

Lifestyle Series

Two Story Homes

*"A House is a Home
when it Shelters the Body and Comforts the Soul."*

— Phillip Moffit

Lifestyle Series

Inspiring Designs for a Comfortable Way of Living



Stratford Homes[®]
LIMITED PARTNERSHIP
custom modular designs



Lifestyle Series

Stratford Homes® has been an industry leader in the “systems built” modular home market since 1973. The plans we provide are time tested and thoroughly reviewed for construction and energy efficiency. The knowledge gained while building over 11,000 homes and seeing what customers want and enjoy has allowed us to incorporate the most up-to-date construction techniques and product technologies. Each home is constructed keeping energy efficiency in mind with selected products that use less energy. These products perform as well as or better than other available products on the market. These chosen products are a smart choice, and the end result will be a home that has less of an impact on our natural resources and can save you money over time. We feel our homes are more energy efficient because of the quality materials and applications used when it comes to insulation, weatherproofing, and air infiltration. Intelligent building and material choices help create better energy efficiency.

There’s no need to worry if you don’t find something that perfectly fits your needs and ideas. You can simply customize one of these plans into the perfect design or provide your own unique layout. With the help of Computer Aided Design (CAD) software, our drafting department can easily modify one of our plans or simply create a new floor plan that more closely fits your vision. You are only limited by your imagination and, of course, your budget.

It is important to know that your new Stratford Home can be constructed for a crawl space, full basement or, if your lot allows, a walk-out lower level foundation. So as you browse through the following pages, feel free to daydream to your heart’s content. Your exciting journey of bringing this vision to life can begin today with Stratford Homes.

The Lifestyle Series Offers...

Wide Variety

of proven floor plans to assist in the selection process.

Flexibility

to customize until the home is uniquely...Yours.

Energy Efficiency

through high performance features designed to reduce utility bills and conserve energy.

Exceptional Quality

by building to the highest standards without sacrificing workmanship or quality of materials.

Peace of Mind

in knowing your home will be backed by a manufacturer’s one year limited warranty covering defects in materials and workmanship.

Sound Investment

through homeownership which is a solid stepping stone to a future of financial security and the single largest creator of wealth for many Americans.



Stratford Homes



Lifestyle Series

by **Stratford Homes**

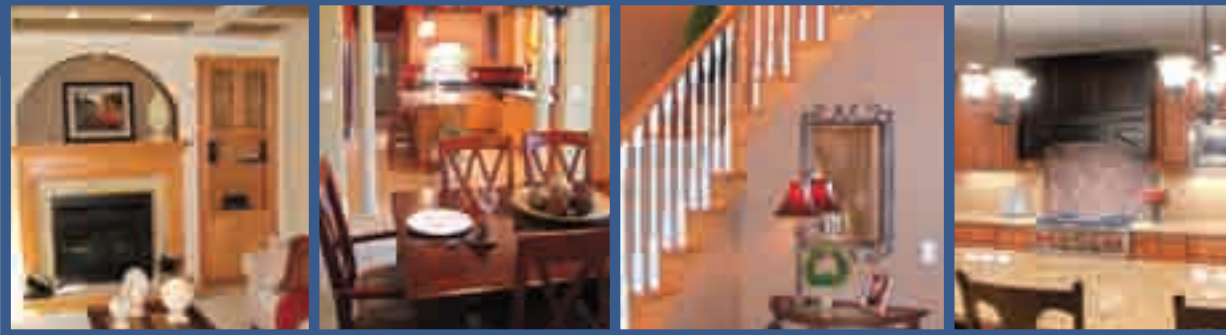


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Chandler



Artist rendering may contain optional features.

This plan features.....

- ❖ Master Suite - 1st Floor
- ❖ Breakfast Nook
- ❖ 2 Walk-In Closets
- ❖ Laundry - 1st Floor

1,962 Sq. Ft.

Bedrooms: 3

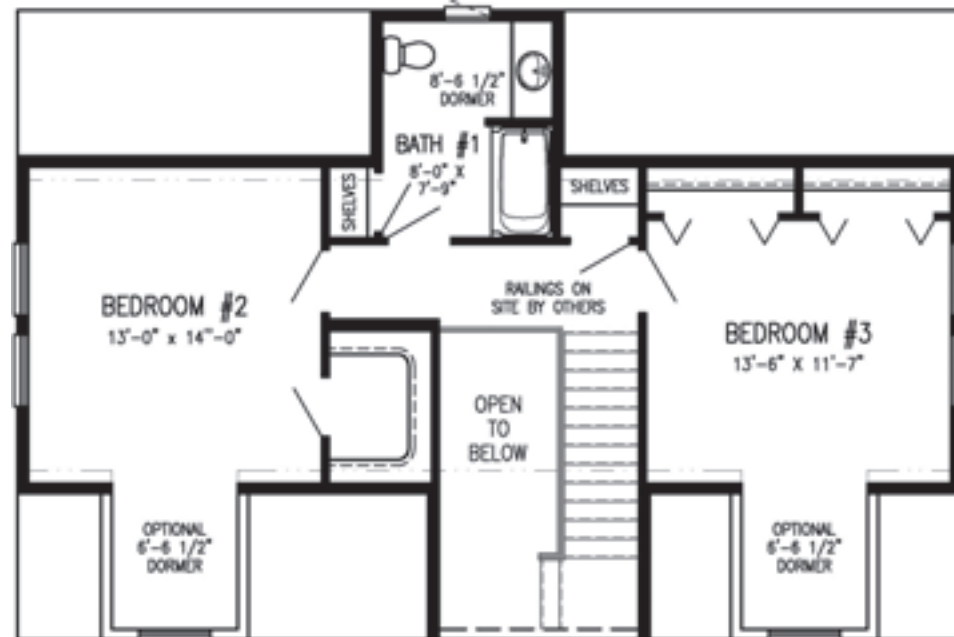
Bathrooms: 2 1/2

HOME SIZE

Depth: 28'

Length: 42'/50'

Chandler



Scarlett



Artist rendering may contain optional features.

This plan features.....

- ❖ Master Suite - 1st Floor
- ❖ Walk-In Pantry
- ❖ 3 Walk-In Closets
- ❖ Laundry - 1st Floor

2,256 Sq. Ft.

Bedrooms: 3

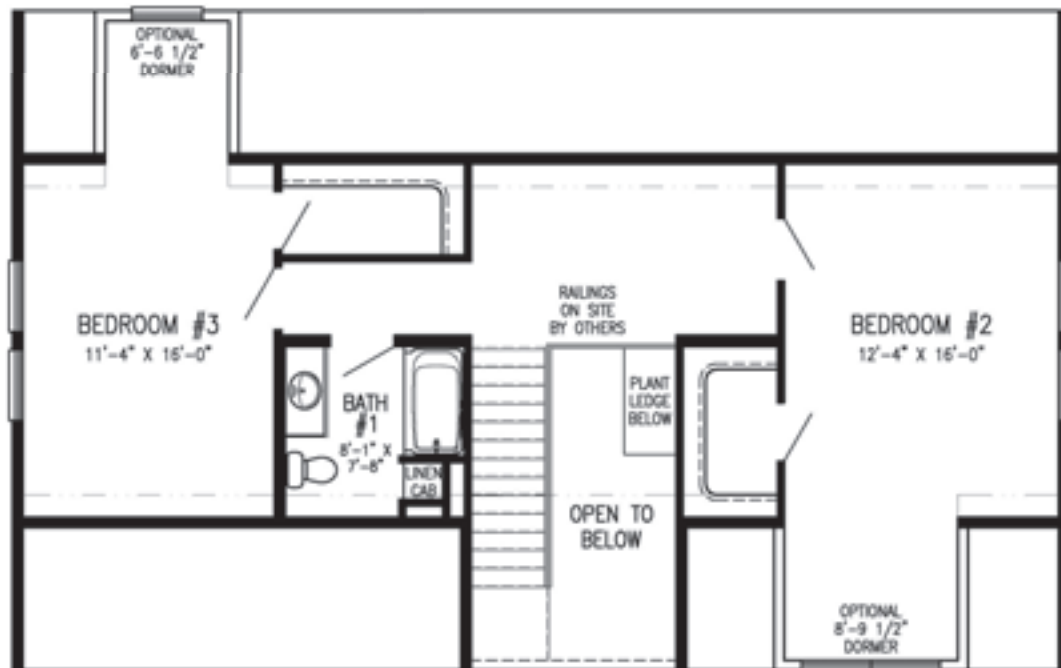
Bathrooms: 2 1/2

HOME SIZE

Depth: 30'

Length: 48'

Scarlett



Montreal



Artist rendering may contain optional features.

