

# Effingham Homes

A BETTER WAY TO BUILD

At Effingham Homes we believe that a house should be as unique as its inhabitants which is why we select & design our model homes to showcase a variety of floorplans, options & features available to you!

We are sure to have a floorplan with the options & features that you will love... but if you don't see something you are looking for please let us know, because each of our display homes offer multiple layouts & can be built to accommodate you and your family!



# Heckaman Homes

MODEL HOMES ARE AVAILABLE FOR TOURS  
MONDAY-FRIDAY 9am-5pm & SATURDAY 9-4

If for some reason our hours are not convenient and you need to schedule a private tour please call or email us and we will be happy to accommodate you!





MODEL #598 HAS BEEN A  
FEATURED DISPLAY HOME  
FOR JUST A SHORT TIME AND  
THE PRICE HAS BEEN  
**REDUCED**  
BY MORE THAN \$10K  
AND CAN BE PURCHASED  
**NOW!**

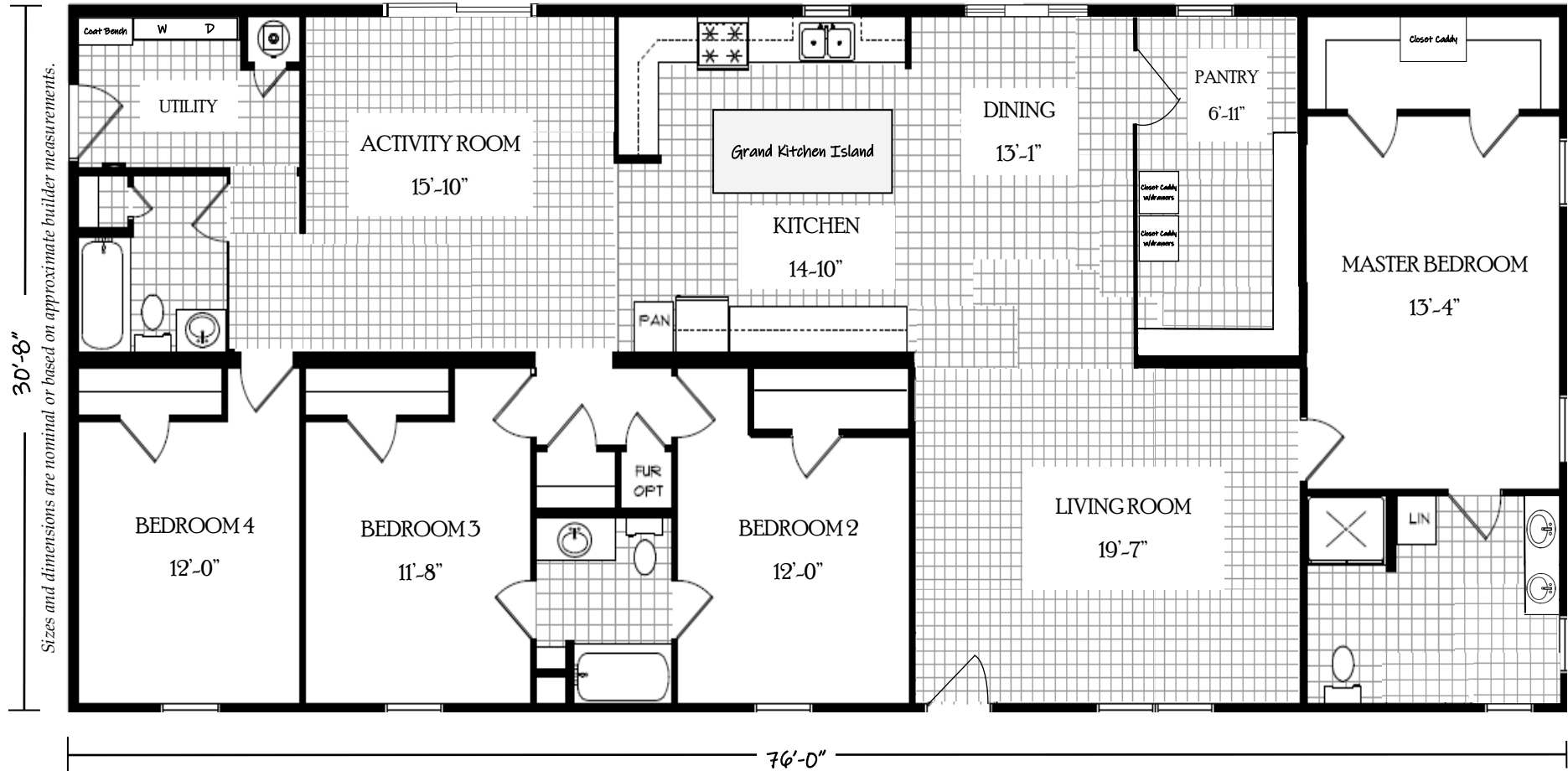
OUR MODEL HOME #598 IS  
NOW AVAILABLE TO PURCHASE  
FOR LESS THAN \$215K—

**SAVING YOU  
MORE THAN  
TEN THOUSAND DOLLARS**

DON'T MISS THIS OPPORTUNITY  
TO PURCHASE A STUNNING  
**4BED 3BATH  
MODULAR HOME**

