

LEADING EDGE SPEC SERIES

Attainable Housing



BREEZEVILLE I & II
2-Story



CEDARVILLE I & II
Ranch



CEDARVILLE
Cape



ROSEVILLE I & II
Ranch



ROSEVILLE Option #1
Cape



ROSEVILLE Option #2
Cape



WATERVILLE
Ranch



WATERVILLE Vault
Ranch

MUST STOCK AS MODEL TO RECEIVE PACKAGE PRICING.

BREEZEVILLE I & II

2-STORY HOME

LEADING EDGE SPEC SERIES



Note: Some features shown on rendering may not be available or will be done by others on-site.

BREEZEVILLE I & II

🏠 **3 Bedrooms**

🏠 **2 1/2 Baths**

🏠 **1568/1680 Sq. Ft.**

🏠 **2 Floor Plans**

Attainable Housing

Turned Gable Dormer with Returns

8" Fascia - Front & Rear

8'-6" 1st Floor Ceiling Height

Transom Window Bedroom #1

Transom Window Bath #1

Upgraded Light Front Door

Vinyl Plank Flooring at Living Room and 2nd Floor Hallway

Barn Door at Mudroom

Full Tile Kitchen Backsplash

NorthPoint Cabinets Standard (stained or painted)

including 36" O/H Cabinets at Kitchen with Crown

Square China Lav Sinks Bath #1 & Bath #2

Comfort Height Toilets Bath #1, Bath #2, and Bath #3

30" Black Mirrors in Bath #1 & Bath #2

48" Tile Shower at Bath #2

Boot Bench at Mudroom

Paddle Fan at Living Room (Shiploose)

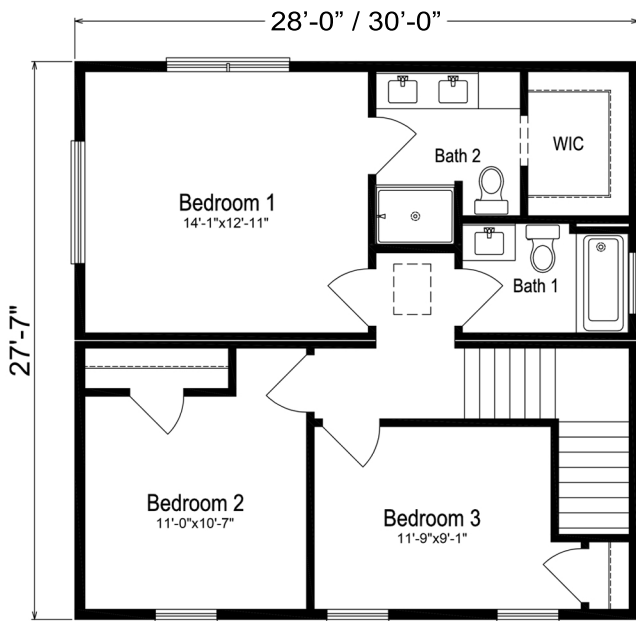
MUST STOCK AS MODEL TO RECEIVE PACKAGE PRICING.

BREEZEVILLE I & II

2-STORY HOME

LEADING EDGE SPEC SERIES

SECOND FLOOR



TWO SIZE OPTIONS

Breezeville I

28' x 28'

1568
sq. ft.

Breezeville II

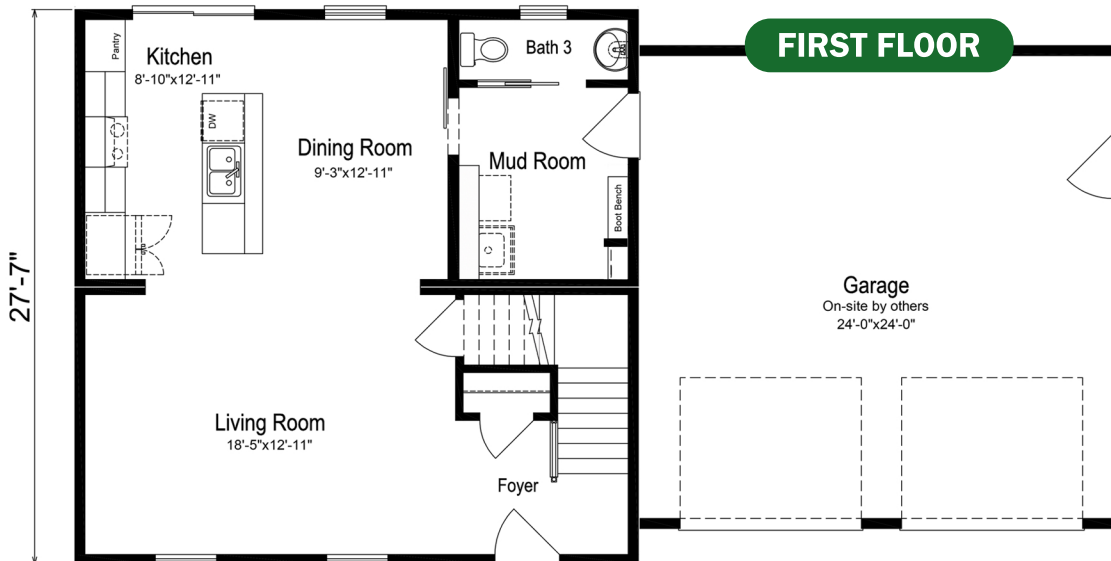
28' x 30'

1680
sq. ft.