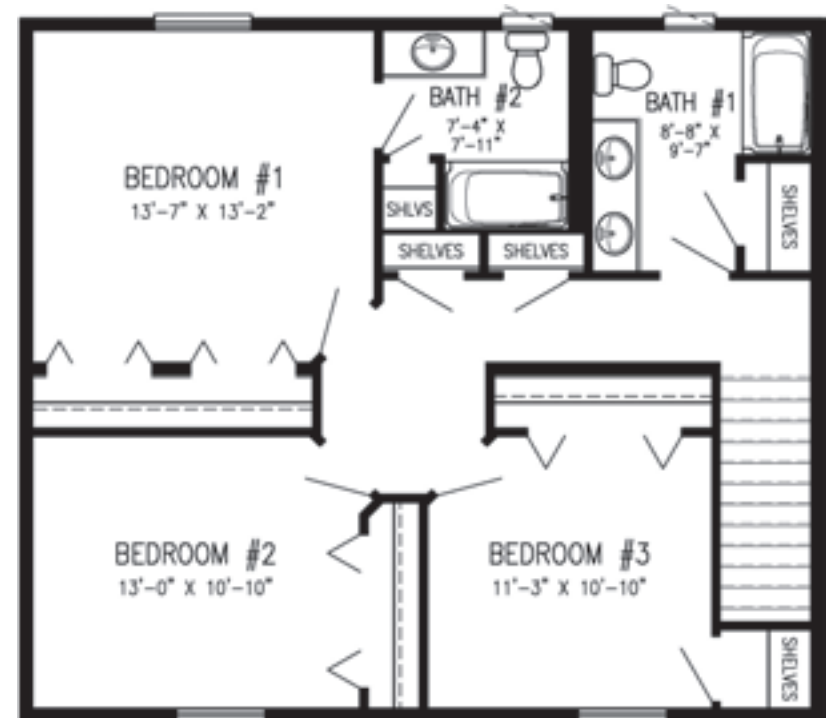
This plan features.....

- ❖ Master Suite - 2nd Floor
 - ❖ Laundry - 1st Floor
 - ❖ Kitchen Island
 - ❖ Abundant Storage Space
- | |
|----------------------|
| 1,792 Sq. Ft. |
| Bedrooms: 3 |
| Bathrooms: 2 1/2 |

HOME SIZE

Depth: 28'
Length: 32'

Montreal



Two Story

Elmhurst



Artist rendering may contain optional features.

This plan features.....

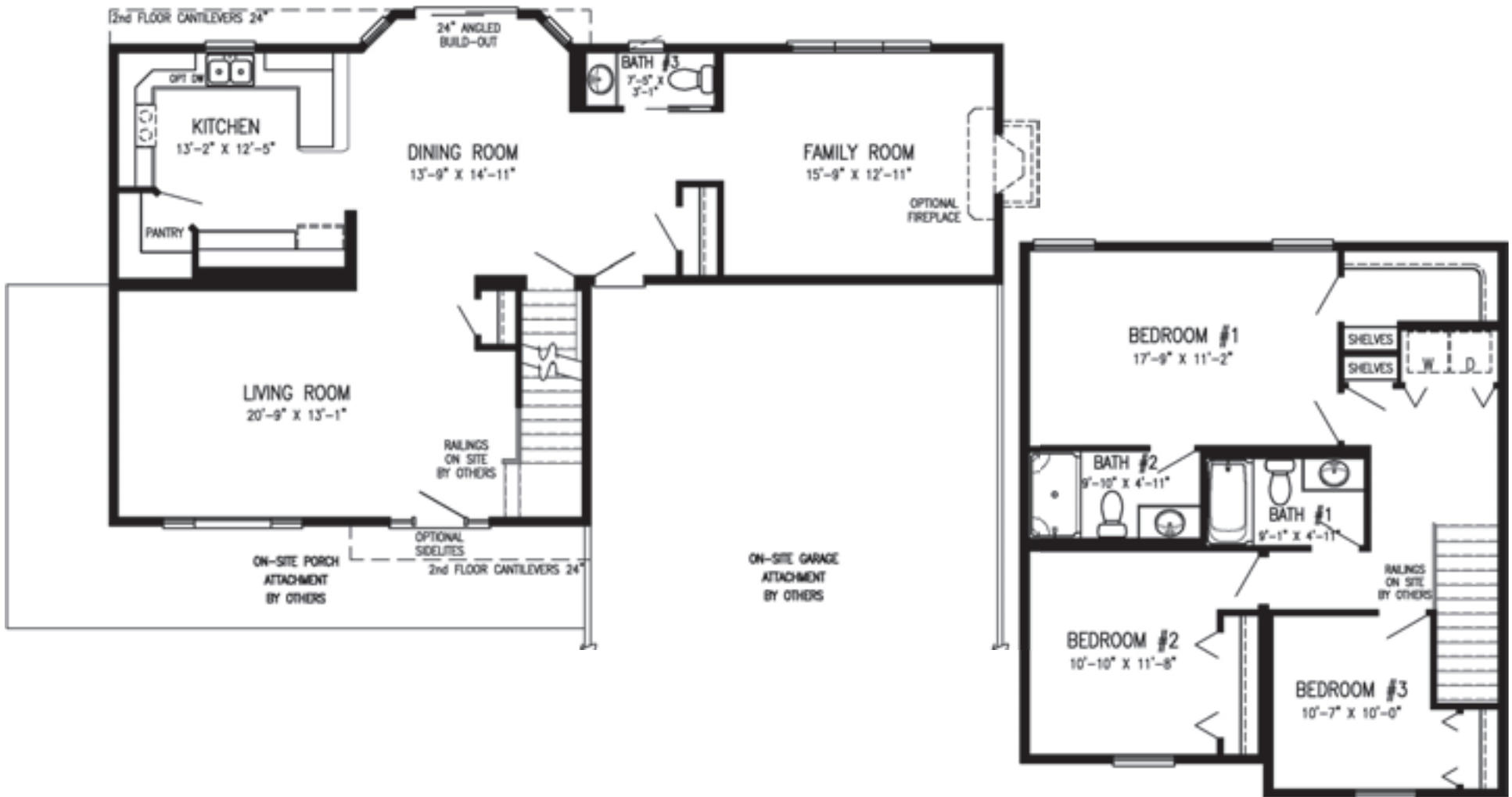
- | | |
|----------------------------|------------------|
| ❖ Master Suite - 2nd Floor | 2,008 Sq. Ft. |
| ❖ Walk-In Pantry | |
| ❖ Walk-In Closet | Bedrooms: 3 |
| ❖ Laundry - 2nd Floor | Bathrooms: 2 1/2 |

HOME SIZE

Depth: 28'30'/32'

Length: 28'/52'

Elmhurst



Two Story

Whitney

Artist rendering may contain optional features.