**CONTACT US TODAY  
FOR ALL THE DETAILS!**

Display Home 598 - Built by MHE Inc.  
Huron Forest - Modular Construction (Illinois State Code)  
2,331 Square Feet · 4 Bedroom / 3 Bath · 32' x 76'



Love the floorplan - but maybe it's too big or maybe too small...  
Floorplans similar to **The Huron Forest** are available in different sizes and  
can be built to meet either Modular Construction (State Code) or  
Manufactured Construction (National HUD Code)

The specific floorplan in our model home **#598** (as shown above) is based on  
the standard floorplan for **The Huron Forest** offered by MHE Inc.



The modifications made to the standard floorplan are meant to showcase the  
upgrades available, as well as, the ability to customize floorplans to  
meet your lifestyle!

*Please contact us for detailed information including the price, on this or any of our display homes.*



Loads of LED Lights & Huge Kitchen Island



Activity Room



Master Suite



Pantry Goals!



Jack-n-Jill Bathroom  
(1 of 3 full baths)







MODEL #605 HAS BEEN A  
FEATURED DISPLAY HOME  
FOR JUST A SHORT TIME AND  
THE PRICE HAS BEEN  
**REDUCED**  
BY MORE THAN \$10K  
AND CAN BE PURCHASED  
**NOW!**

