

# 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!















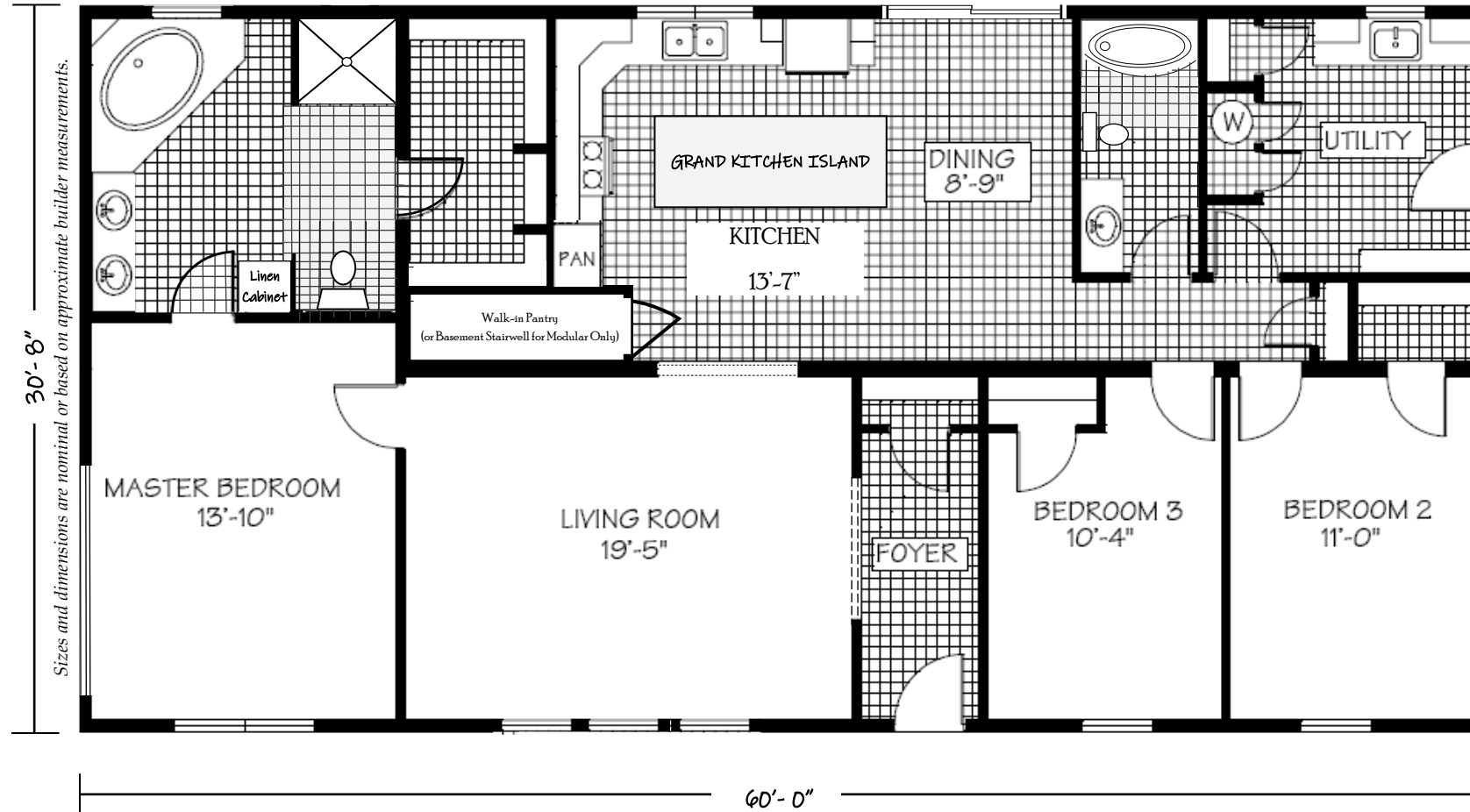
Display Home 582 - Built by MHE Inc.