This plan features.....

- ❖ Master Suite - 2nd Floor
- ❖ Formal Dining Room
- ❖ Breakfast Nook
- ❖ Kitchen Island

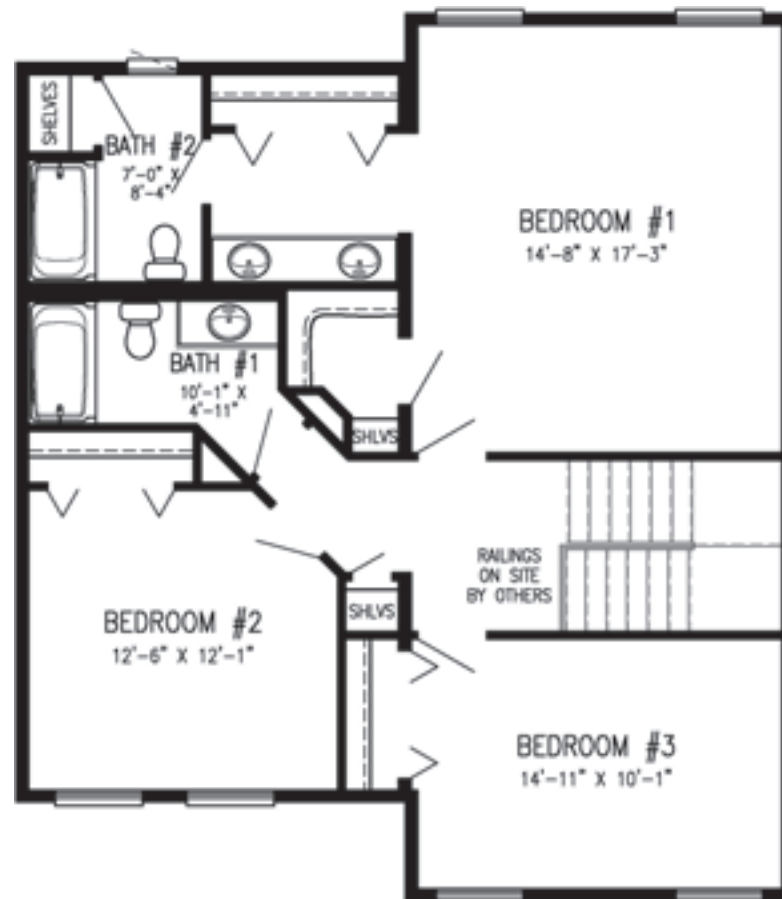
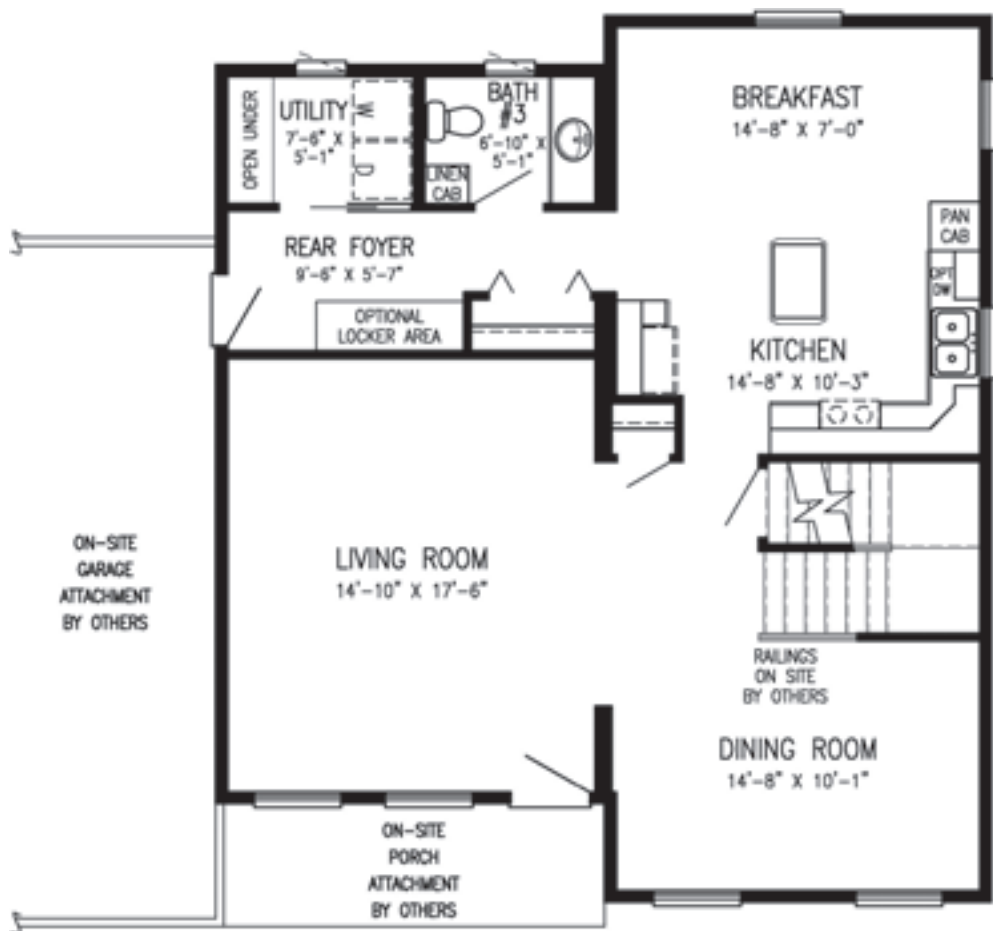
2,078 Sq. Ft.

Bedrooms: 3
Bathrooms: 2 1/2

HOME SIZE

Depth: 30'36"
Length: 31'6"

Whitney



Two Story

Brooklyn II



Artist rendering may contain optional features.

This plan features.....

- ❖ Master Suite - 1st Floor
- ❖ Formal Dining Room
- ❖ 3 Walk-In Closets
- ❖ Kitchen Island