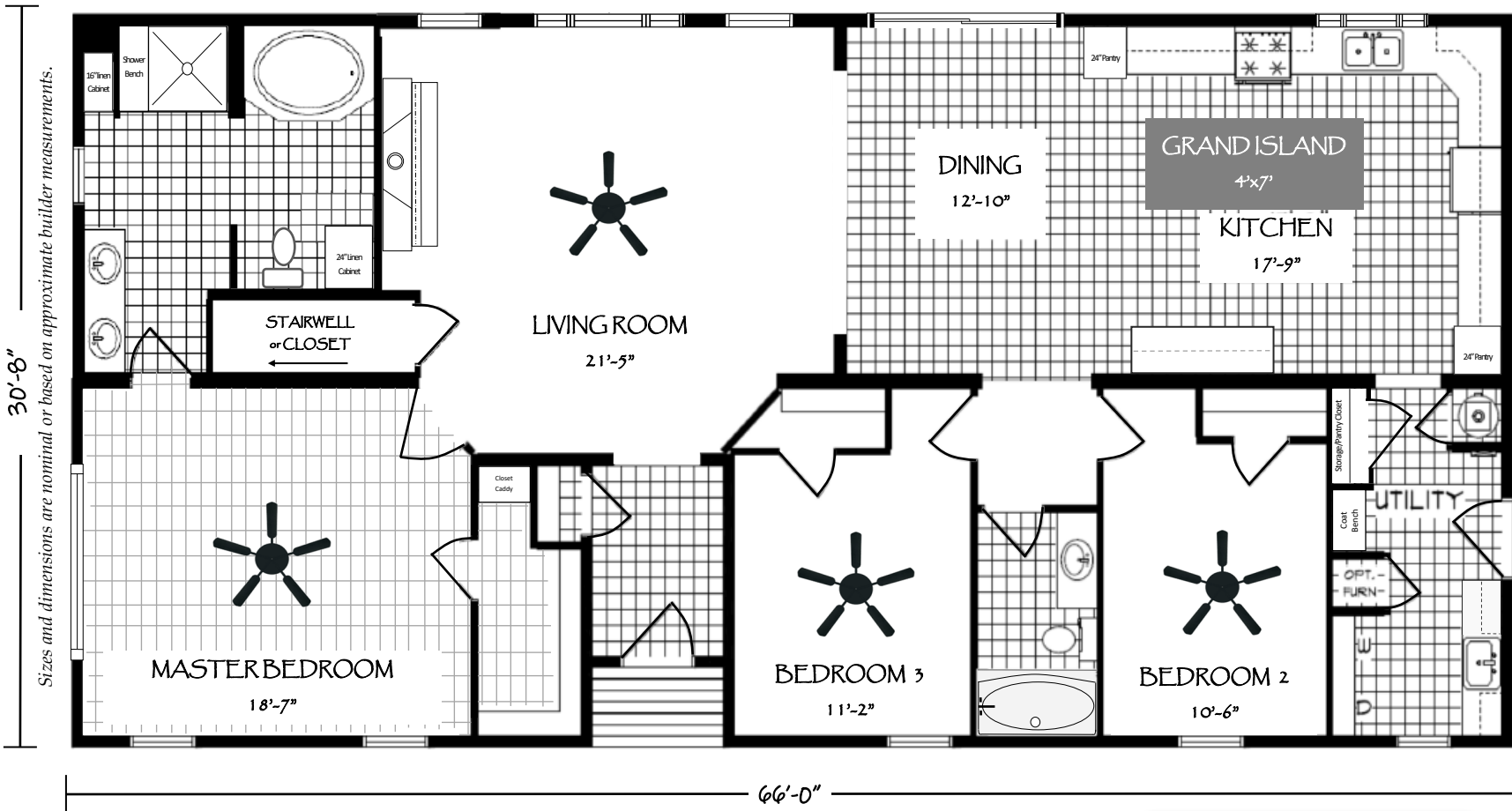
OUR MODEL HOME #605 IS  
NOW AVAILABLE TO PURCHASE  
FOR LESS THAN \$200K—

**SAVING YOU  
MORE THAN  
TEN THOUSAND DOLLARS**

DON'T MISS THIS  
OPPORTUNITY  
TO PURCHASE OUR  
**BEST SELLING  
3BED 3BATH  
MODULAR HOME**

**CONTACT US TODAY  
FOR ALL THE DETAILS!**

Display Home 605 - Built by MHE Inc.  
Whispering Forest - Modular Construction (Illinois State Code)  
2,024 Square Feet • 3 Bedroom / 2 Bath • 32' x 66'



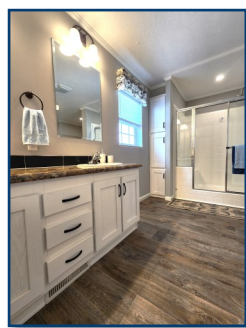
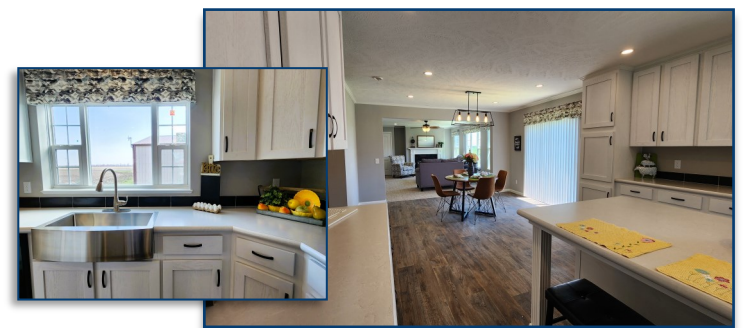
Love the floorplan - but maybe it's too big or maybe too small...  
Floorplans similar to **The Whispering Forest** are available in different sizes  
and can be built to meet either Modular Construction (State Code) or  
Manufactured Construction (National HUD Code)

The specific floorplan in our model home **#605** (as shown above) is based on  
the standard floorplan for **The Whispering Forest** offered by MHE Inc.



The modifications made to the standard floorplan are meant to showcase the  
upgrades available, as well as, the ability to customize floorplans to  
meet your lifestyle!