Home Features

- ✓ 3 bedrooms
- ✓ 2 1/2 baths
- ✓ open floor plan
- ✓ garage ready

FIRST FLOOR



Leading Edge Spec Series

Flexible 2-story floor plan
created at an attainable
price point.

Attainable Housing



House shown with 7/12 roof pitch (not included in package)

CEDARVILLE I

🏠 **3 Bedrooms**

🏠 **2 Baths**

🏠 **1620 Sq. Ft.**

🏠 **Floor Plan
with Options**

Attainable Housing

Turned Gable Dormer with Full Return and Ladder Rake
8" Fascia on Front and Rear
8'-6" Ceiling Height
T&G Wood Accent at Kitchen/Dining Room with Crown
White Shiplap at Dining Room Wall
White Shiplap on Back of Kitchen Island
Vinyl Plank Flooring at Living Room

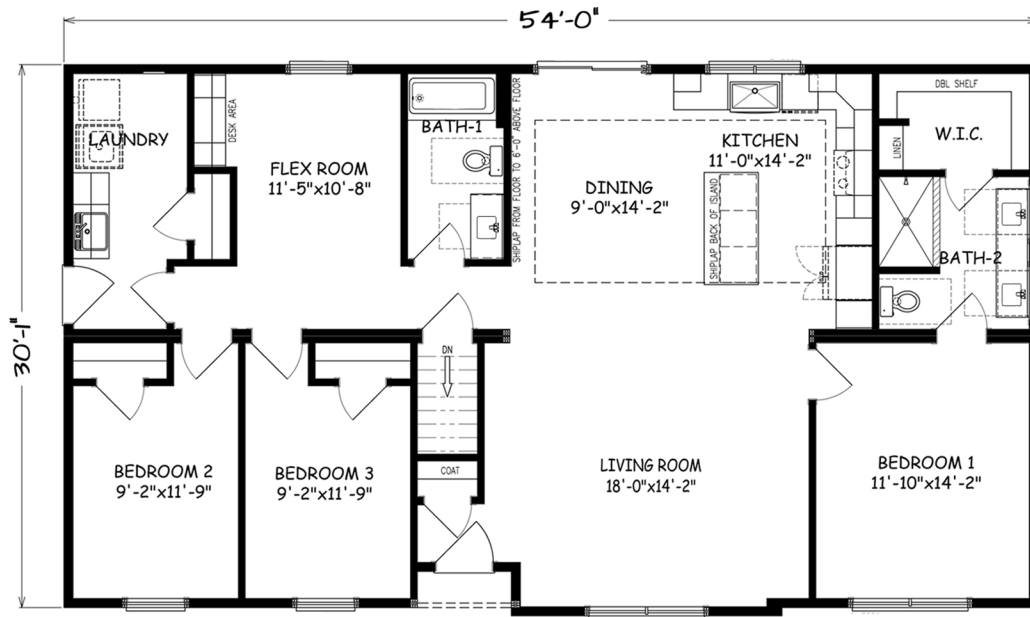
Single Bowl Farmhouse Sink with Pull-Down Faucet
Cabinets in Flex Room Making Home Office
NorthPoint Cabinets Standard (stained or painted)
Including 36" O/H Cabinets at Kitchen with Crown
60" Tile Shower with Barn-Style Door at Bath #2
Square China Lavatory Sinks in Bath #1 & Bath #2
Paddle Fan at Living Room (Shiploose)
Cage Pendant Lights over Kitchen Island

MUST STOCK AS MODEL TO RECEIVE PACKAGE PRICING.

CEDARVILLE I

RANCH HOME

LEADING EDGE SPEC SERIES



Cedarville I

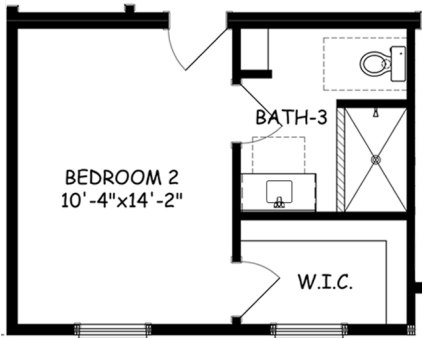
30' x 54'

1620
sq. ft.

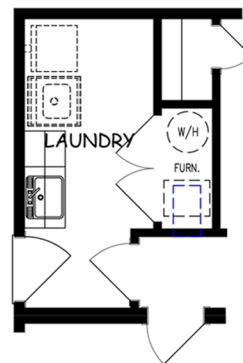
Flex room option.
Dual master bedroom option.
4th bedroom option.
Laundry room option.

Home Features

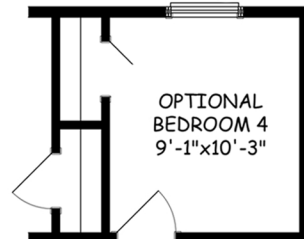
- ✓ 3 bedrooms, 4th bedroom option
- ✓ 2 baths
- ✓ open floor plan
- ✓ kitchen island



Dual Master Bedroom Option
(In Place of Bedroom #2 & #3)



Optional Furnace/Water Heater Cavity
in Laundry Room



4th Bedroom Option
(In Place of Flex Room)

Leading Edge Spec Series

Flexible floor plan with options for the modern family. Let your customers choose the perfect floor plan!