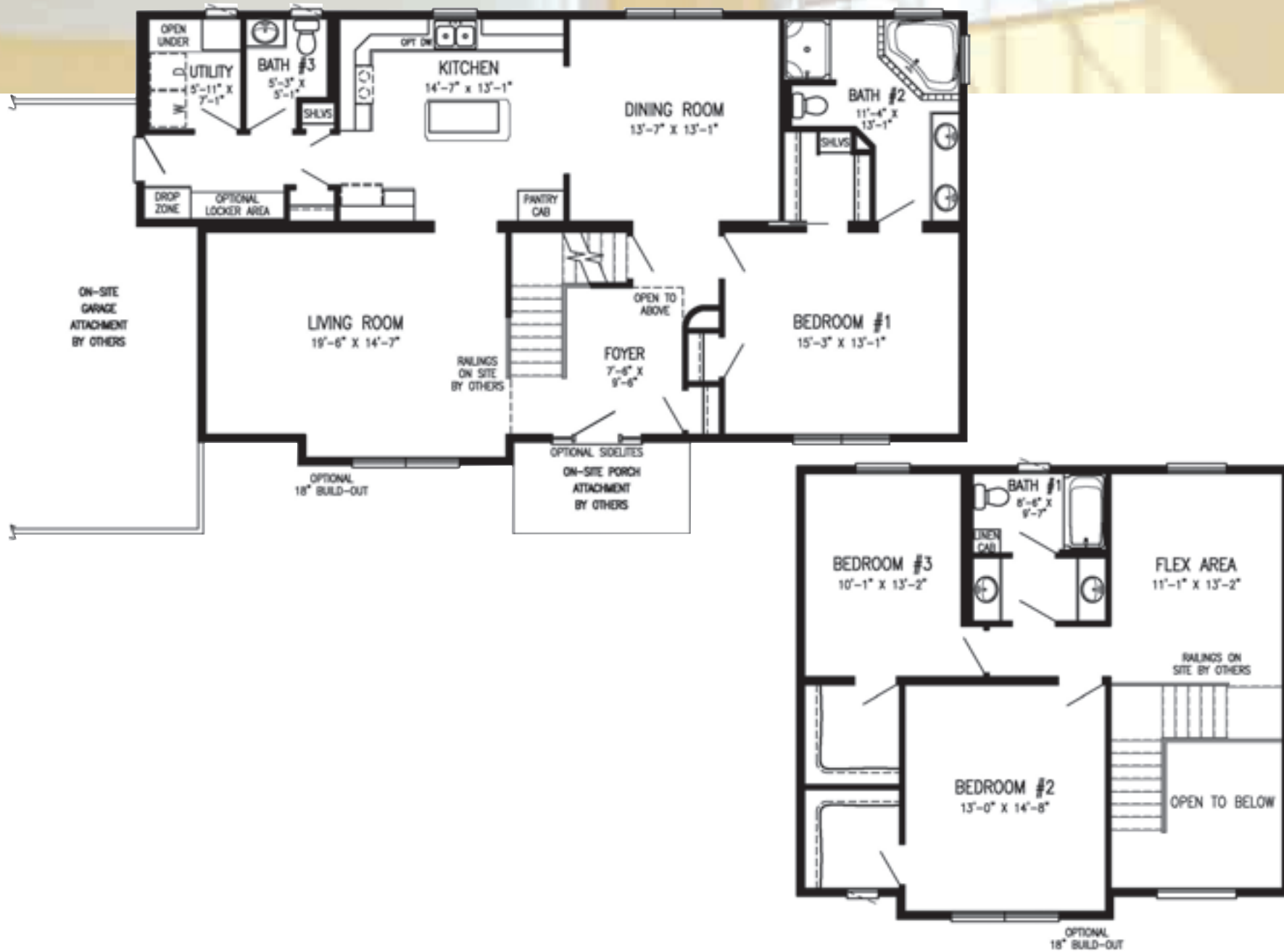
2,352 Sq. Ft.

Bedrooms: 3
Bathrooms: 2 1/2

HOME SIZE

Depth: 28'
Length: 32'/50'/54'

Brooklyn II



Two Story

Tipton



Artist rendering may contain optional features.

This plan features.....

- ❖ Master Suite - 2nd Floor
- ❖ Formal Dining Room
- ❖ 3 Walk-In Closets
- ❖ Flex Room

2,351 Sq. Ft.

Bedrooms: 3

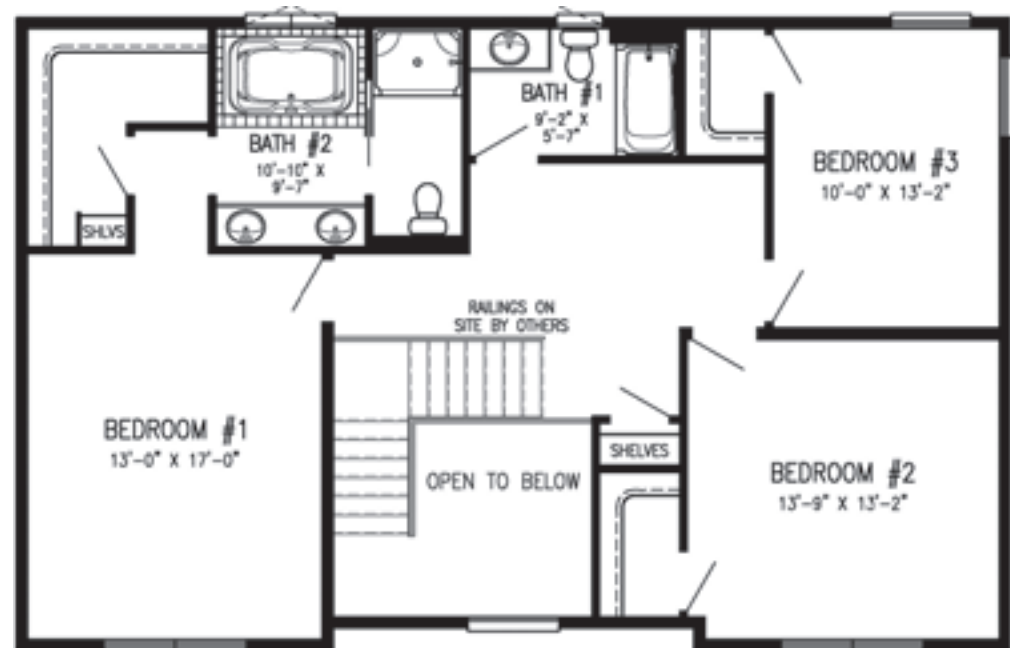
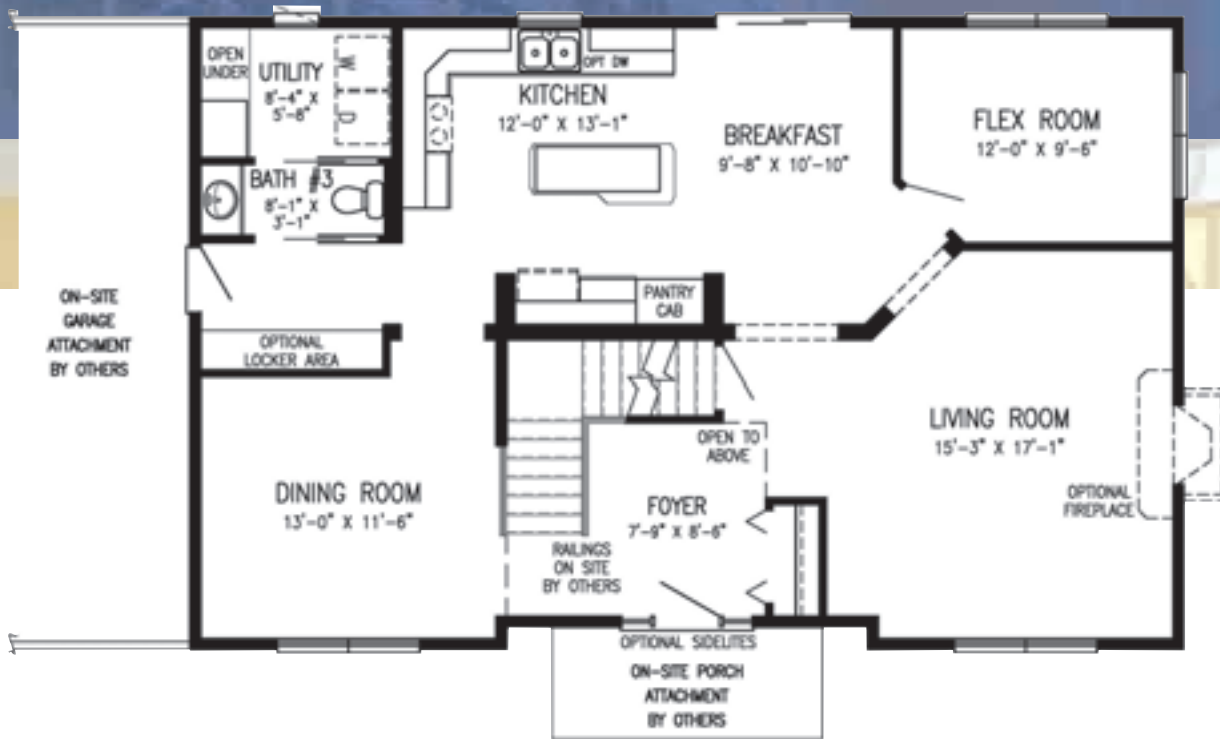
Bathrooms: 2 1/2

HOME SIZE

Depth: 28'

Length: 44'

Tipton



Design Details



Lifestyle



Design Details

Lifestyle



Design Details

Lifestyle



Design Details

Westport



Artist rendering may contain optional features.