*Please contact us for detailed information including the price, on this or any of our display homes.*





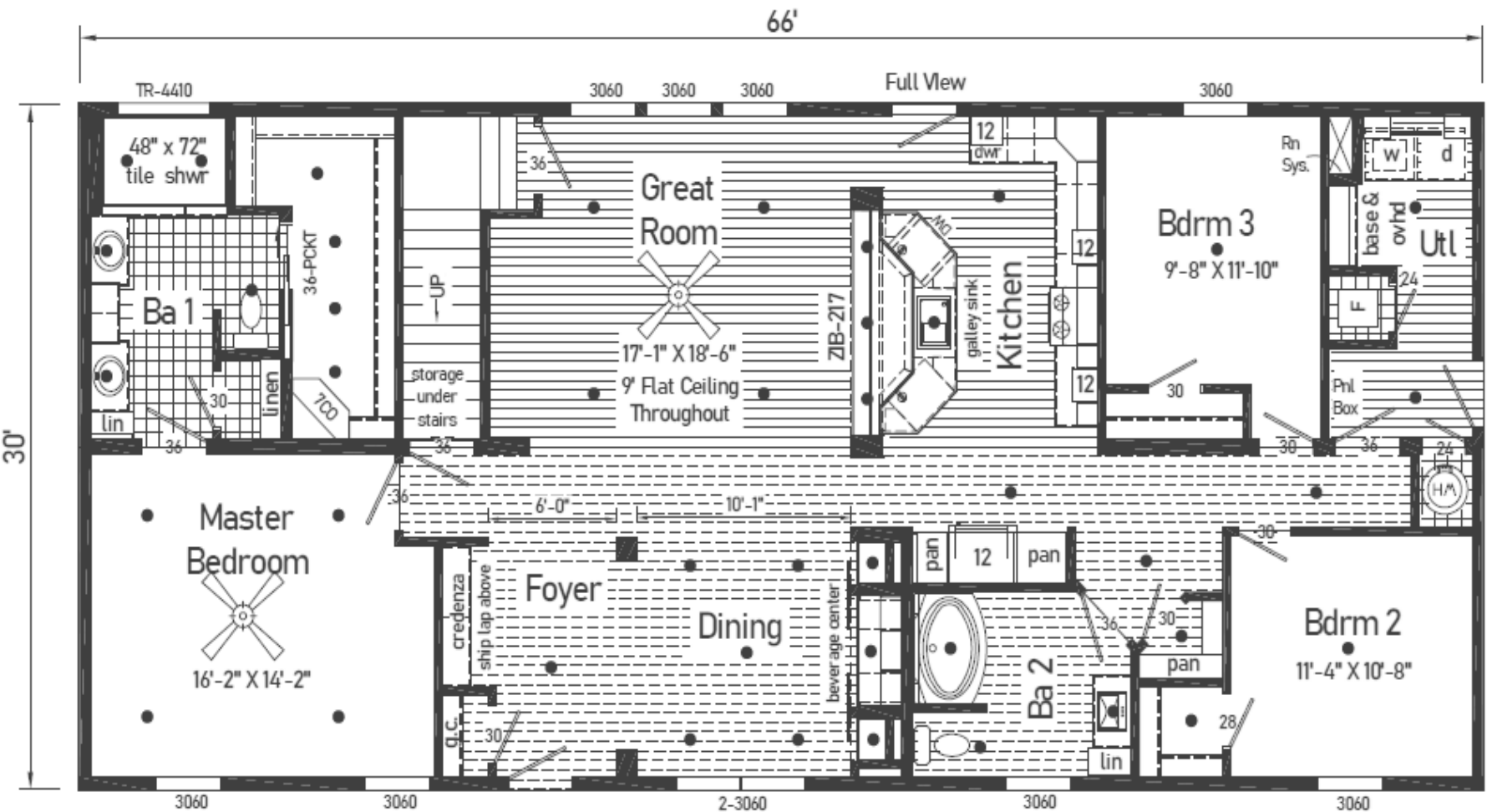
Display Home 597 - Built by Commodore Homes of Indiana

Landmark Ultra 12 - Modular Construction (Illinois State Code)

1,980 Square Feet · 3 Bedroom / 2 Bath · 30' x 66'



NOTES:



Love the floorplan - but maybe it's too big or maybe too small...

Floorplans similar to **The Landmark Ultra 12** are available in different sizes & can be built to meet either Modular Construction (State Code) or Manufactured Construction (National HUD Code)

The specific floorplan in our model home **#597** (as shown above) is based on the standard floorplan for **The Ultra 12** offered by Commodore Homes of Indiana



Commodore Homes  
INDIANA

The modifications made to the standard floorplan are meant to showcase the upgrades available, as well as, the ability to customize floorplans to meet your lifestyle!