Attainable Housing

CEDARVILLE II

RANCH HOME

LEADING EDGE SPEC SERIES



House shown with 7/12 roof pitch (not included in package)

CEDARVILLE II

🏠 **3 Bedrooms**

🏠 **2 Baths**

🏠 **1740 Sq. Ft.**

🏠 **Floor Plan
with Options**

Attainable Housing

Turned Gable Dormer with Full Return and Ladder Rake
8" Fascia on Front and Rear
8'-6" Ceiling Height
T&G Wood Accent at Kitchen/Dining Room with Crown
White Shiplap at Dining Room Wall
White Shiplap on Back of Kitchen Island
Vinyl Plank Flooring at Living Room

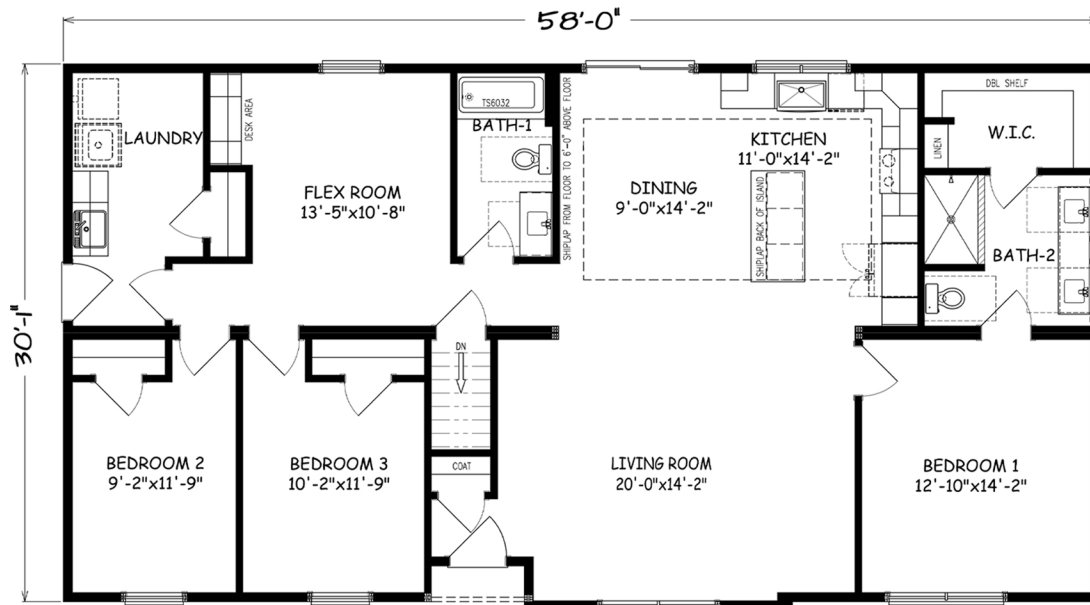
Single Bowl Farmhouse Sink with Pull-Down Faucet
Cabinets in Flex Room Making Home Office
NorthPoint Cabinets Standard (stained or painted)
Including 36" O/H Cabinets at Kitchen with Crown
60" Tile Shower with Barn-Style Door at Bath #2
Square China Lavatory Sinks in Bath #1 & Bath #2
Paddle Fan at Living Room (Shiploose)
Cage Pendant Lights over Kitchen Island

MUST STOCK AS MODEL TO RECEIVE PACKAGE PRICING.

CEDARVILLE II

RANCH HOME

LEADING EDGE SPEC SERIES



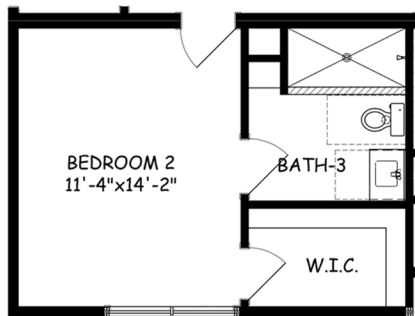
Cedarville II
30' x 58'

1740
sq. ft.

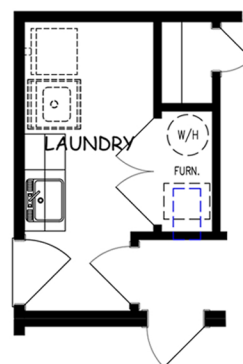
Flex room option.
Dual master bedroom option.
4th bedroom option.
Laundry room option.

Home Features

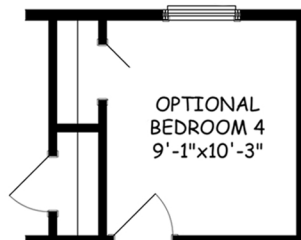
- ✓ 3 bedrooms, 4th bedroom option
- ✓ 2 baths
- ✓ open floor plan
- ✓ kitchen island



Dual Master Bedroom Option
(In Place of Bedroom #2 & #3)



Optional Furnace/Water Heater Cavity
in Laundry Room



4th Bedroom Option
(In Place of Flex Room)

Leading Edge Spec Series

Flexible floor plan with options for the modern family. Let your customers choose the perfect floor plan!