This plan features.....

- ❖ Master Suite - 2nd Floor
- ❖ Formal Dining Room
- ❖ Walk-In Closet
- ❖ Flex Room

2,352 Sq. Ft.

Bedrooms: 4

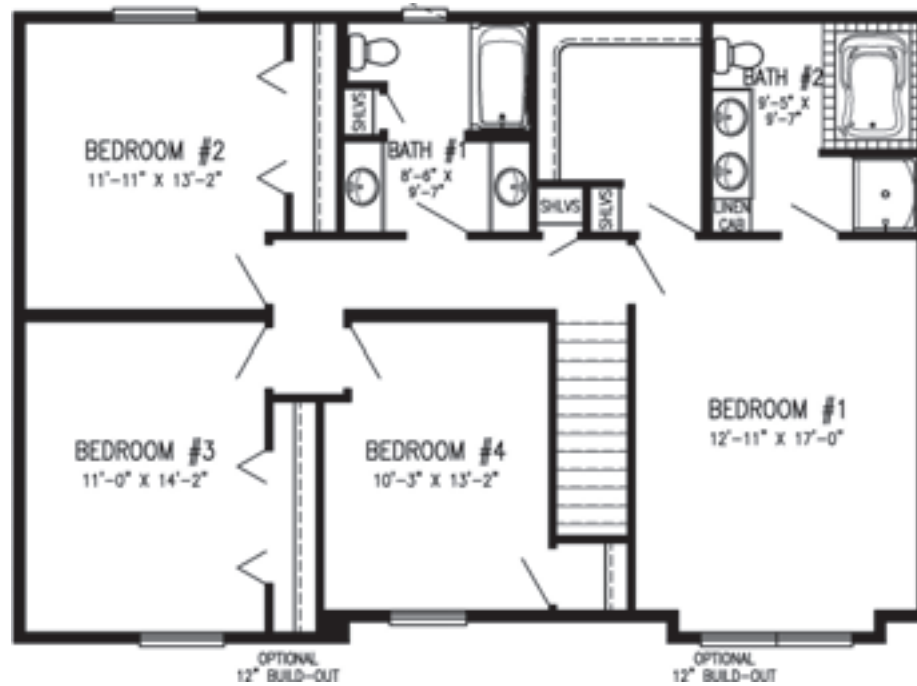
Bathrooms: 2 1/2

HOME SIZE

Depth: 28'

Length: 42'

Westport



Carlisle



Artist rendering may contain optional features.

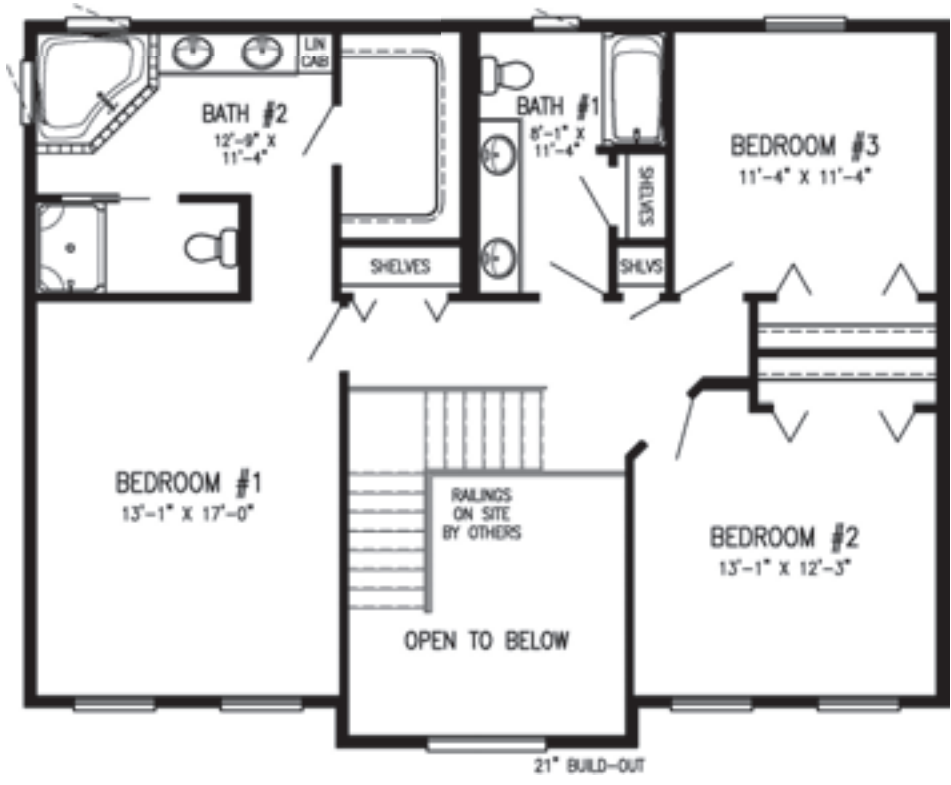
This plan features.....

- ❖ Master Suite - 2nd Floor
 - ❖ Formal Dining Room
 - ❖ Flex Room
 - ❖ Large Kitchen Island
- 2,500 Sq. Ft.**
- Bedrooms: 3
Bathrooms: 2 1/2

HOME SIZE
Depth: 29'9"
Length: 40'/46'/48'

Two Story

Carlisle



Two Story

Meadow Valley

Two Story



Artist rendering may contain optional features.

This plan features.....