*Please contact us for detailed information including the price, on this or any of our display homes.*







MODEL #582 HAS BEEN A  
FEATURED DISPLAY HOME  
FOR JUST A SHORT TIME AND  
THE PRICE HAS BEEN  
**REDUCED**  
BY MORE THAN \$8K  
AND CAN BE PURCHASED  
**NOW!**

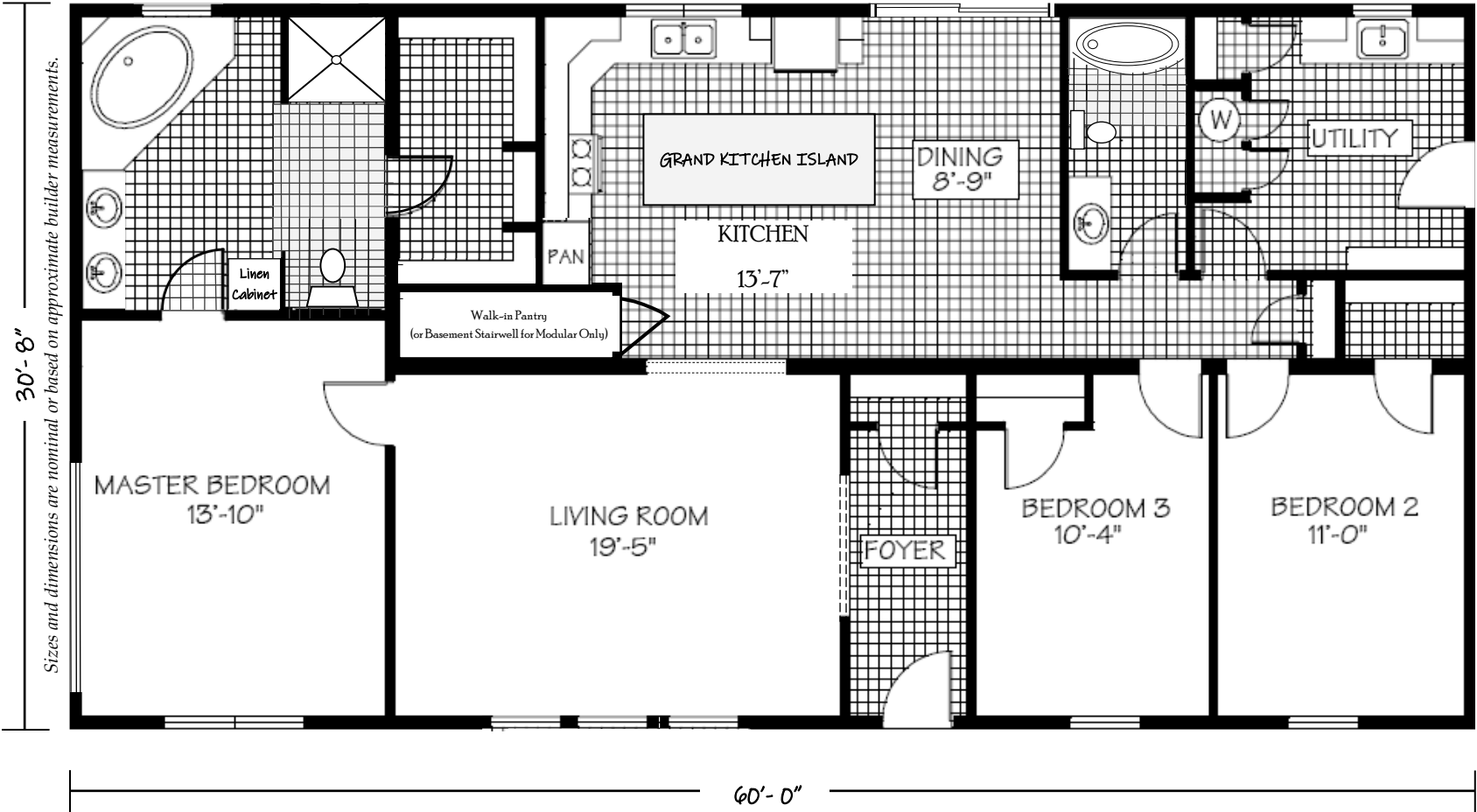
OUR MODEL HOME #582 IS  
NOW AVAILABLE TO PURCHASE  
FOR LESS THAN \$180K—

**SAVING YOU  
THOUSANDS OF DOLLARS**

DON'T MISS THIS OPPORTUNITY  
TO PURCHASE A BEAUTIFUL  
**3BED 2BATH**  
**MODULAR HOME**

**CONTACT US TODAY  
FOR ALL THE DETAILS!**

Display Home 582 - Built by MHE Inc.  
Willow Forest - Modular Construction (Illinois State Code)  
1,840 Square Feet · 3 Bedroom / 2 Bath · 32' x 60'



Love the floorplan - but maybe it's too big or maybe too small...