Attainable Housing



Some optional features shown are not included in package.

CEDARVILLE CAPE

🏠 **3 Bedrooms -**
4th Bedroom Option

🏠 **2 Baths**

🏠 **1620/1740 Sq. Ft.**

🏠 **2 Sizes - Floorplan**
with Options

Attainable Housing

Turned Gable Dormer with Full Return and Ladder Rake
8" Fascia on Front and Rear
8'-6" Ceiling Height
T&G Wood Accent at Kitchen/Dining Room with Crown
White Shiplap at Dining Room Wall
White Shiplap on Back of Kitchen Island
Vinyl Plank Flooring at Living Room
Single Bowl Farmhouse Sink with Pull-Down Faucet

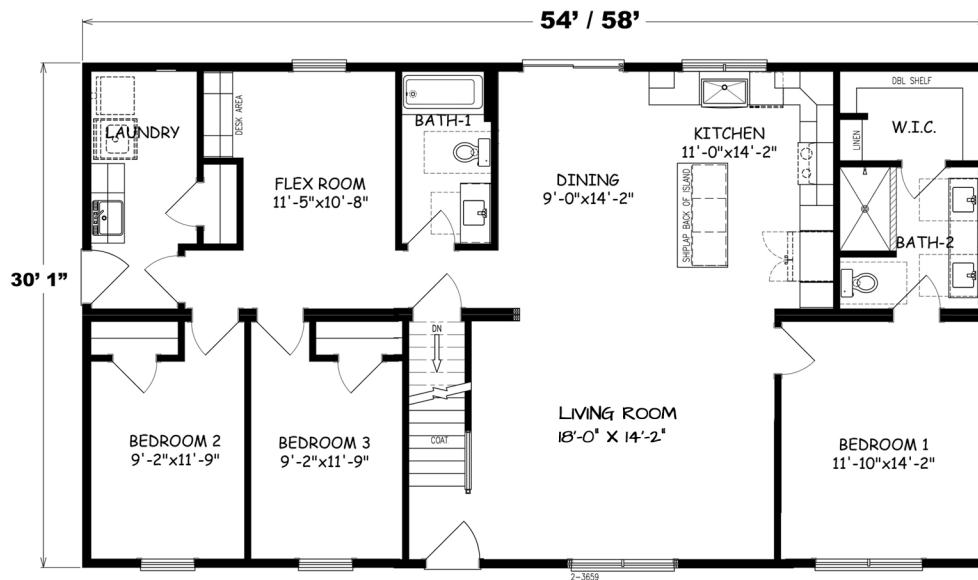
Cabinets in Flex Room Making Home Office
NorthPoint Cabinets Standard (stained or painted)
Including 36" O/H Cabinets at Kitchen with Crown
60" Tile Shower with Barn-Style Door at Bath #2
30" Black Mirrors at Bath #2
Square China Lavatory Sinks in Bath #1 & Bath #2
Paddle Fan at Living Room (Shiploose)
Cage Pendant Lights over Kitchen Island

MUST STOCK AS MODEL TO RECEIVE PACKAGE PRICING.

CEDARVILLE CAPE

CAPE HOME

LEADING EDGE SPEC SERIES



TWO SIZE OPTIONS

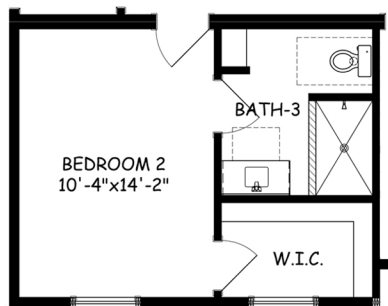
Cedarville Cape **1620**
30' x 54' sq. ft.

Cedarville Cape **1740**
30' x 58' sq. ft.

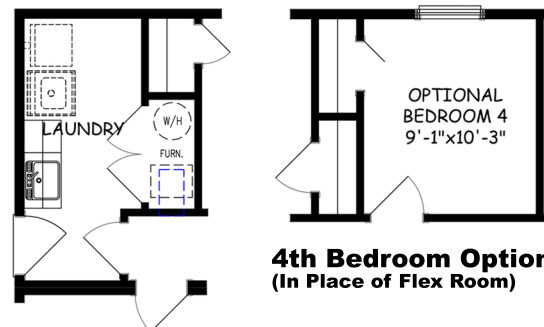
Flex room option.
Dual master bedroom option.
4th bedroom option.

Home Features

- ✓ 3 bedrooms, 4th bedroom option
- ✓ 2 baths
- ✓ open floor plan
- ✓ kitchen island



Dual Master Bedroom Option
(In Place of Bedroom #2 & #3)



4th Bedroom Option
(In Place of Flex Room)

Optional Furnace/Water Heater Cavity
in Laundry Room

Leading Edge Spec Series

Two size options to choose from.