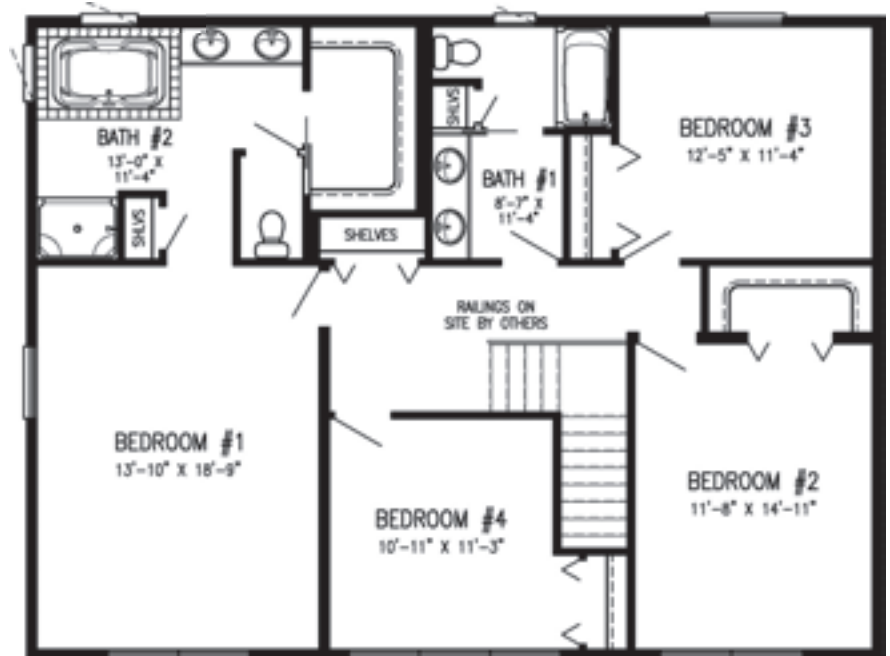
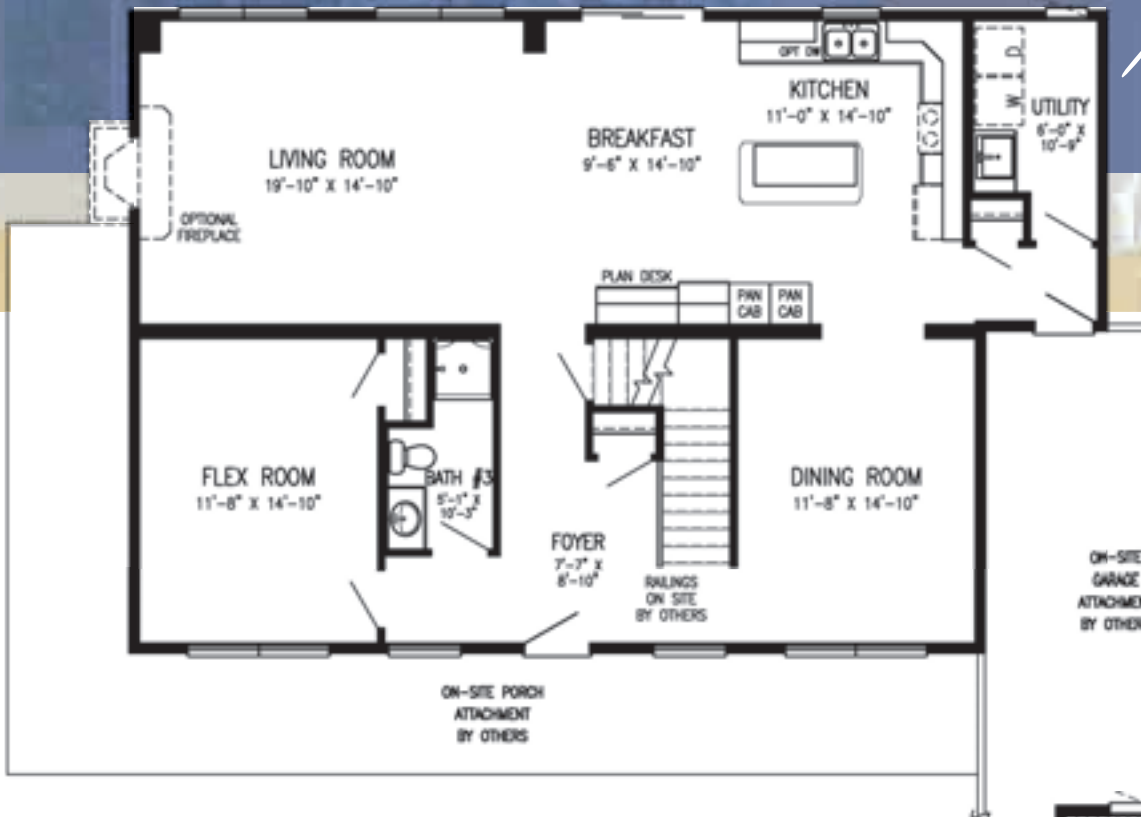
- ❖ Master Suite - 2nd Floor
- ❖ Formal Dining Room
- ❖ 2 Walk-In Closets
- ❖ Flex Room

2,740 Sq. Ft.

Bedrooms: 4
Bathrooms: 2 3/4

HOME SIZE
Depth: 31'6"
Length: 42'/48'

Meadow Valley



Two Story

Fullerton



Artist rendering may contain optional features.

This plan features.....

- ❖ Design Ideal for Narrow Lot
- ❖ L-Shape Kitchen w/Island
- ❖ Walk-In Pantry
- ❖ 4 Walk-In Closets

2,792 Sq. Ft.

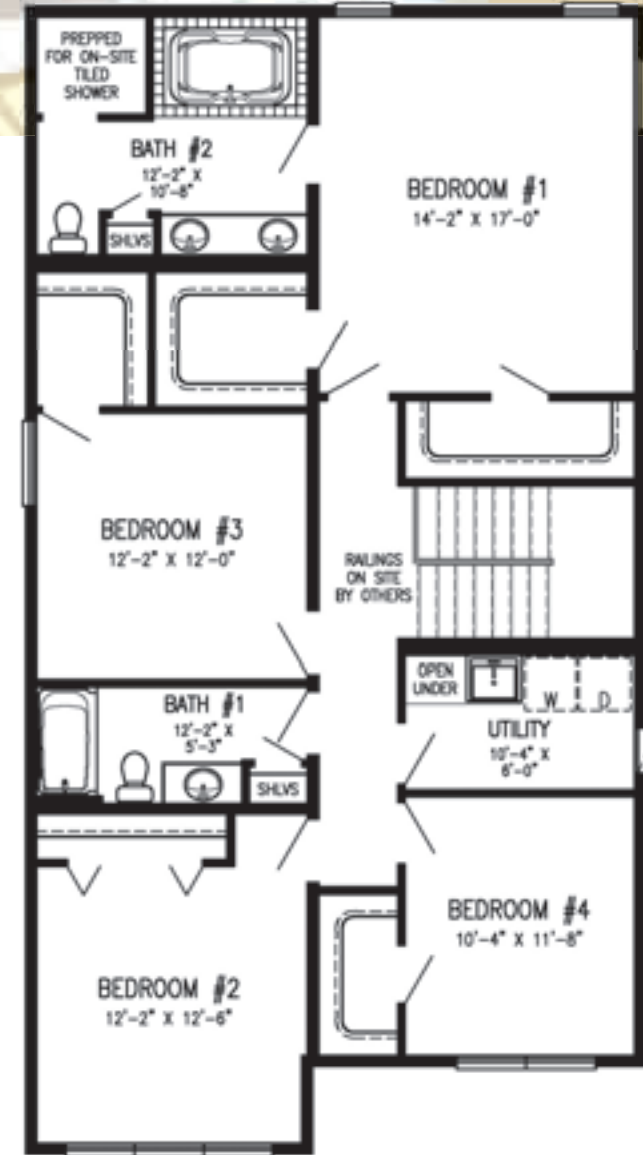
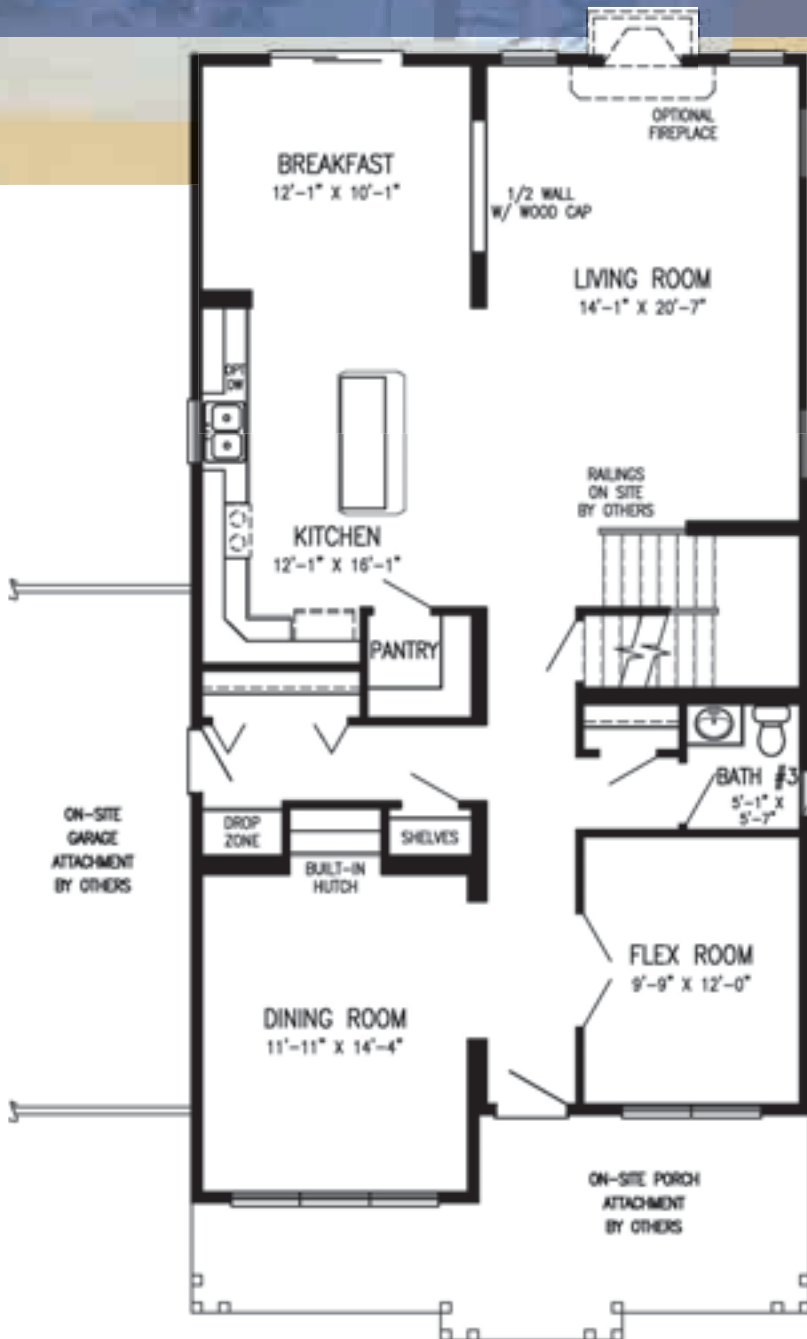
Bedrooms: 4
Bathrooms: 2 1/2