Floorplans similar to **The Willow Forest** are available in different sizes and can be built to meet either Modular Construction (State Code) or Manufactured Construction (National HUD Code)

The specific floorplan in our model home **#582** (as shown above) is based on the standard floorplan for **The Willow Forest** offered by MHE Inc.

The modifications made to the standard floorplan are meant to showcase the upgrades available, as well as, the ability to customize floorplans to meet your lifestyle!

*Please contact us for detailed information including the price, on this or any of our display homes.*







MODEL #577 HAS BEEN A  
FEATURED DISPLAY HOME  
FOR JUST A SHORT TIME AND  
IS ALREADY ON SALE &  
CAN BE PURCHASED NOW!  
THE TOTAL PURCHASE PRICE IS:

**\*\$95,496.00**

**THAT IS MORE THAN 13K  
BELOW RETAIL VALUE**

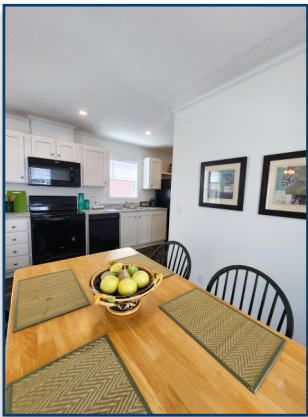
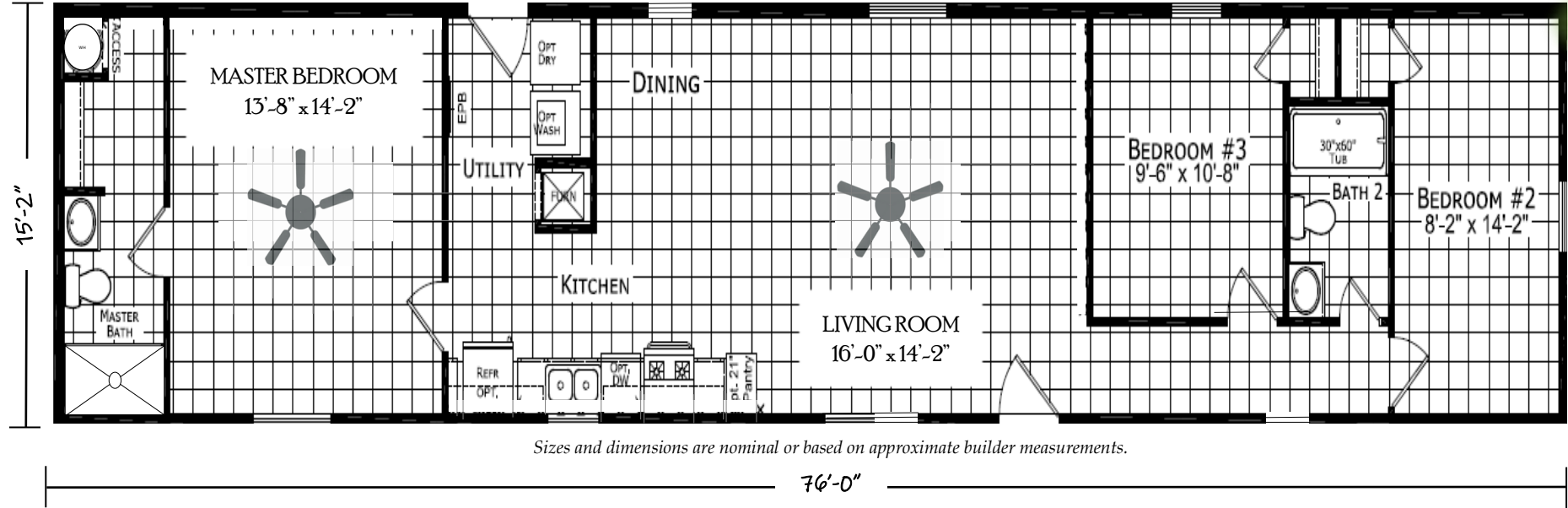
*THE ABOVE PRICE INCLUDES...  
DELIVERY UP TO 50 MILES,  
PIER FOUNDATION, SETUP, TAX,  
TITLE & MORE!*