Willow Forest - Modular Construction (Illinois State Code)

1,840 Square Feet · 3 Bedroom / 2 Bath · 32' x 60'

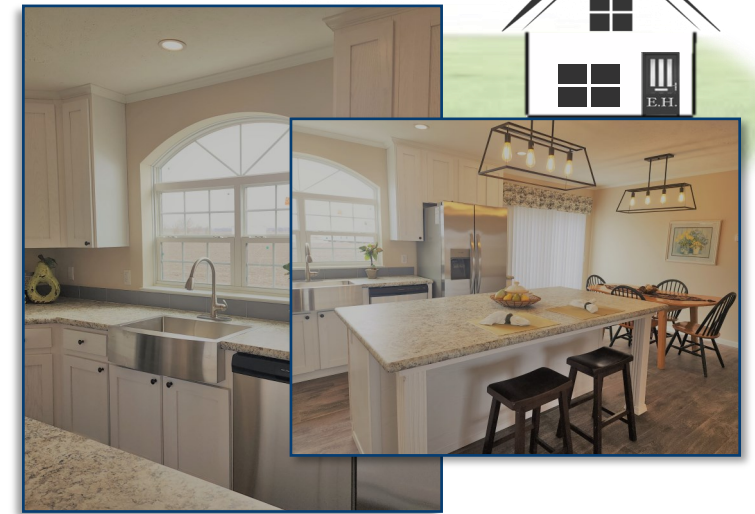
NOTES:

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Buy Now  
or

Design Your Dream Home Today!

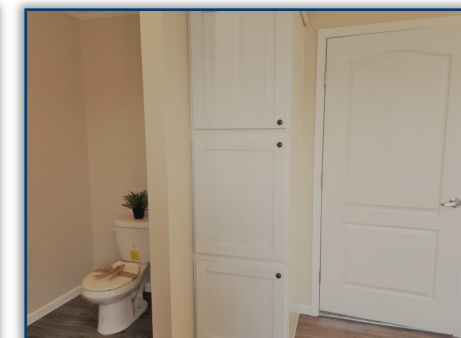
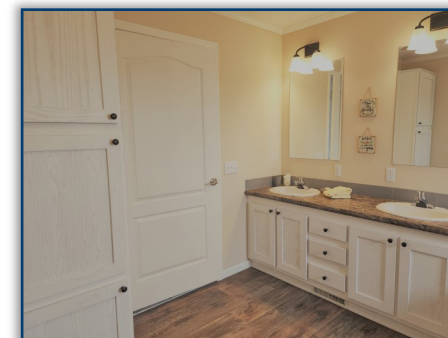


Love the floorplan - but maybe it's too big or maybe too small...  
 Floorplans similar to **The Willow Forest** are available in different sizes and can be built to meet either Modular Construction (State Code) or Manufactured Construction (National HUD Code)  
 The specific floorplan in our model home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





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'

Special offer

CLEARANCE

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**

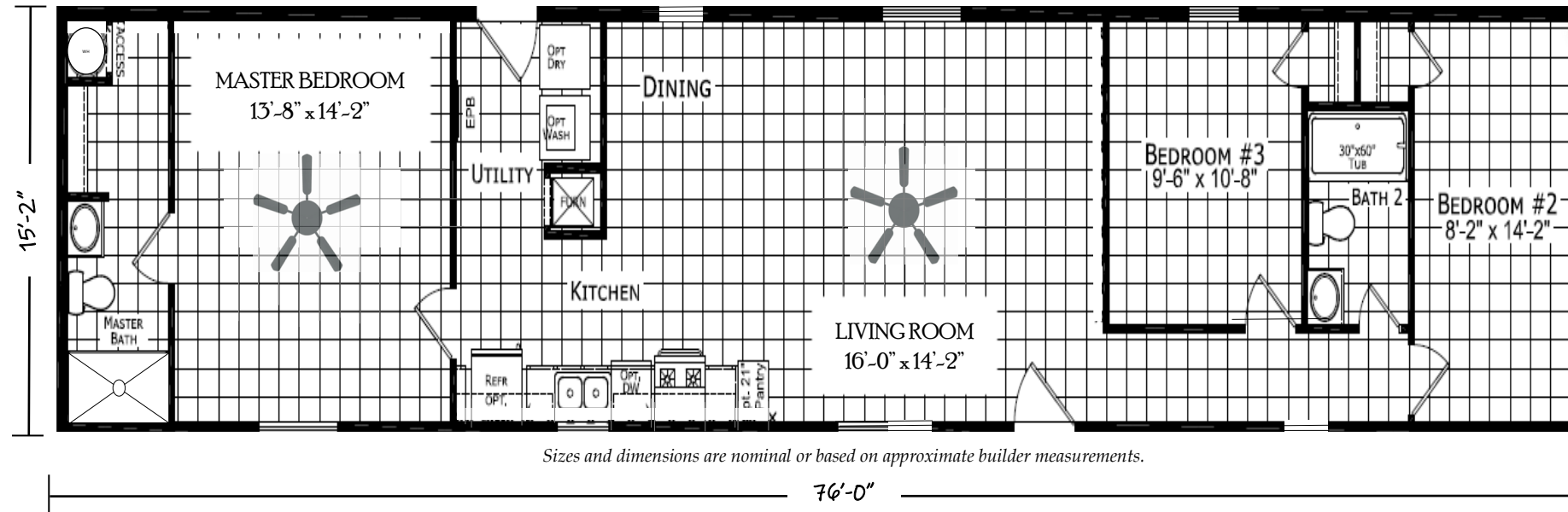
THAT IS MORE THAN 13K BELOW RETAIL VALUE