Attainable Housing

ROSEVILLE I & II

RANCH HOME

LEADING EDGE SPEC SERIES



ROSEVILLE I & II

🏠 **3 Bedrooms**

🏠 **2 Baths**

🏠 **1334/1500 Sq. Ft.**

🏠 **2 Floor Plans**

Attainable Housing

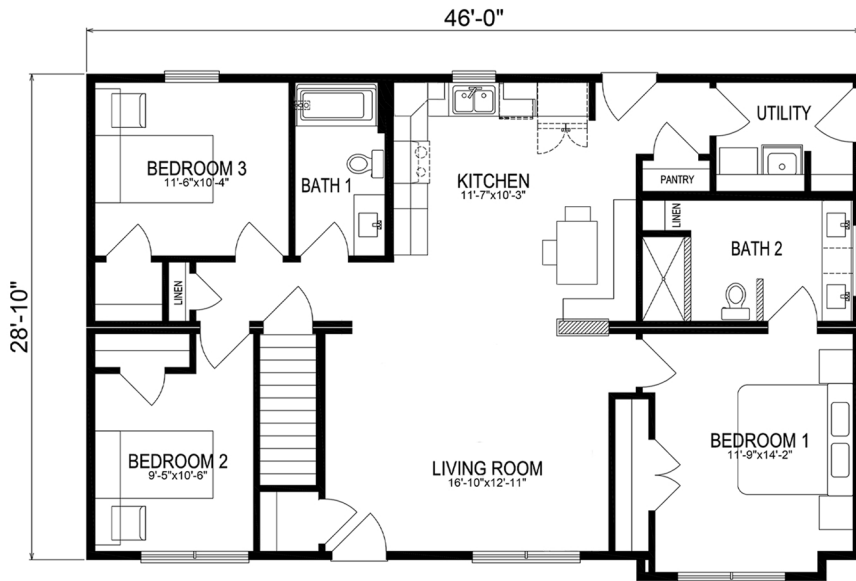
Turned Gable Dormer with Full Return & Ladder Rake
SMI Craftsman Raised Flat Shed Dormer with Bump-out
8" Fascia - Front & Rear
Extra Exterior Light @ Front Door
Full-Lite Rear Door
8'-6" Ceiling Height
Vinyl Plank Flooring @ Living Room & Hallway
White Shiplap @ Nook

NorthPoint Cabinets Standard (stained or painted)
including 36" O/H Cabinets @ Kitchen with Crown
Full Tile Kitchen Backsplash
Pull-down Faucet @ Kitchen Sink
60" Tile Shower with Barn Style Door @ Bath #2
White Shiplap above Vanity to Ceiling @ Master Bath
30" Black Mirrors in Bath #1 & Bath #2
Square China Lav Sinks in Bath #1 & Bath #2

MUST STOCK AS MODEL TO RECEIVE PACKAGE PRICING.

ROSEVILLE I & II

RANCH HOME LEADING EDGE SPEC SERIES



ROSEVILLE I

TWO SIZE OPTIONS

Roseville I
30' x 46'

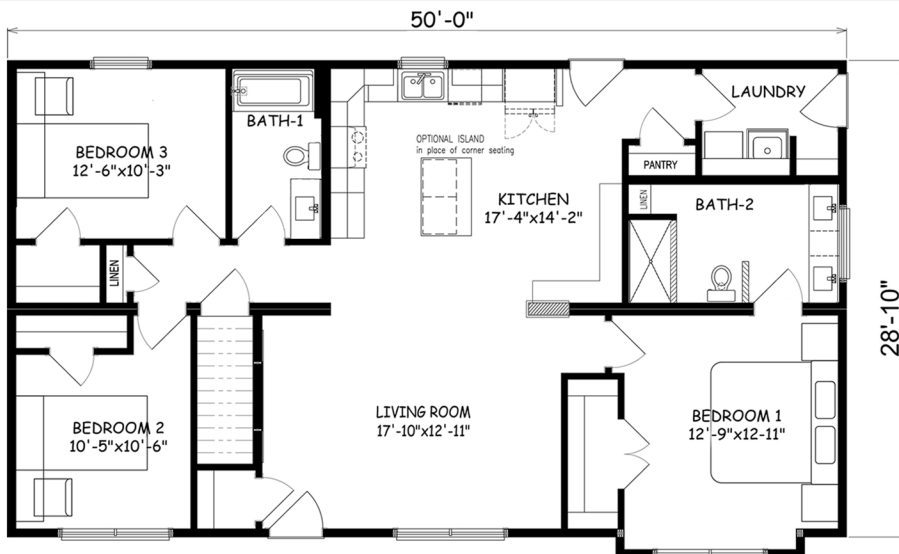
1334
sq. ft.

Roseville II
30' x 50'

1500
sq. ft.

Home Features

- ✓ 3 bedrooms
- ✓ 2 baths
- ✓ open floor plan
- ✓ garage ready design



ROSEVILLE II

Leading Edge Spec Series

Grab your customer's attention
with the Roseville's
curb appeal!