**\*DELIVERY OVER 50 MILES,  
UP TO 100 MILES, FROM  
EFFINGHAM HOMES WILL  
INCUR AN ADDITIONAL FEE**

***\*CLEARANCE PRICE IS  
APPLICABLE ONLY TO OUR  
SPECIFIC DISPLAY HOME #577***

***CONTACT US TODAY  
FOR ALL THE DETAILS!***

Display Home 577 - Built by Dutch Housing  
Single Section - Manufactured Construction (National HUD Code)  
1,152 Square Feet · 3 Bedroom / 2 Bath · 16' x 76' - 80'



Features included but not limited to:

- |  |   |
|--|---|
| <ul style="list-style-type: none"><li>• Delivery within 100 miles</li><li>• Setup, Level &amp; Anchor</li><li>• Central Air Conditioning</li><li>• White Vinyl Perimeter Skirting</li><li>• Federal HUD Installation Inspection</li><li>• White Vinyl Siding</li><li>• Black Shutters</li><li>• Residential Craftsman Front Door</li><li>• Black Shingle Roof</li><li>• DRYWALL Throughout with Primer</li></ul> | <ul style="list-style-type: none"><li>• 2"x 6" Sidewalls</li><li>• Spacious Shower in Master Bath</li><li>• Thermal Zone 3 Insulation (28-19-11)</li><li>• Low E Vinyl Gridded Windows</li><li>• Electric Furnace &amp; 30 Gallon Electric Water Heater</li><li>• 200 Amp Electric Panel Box</li><li>• Backsplash Throughout</li><li>• Black Deluxe 4 Piece Kitchen Appliance Package</li><li>• Hardwood Cabinets w/Concealed Door Hinges, Deluxe Drawer Guides &amp; Center Shelves in Base Cabinets</li><li>• Extended Warranty</li></ul> |
|--|---|

Please contact us for detailed information including the price, on this or any of our display homes.







MODEL #578 HAS BEEN A  
FEATURED DISPLAY HOME  
FOR JUST A SHORT TIME AND  
IS ALREADY ON SALE &  
CAN BE PURCHASED NOW!  
THE TOTAL PURCHASE PRICE IS:

**\*\$96,133.00**

**THAT IS MORE THAN 13K  
BELOW RETAIL VALUE**

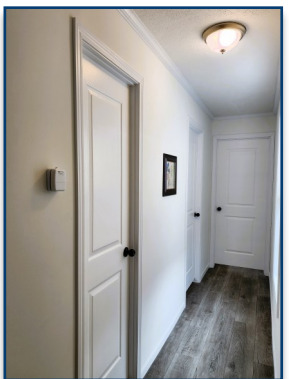
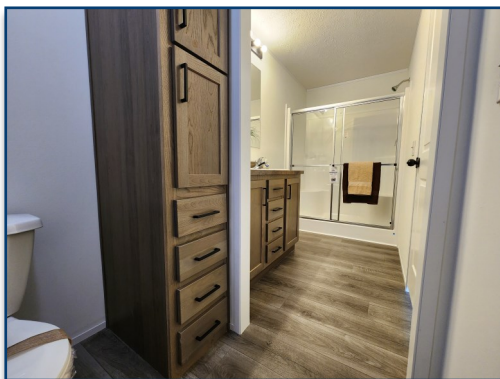
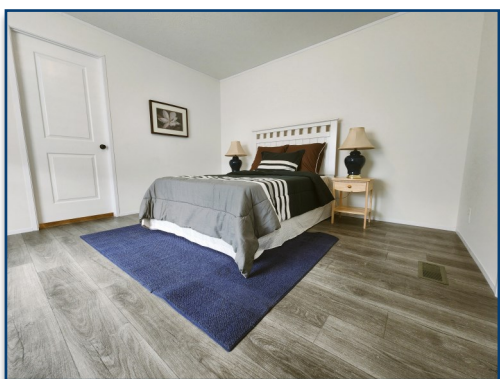
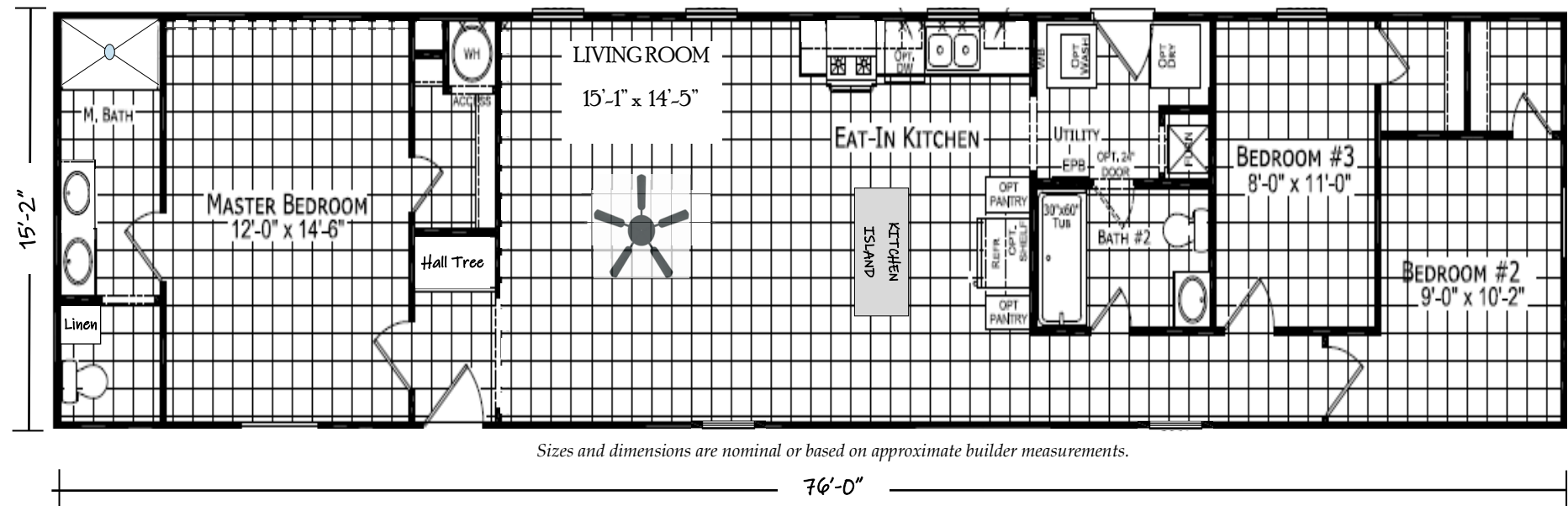
THE ABOVE PRICE INCLUDES...  
DELIVERY UP TO 50 MILES,  
PIER FOUNDATION, SETUP, TAX,  
TITLE & MORE!

**\*DELIVERY OVER 50 MILES,  
UP TO 100 MILES, FROM  
EFFINGHAM HOMES WILL  
INCUR AN ADDITIONAL FEE**

**\*CLEARANCE PRICE IS  
APPLICABLE ONLY TO OUR  
SPECIFIC DISPLAY HOME #578**

**CONTACT US TODAY  
FOR ALL THE DETAILS!**

Display Home 578 - Built by Dutch Housing  
Single Section - Manufactured Construction (National HUD Code)  
1,152 Square Feet · 3 Bedroom / 2 Bath · 16' x 76' - 80'



Features included but not limited to:

- Delivery within 100 miles
- Setup, Level & Anchor
- Central Air Conditioning
- White Vinyl Perimeter Skirting
- Federal HUD Installation Inspection
- Clay Colored Vinyl Siding
- Wine Colored Shutters
- Residential Craftsman Front Door
- Shingle Roof in Weatherwood Color
- DRYWALL Throughout with Primer
- 2"x 6" Sidewalls
- Spacious Shower in Master Bath
- Thermal Zone 3 Insulation (28-19-11)
- Low E Vinyl Gridded Windows
- Electric Furnace & 30 Gallon Electric Water Heater
- 200 Amp Electric Panel Box
- Backsplash Throughout
- Black Deluxe 4 Piece Kitchen Appliance Package
- Hardwood Cabinets w/Concealed Door Hinges, Deluxe Drawer Guides & Center Shelves in Base Cabinets
- Extended Warranty



Please contact us for detailed information including the price, on this or any of our display homes.