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!

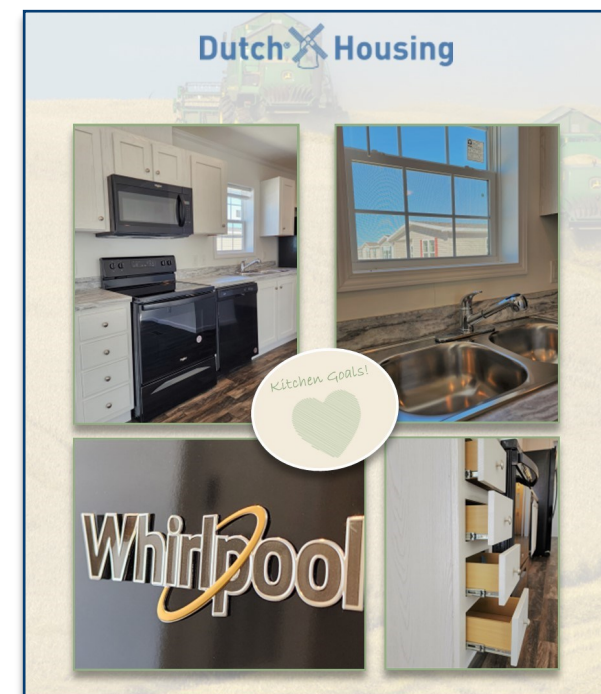


Features included but not limited to:

- Delivery within 100 miles
- Setup, Level & Anchor
- Central Air Conditioning
- White Vinyl Perimeter Skirting
- Federal HUD Installation Inspection
- White Vinyl Siding
- Black Shutters
- Residential Craftsman Front Door
- Black Shingle Roof
- 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

