



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-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!



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'

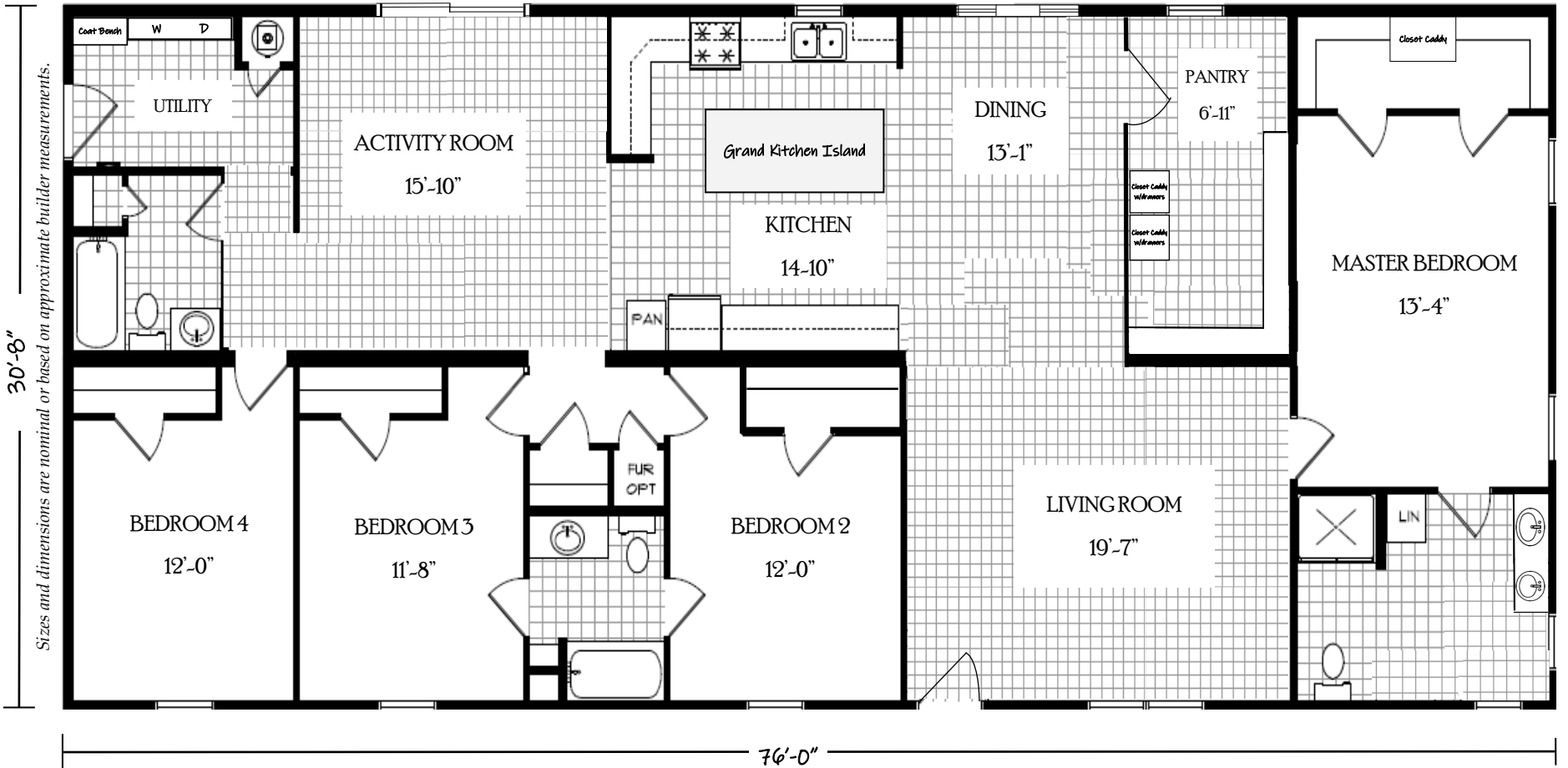


Sale
BUY NOW

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!**



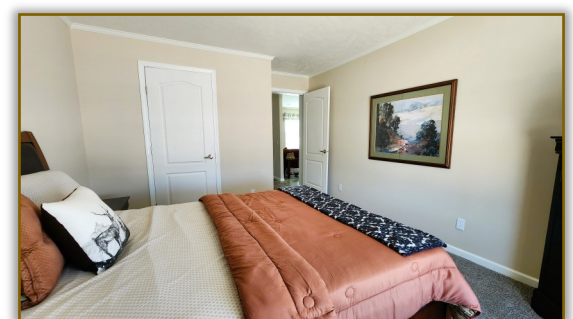
Love the floorplan - but maybe it's too big or maybe too small...
Floorplans similar to **The Huron Forest** are available in different sizes and
can be built to meet either Modular Construction (State Code) or
Manufactured Construction (National HUD Code)

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.