HOME SIZE

Depth: 48'/52'

Length: 28'

Fullerton



Two Story

Orchard Hills

Two Story



Artist rendering may contain optional features.

This plan features.....

- ❖ Master Suite - 2nd Floor
- ❖ Formal Dining Room
- ❖ Walk-In Pantry
- ❖ Jack & Jill Bathroom

3,275 Sq. Ft.

Bedrooms: 3

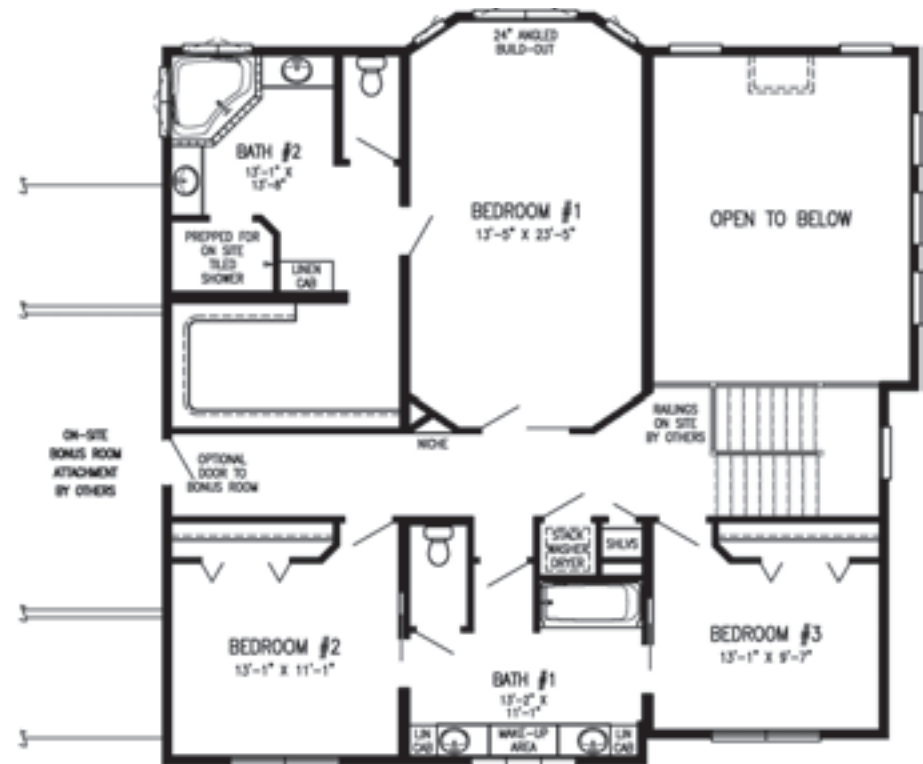
Bathrooms: 2 1/2

HOME SIZE

Depth: 40'/41'6"

Length: 42'/43'9"

Orchard Hills



Two Story

Grandfield



Artist rendering may contain optional features.

This plan features.....

- ❖ Master Suite - 2nd Floor
- ❖ Formal Dining Room
- ❖ 2 Walk-In Closets
- ❖ Optional 4th Bedroom

3,690 Sq. Ft.

Bedrooms: 3

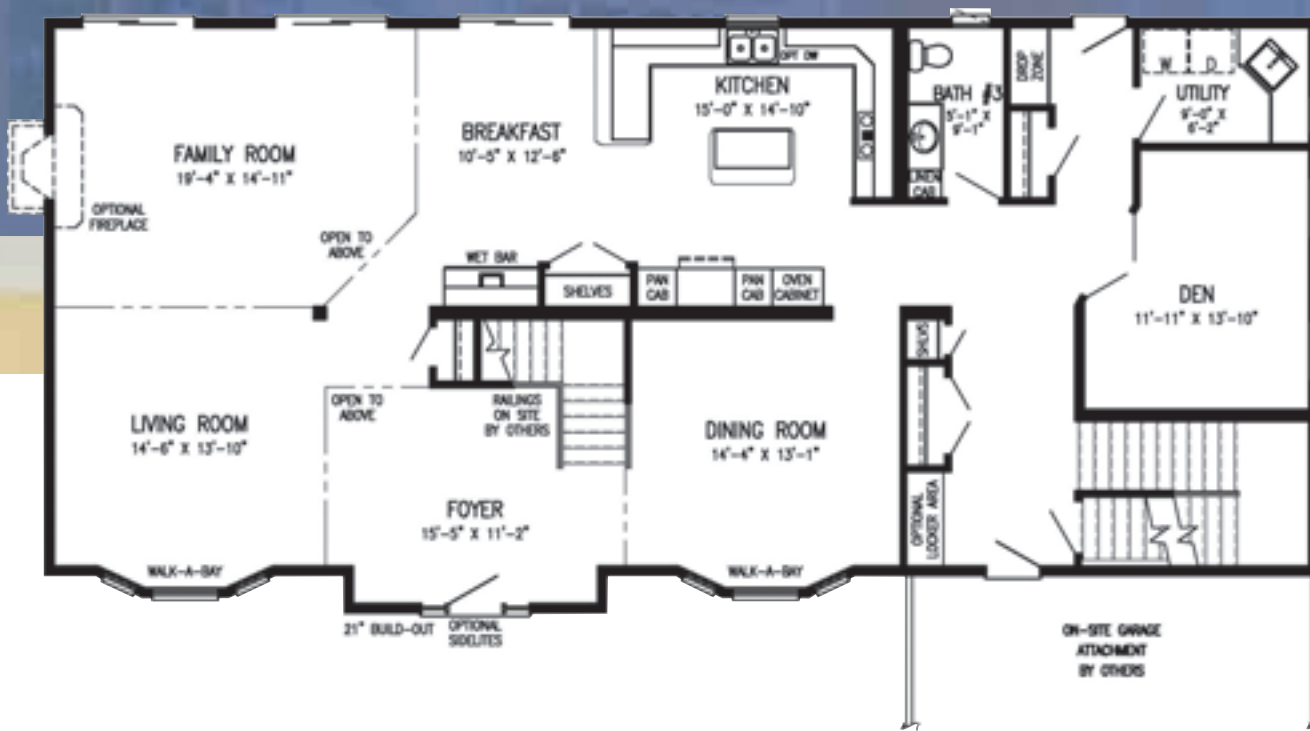
Bathrooms: 2 1/2

HOME SIZE

Depth: 29'9"/31'6"

Length: 68'

Grandfield



Providence



Artist rendering may contain optional features.