Attainable Housing

ROSEVILLE CAPE

CAPE HOME - OPTION #1

LEADING EDGE SPEC SERIES



ROSEVILLE CAPE OPTION #1

🏠 **3 Bedrooms**

🏠 **2 Baths**

🏠 **1350 Sq. Ft.**

🏠 **2 Design Options**

Attainable Housing

Turned Gable Dormer with Full Return & Ladder Rake
SMI Dormer with Bump-Out & Ladder Rake
8" Fascia - Front & Rear
Extra Exterior Light @ Front Door
Full-Lite Rear Door
8'- 6" Ceiling Height
Vinyl Plank Flooring @ Living Room & Hallway
White Shiplap @ Nook

NorthPoint Cabinets Standard (stained or painted)
including 36" O/H Cabinets @ Kitchen with Crown
Full Tile Kitchen Backsplash
Pull-down Faucet @ Kitchen Sink
60" Tile Shower with Barn Style Door @ Bath #2
White Shiplap above Vanity to Ceiling @ Bath #2
30" Black Mirrors in Bath #1 & Bath #2
Square China Lav Sinks in Bath #1 & Bath #2

MUST STOCK AS MODEL TO RECEIVE PACKAGE PRICING.

ROSEVILLE CAPE

CAPE HOME - OPTION #1

LEADING EDGE SPEC SERIES



OPTION #1

Roseville Cape
30' x 46'

1350
sq. ft.

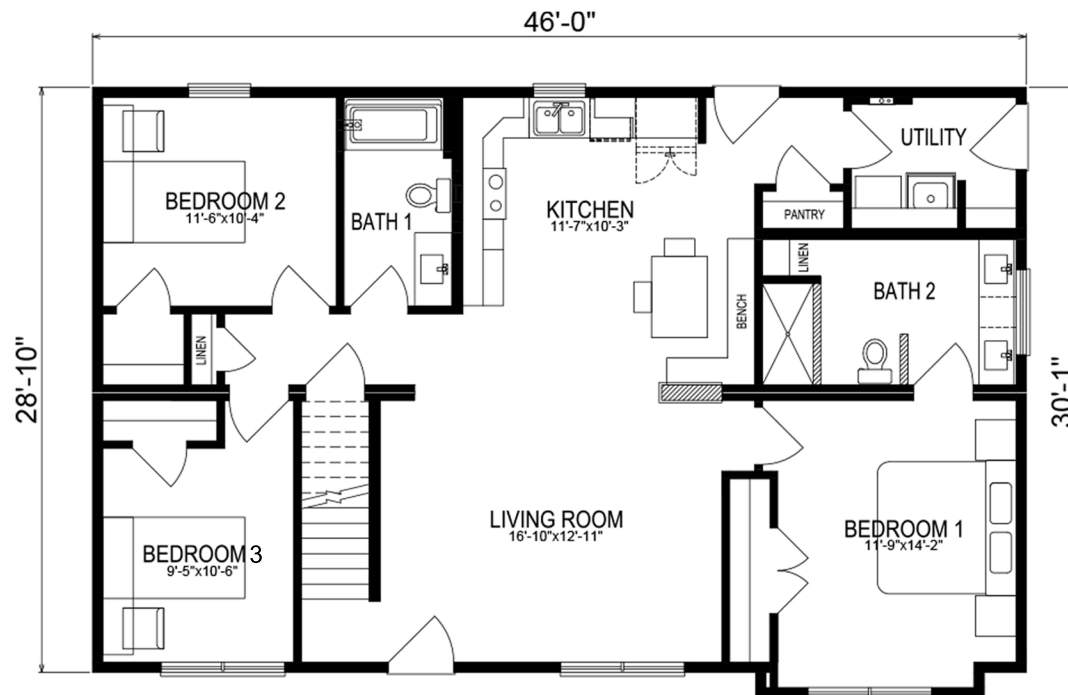
Home Features

- ✓ 3 bedrooms
- ✓ 2 baths
- ✓ open floor plan
- ✓ garage ready

Leading Edge Spec Series

The Roseville Cape offers two design options with the curb appeal that your customers will love!

Attainable Housing



ROSEVILLE CAPE

CAPE HOME - OPTION #2

LEADING EDGE SPEC SERIES



ROSEVILLE CAPE OPTION #2

🏠 **3 Bedrooms**

🏠 **2 Baths**

🏠 **1380 Sq. Ft.**

🏠 **2 Design Options**

Attainable Housing

Turned Gable Dormer with Full Return & Ladder Rake
Cape Dormer & Ladder Rake
8" Fascia - Front & Rear
Extra Exterior Light @ Front Door
Full-Lite Rear Door
8'- 6" Ceiling Height
Vinyl Plank Flooring @ Living Room & Hallway
White Shiplap @ Nook

