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!



MODEL HOMES ARE AVAILABLE FOR TOURS MONDAY-FRIDAY 9am-4pm & SATURDAY 9-2

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!

Heckaman Homes



a feel for the floorplan and

provide loads of inspiration

when the time comes to

design and build your own

home!

NOTES:





meet your lifestyle!

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







NOTES:













Dísplay Home 627 - Built by Commodore Homes of Indiana The Essence 1 - Modular Construction (Illinois State Code) 1,387 Square Feet · 3 Bedroom / 2 Bath · 28' x 52'



NOTES:

When you hear the saying "good things come in small packages," think of our latest gem: The Essence 1, masterfully crafted by Commodore Homes of Indiana! We've adorned the exterior of this model home to hint at the delightful surprises that await within.

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26'-9" based on t

Step inside, and you'll be greeted by an expansive open-concept living area that blends style and functionality seamlessly. Here, a Gourmet Kitchen beckons with its stunning fully tiled mosaic backsplash and a dreamy pantry just waiting to store your culinary treasures. The Luxury Vinyl Plank Flooring glistens under the 8 1/2 foot ceilings, making every corner of this space feel airy and inviting!

Venture further, and you'll discover the private quarters, where generous guest rooms promise comfort and tranquility.

The master suite, however, is nothing short of a sanctuary! It's bathroom could easily trend on social media, showcasing a freestanding tub that invites relaxation, and a tiled walk-in shower that flaunts both rain head and handheld faucets. The double vanity, adorned with elegant matte black hardware and stunning waterfall faucets, adds a touch of sophistication that's sure to impress.

Can you believe all of this luxury is encapsulated in just under 1400 square feet?

There's so much more to uncover in our display home. Come visit us today and let the Essence 1 capture your heart!



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

Floorplans similar to **The Essence 1** 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 **#627** (as shown above) is based on the standard floorplan for **The Essence 1** offered by Commodore Homes of 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.





We all want our homes to feel welcoming & beautiful; not just on the inside but the outside as well! This AD-generated photo invites you to envision how this home would integrate beautifully within an existing property. It showcases the transformative power of landscaping, where simple yet impactful choices—such as strategically placed plants & thoughtfully designed pathways—can elevate your home's aesthetic appeal. Let this image inspire you to enhance your outdoor space. With creativity & planning, you can create a welcoming environment that truly complements your home's architecture and personality both inside & out!







Display Home 577 - Built by Dutch Housing



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:



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!





- Black Shingle Roof ٠
- DRYWALL Throughout with Primer

- 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.





NOTES:

Dísplay Home 621 - Built by MHE Inc.





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





NOTES:

Dísplay Home 620 - Built by MHE Inc.

Single Section - Manufactured Construction (National HUD Code)

647 Square Feet Inside +122 Square Feet on the Front Porch ·1 Bedroom /1 Bath ·16' x 50'





50'-0"





Interior Mood Board

Features included but not limited to:

- Delivery within 100 miles
- Setup, Level & Anchor
- **Central Air Conditioning**
- White Vinyl Perimeter Skirting •
- Federal HUD Installation Inspection •
- Blue Ridge Vinyl Siding
- White Exterior Vinyl Lineal Trim on Windows
- 6 Panel Residential Front Door
- 9 Lite Residential Rear Door
- Estate Gray Architectural Shingle Roof

- Smooth, Primed DRYWALL (Ready for Paint) Throughout
- 2"x 6" Sidewalls
- Thermal Zone 3 Insulation (30-19-11)
- Double Pane Low E Vinyl Gridded Windows
- Electric Furnace & 40 Gallon Electric Water Heater
- 200 Amp Electric Panel Box •
- Single Row White Subway Tile Backsplash Throughout •
- 30X60 Shower Only in Bathroom •
- White Deluxe 4 Piece Kitchen Appliance Package .
- White Hardwood Cabinets w/Concealed Door Hinges and 42" Overheads

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





Design Your Dream Home Today





This is an actual photo of the Owners Suite BUT artificially staged (obviously) ...

We Promise that once this adorable home is fully staged we will show you how it really looks!



Neutral & Modern Bathroom!

BETTER WAY TO **ROAD TRIP 2025**

Tour both the Heckaman Homes factory on the 2nd Saturday of every month!

Tour the production facility so you can see the process up close.

Tour times are from 10am until 12pm EST, with the last tour starting at 11:30am.

While there, you can also visit three beautifully decorated model homes and the Heckaman Design Center with samples of available options.

Location:

Heckaman Homes

2676 E. Market Street Nappanee, IN 46550

Factory Tour Times:

10am - 12pm EST (Last tour starts at 11:30)

Before Planning Your Road Trip ... Please call Heckaman Homes to confirm Tour Dates and Times!



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LOCATION: 2676 E. Market Street Nappanee, IN 46550

TOUR TIMES: 10am to 12pm E.S.T. (tours every half hour)

FEATURES: (3) Beautifully decorated models, a design center with samples & production facility tours (See tour times above)

DATES: JANUARY 11th FEBRUARY 8th MARCH 8th APRIL 12th MAY 10th JUNE 14th

Please Feel Free To Call Heckaman Homes M-F w/Any Questions (574) 773-4167

Normal Model Hours M-F 9am-4pm and Saturdays 10am-2pm (Except Holidays)

2025

OPEN HOUSE SCHEDULE

JULY 12th

AUGUST 9th

SEPTEMBER 13th

OCTOBER 11th

NOVEMBER 8th

DECEMBER 13th

WWW.HECKAMANHOMES.COM