This plan features.....

- ❖ Master Suite - 2nd Floor
- ❖ Formal Dining Room
- ❖ Walk-In Pantry
- ❖ Jack & Jill Bathroom

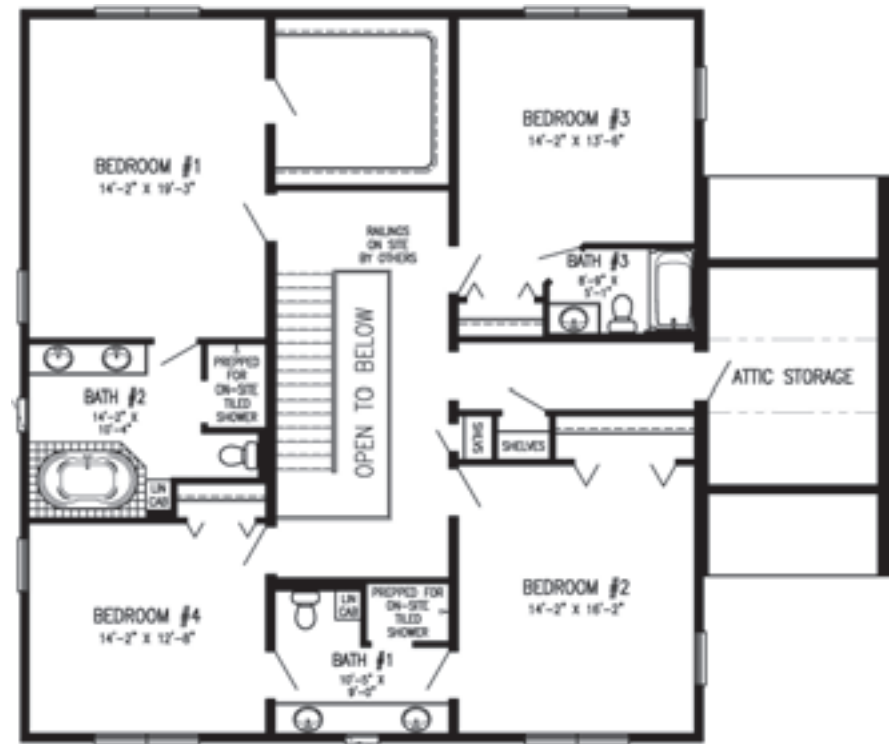
3,989 Sq. Ft.

Bedrooms: 4
Bathrooms: 3 1/2

HOME SIZE
Depth: 44'
Length: 41'5/2'

Two Story

Providence



Custom-Designed, Precision-Made, Climate-Controlled, Energy-Efficient Modular Construction

Modular construction is, quite simply, *twenty-first century craftsmanship*. In the late nineteenth-century, structures were stick-built on site to take advantage of the natural resources at hand. While we at Stratford Homes still believe in the advantages of high-quality stick-built craftsmanship, we know there's no longer an advantage to building a structure on site.

Customized, Controlled Craftsmanship.

Today, quality is equated with materials, technology and precision. Almost every item on the market is constructed within a manufacturing facility because the process is cost-effective, standardized, and quick. Shouldn't we demand the same of our residential construction processes?

Stratford Homes' precise, highly engineered, finely crafted, modular construction process offers several advantages.

Climate-Controlled Construction.

Stratford Homes' manufacturing facility offers optimum environmental conditions. Supplies are not exposed to on-site forces of nature, thus reducing warpage and damage to the materials that compose your custom building. On-site problems such as sub-contractor no-shows, pilferage and material shortages are virtually eliminated.

Exceptional Custom Engineering and Construction.

Our engineers custom design each new home using the latest CAD technology. Our craftspeople use precise machinery and quality standardized methods to produce buildings with superior structural integrity.

Quality Control.

The production setting allows for consistent quality and uniform processes. Each of our designs is communicated directly to machinery ensuring precision, accuracy and a superior product.

Superior Compliance.

During the construction process and before the homes leave our facility they are inspected by an independent third-party agency in accordance with the local and state building requirements relevant to your building site.

Time Compression.

Our construction process occurs throughout the year and is not subject to weather delays. Site preparation by your chosen builder/general contractor can also be concurrently scheduled with Stratford Homes' modular construction. With the foundation in place, modules can be placed nearly any time of year.

Better Value.

Our homes are cost-effective because of our efficient manufacturing process, a construction process that is not subject to seasonality and weather. Furthermore, volume purchasing of materials and decreased delivery costs associated with bringing supplies and talent to an on-site project assist in reducing unnecessary costs. We also offer premium brand name components and fixtures with a wide range of options, allowing you to appoint your new home with the windows, doors, cabinets and fixtures that fit your budget.

Reputable Builders.

Stratford Homes has an established network of experienced independent builders who have passed a rigorous background check, qualification process and training regimen. These reputable, capable builders will provide guidance throughout the construction process, and coordinate the construction of the basement and on-site requirements. Their expertise in local building codes, construction conditions and subcontracting facilitates the process.

Energy Efficient Buildings.

The modular structures have a tighter shell than site-built structures because of the precision construction process. Our craftspeople are better able to fill spaces around pipes, outlets, windows, doors and exterior sheathing. The end result is less air infiltration and lower heating and cooling costs.

Eco-Friendly Construction.

Modular construction is more eco-friendly than conventional on-site construction. Because less time is spent on-site, damage to the site and its' surroundings is greatly reduced. This includes less noise pollution, on-site waste, and vehicular traffic that increases greenhouse gas emissions.

Because Stratford Homes' modular construction takes place within a controlled facility, material waste is minimized – we inventory materials left over from one project for later use. Stratford Homes also has excellent waste management and recycling programs in place and we continually aim for optimal efficiency to improve the use of energy within our controlled manufacturing environment.



The building process is quite simple and you begin with evaluating and selecting the right Builder for you. At Stratford Homes, we have a network of reputable, independent contractors that are encouraged to work directly with each home buyer and act as a guide through the entire building process. If you currently do not own land, your Builder may have relationships established with local realtors who can offer suggestions on available lots and acreage. They will help with floor plan selection or assist with custom designing a home that meets your needs and lifestyle. You will have the opportunity to select from an array of custom upgrades and options to truly personalize your new home.

Typically, your chosen Builder will offer turn-key construction and coordinate the entire building project from the groundwork up through the completion of your new home. This process usually includes acquiring the necessary permits, excavation, foundation work, plumbing, electrical, HVAC and the interior and exterior finish carpentry. Most Builders will have a thorough knowledge of the local trades-people and the ability to work with them during the early stages which helps reduce, if not eliminate, the chance for unexpected problems.

Each home is built stronger than a conventional site-built home to withstand the rigors of transportation and lifting by a crane onto the prearranged foundation. Being constructed in a climate controlled environment by skilled craftspeople and using precise construction methods ensures that your new home will have consistent quality and energy performance. In addition to this advantage is the speed of construction, cost savings and overall construction efficiencies. Whether you're considering an expansive ranch or a towering two-story, modular construction is a viable option for nearly every new home buyer.



We encourage you to enjoy the inviting comfort and lasting pride of Stratford Homes.



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custom modular designs

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