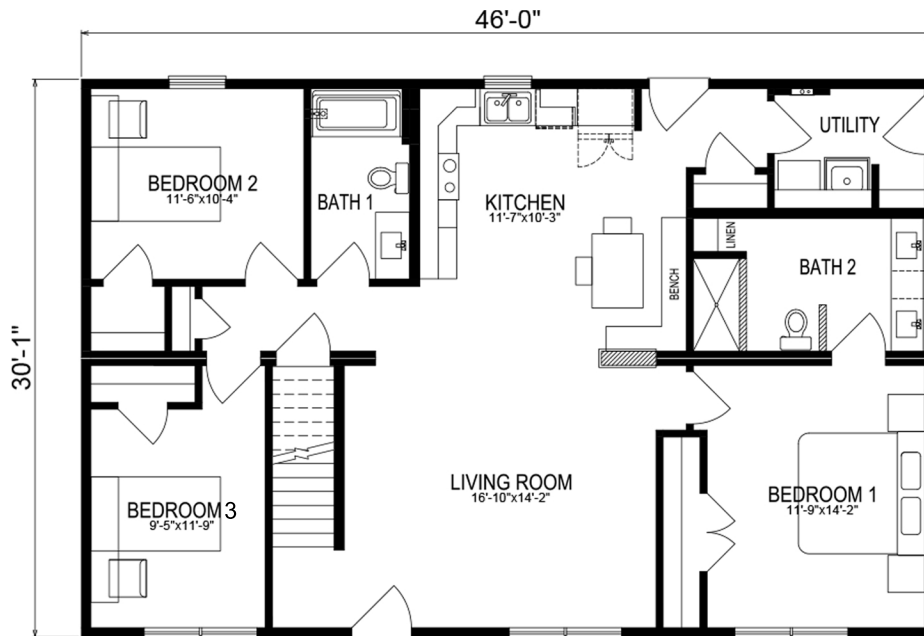
NorthPoint Cabinets Standard (stained or painted)
including 36" O/H Cabinets @ Kitchen with Crown
Full Tile Kitchen Backsplash
Pull-down Faucet @ Kitchen Sink
60" Tile Shower with Barn Style Door @ Bath #2
Shiplap above Vanity to Ceiling @ Bath #2
30" Black Mirrors in Bath #1 & Bath #2
Square China Lav Sinks in Bath #1 & Bath #2

MUST STOCK AS MODEL TO RECEIVE PACKAGE PRICING.

ROSEVILLE CAPE

CAPE HOME - OPTION #2

LEADING EDGE SPEC SERIES



OPTION #2

Roseville Cape
30' x 46'

1380
sq. ft.

Home Features

- ✓ 3 bedrooms
- ✓ 2 baths
- ✓ open floor plan
- ✓ garage ready

Leading Edge Spec Series

The Roseville Cape offers two design options with the curb appeal that your customers will love!

Attainable Housing



House shown with 7/12 roof pitch and some option features not included in package.

WATERVILLE

🏠 **3 Bedrooms**

🏠 **2 Baths**

🏠 **1624 Sq. Ft.**

🏠 **Floor Plan
with Options**

Attainable Housing

**Large Turned Gable Dormer with Full Return
and Ladder Rake**

Small Turned Gable Dormer

Full Return @ Gable End Walls

8" Fascia - All Around

Extra Exterior Light @ Front Door

8'-6" Ceiling Height

Vinyl Plank Flooring @ Living Room & Hallway

Featured Wall @ Bedroom #1

**NorthPoint Cabinets Standard (stained or painted)
including 36" O/H Cabinets @ Kitchen with Crown**

Full Tile Kitchen Backsplash

Pull-down Faucet @ Kitchen Sink

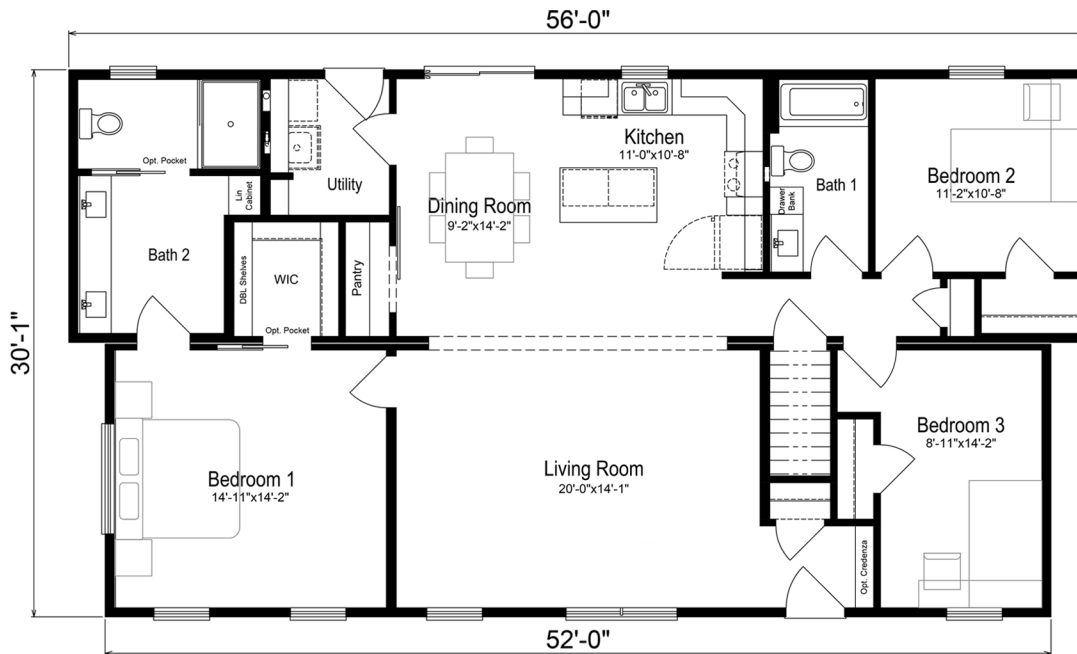
Portrait End Treatment @ Island

60" Tile Shower with Barn Style Door @ Bath #2

30" Black Mirrors @ Bath #2

Square China Lav Sinks @ Bath #1 & Bath #2

MUST STOCK AS MODEL TO RECEIVE PACKAGE PRICING.



