead Custom Design Kitchens
- Shaker Rustic Shore Mortise & Tenon Cabinet Doors
- Hardwood Cabinet Stiles, Pre-Drilled & Screwed
- Adjustable Hidden Hinges
- 2-3/4" Brick Crown Molding Above Kitchen Cabinets
- High Pressure Laminated Countertops
- Drawer Above Base Cabinets In Kitchen
- Cabinets Over Refrigerator
- Breaker Box Cover
- Dovetail Drawers
- Refrigerator Enclosure

Décor

- Finished 1/2" Drywall Throughout
- Madison Drape Package
- Mini-Blinds
- 2-1/4" Brick Door & Window Casing
- 2-3/4" Brick Ceiling Cove in Living Areas
- 3-9/16" Brick Base Shoe Molding
- Brushed Nickel Hardware & Cabinet Pulls
- Stippled Ceiling

Doors

- 38x82 White Decorator Front Door w/Deadbolt
- 38x82 White Decorator Rear Door w/Deadbolt
- 2 Panel White Interior Doors
- Furnace Door

Appliances

- 18 CF S.S. Frost Free Refrigerator
- 30" S.S. Standard Clean Gas Range w/Shut Off (Unless Specified as Wall Oven / Microwave Combo & Surface Unit Standard per Floor Plan)
- S.S. Dishwasher
- Range Hood



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meets *affordable*™

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CAVCO NAPPANEE — Built Better with Brand Name Components



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