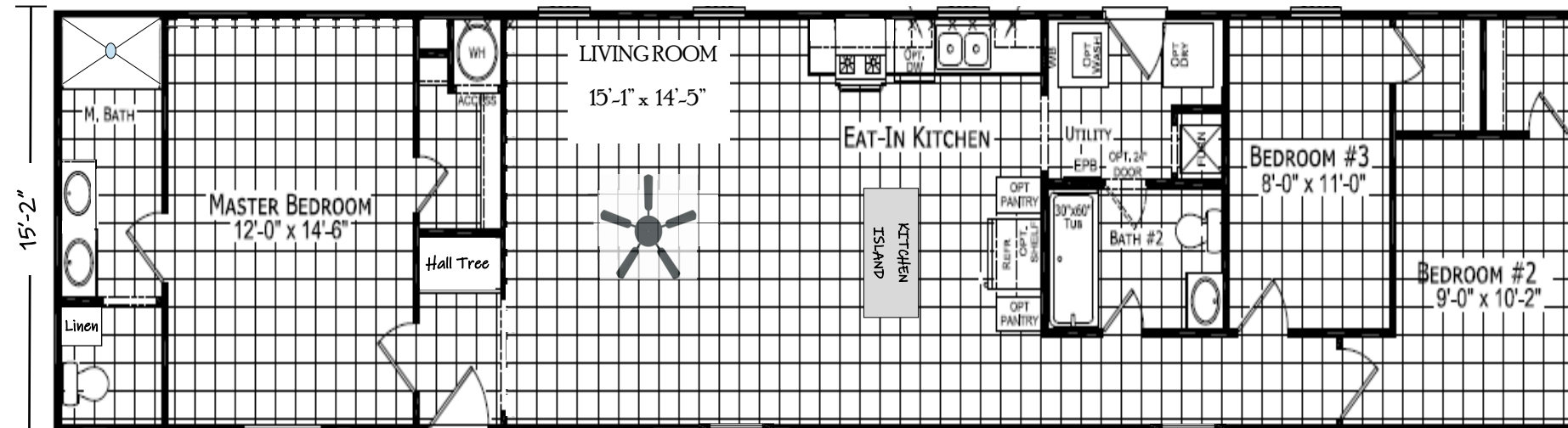


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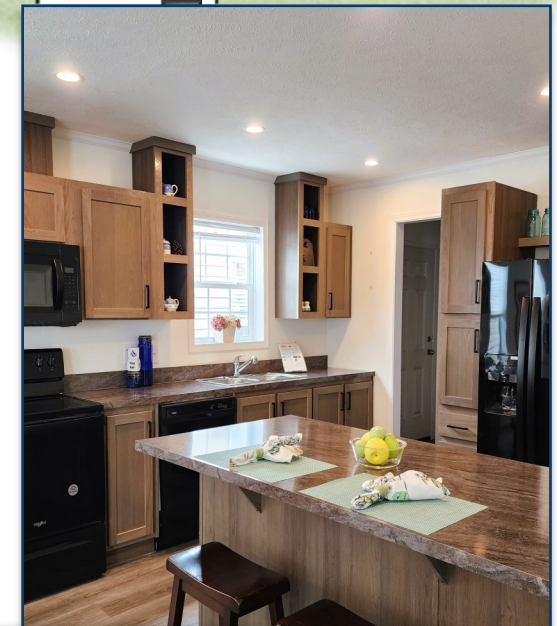




Display Home 578 - Built by Dutch Housing  
 Single Section - Manufactured Construction (National HUD Code)  
 1,152 Square Feet · 3 Bedroom / 2 Bath · 16' x 76' - 80'



Sizes and dimensions are nominal or based on approximate builder measurements.



**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**

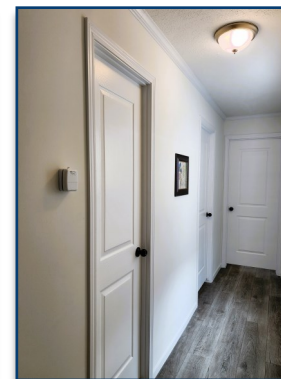
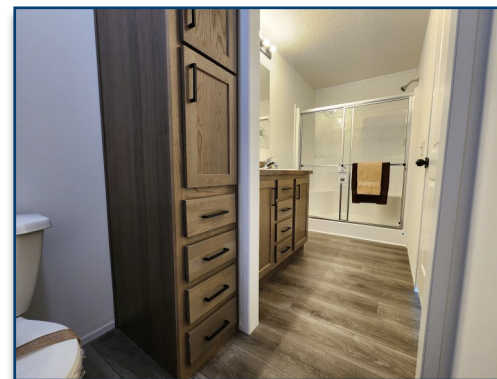
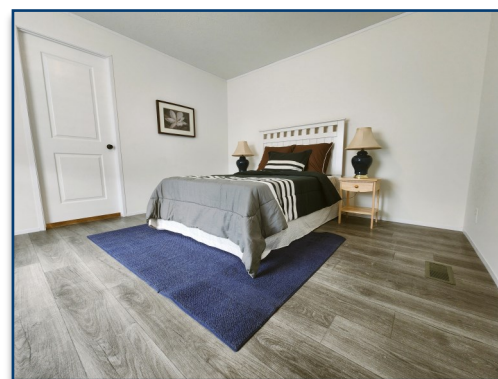
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**\*DELIVERY OVER 50 MILES, UP TO 100 MILES, FROM EFFINGHAM HOMES WILL INCUR AN ADDITIONAL FEE**

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

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



**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



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