RANCH HOME

Waterville

30' x 56'

1624
sq. ft.

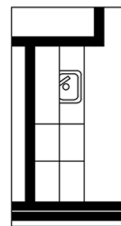
Optional Utility room with a side entrance.
Optional Coffee Bar.

Home Features

- ✓ 3 bedrooms
- ✓ 2 baths
- ✓ open floor plan
- ✓ kitchen island



Optional Utility Room/Side Entrance



Optional Coffee Bar
(In place of Kitchen Pantry)

Leading Edge Spec Series

The Leading Edge Spec Series features carefully selected options and décor designed specifically for your lot models.

Attainable Housing



WATERVILLE VAULT

- 🏠 **3 Bedrooms**
- 🏠 **2 Baths**
- 🏠 **1586 Sq. Ft.**
- 🏠 **Floor Plan
with Options**

Attainable Housing

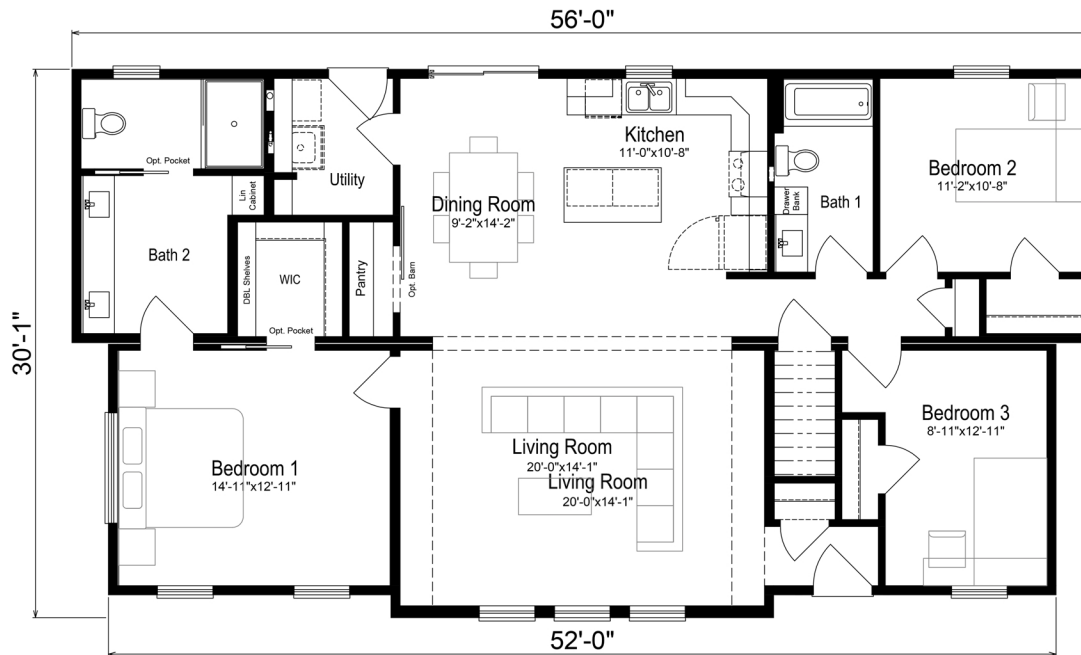
Large Turned Gable Dormer with Full Return
and Ladder Rake
Full Return @ Gable End Walls
8" Fascia - Front & Rear
Extra Exterior Light @ Front Door
8'- 6" Ceiling Height
Vinyl Plank Flooring @ Living Room & Hallway
Featured Wall @ Bedroom #1

NorthPoint Cabinets Standard (stained or painted)
including 36" O/H Cabinets @ Kitchen with Crown
Full Tile Kitchen Backsplash
Pull-down Faucet @ Kitchen Sink
Portrait End Treatment @ Island
60" Tile Shower with Fiberglass Pan and
Barn Style Door @ Bath #2
30" Black Mirrors @ Bath #2
Square China Lav Sinks @ Bath #1 & Bath #2

MUST STOCK AS MODEL TO RECEIVE PACKAGE PRICING.

WATERVILLE VAULT

RANCH HOME LEADING EDGE SPEC SERIES



RANCH HOME

Waterville Vault
30' x 56'

1586
sq. ft.

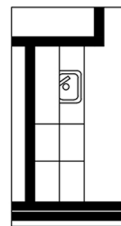
Optional Utility room with a side entrance.
Optional Coffee Bar.

Home Features

- ✓ 3 bedrooms
- ✓ 2 baths
- ✓ open floor plan
- ✓ kitchen island



Optional Utility Room/Side Entrance



Optional Coffee Bar
(In place of Kitchen Pantry)

Leading Edge Spec Series

The Leading Edge Spec Series features carefully selected options and décor designed specifically for your lot models.

Attainable Housing



Structural Modular Innovations, LLC

**PO Box 315
101 Southern Avenue
Strattanville, PA 16258**

Phone: (814) 764-5555 Toll Free: (800) 216-7849



Connect with SMI Homes



SCAN ME