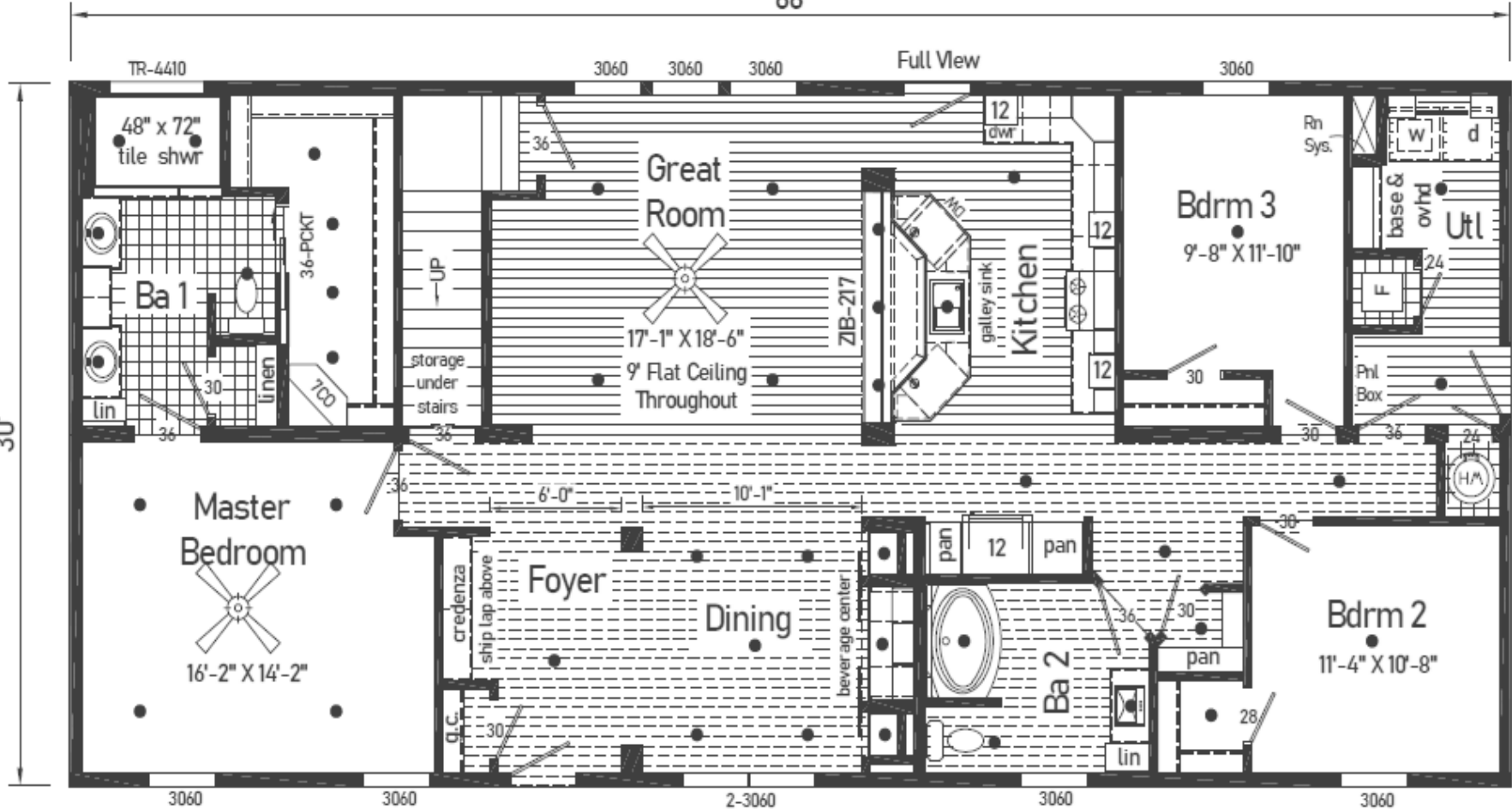


Display Home 597 - Built by Commodore Homes of Indiana

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



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



Design Your Dream Home Today!



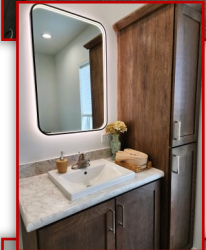
Shiplap Feature Wall with Built-In Credenza



Luxurious Shaw Plank Flooring



Black Framed LED Vanity Mirrors



*Optional Unfinished 2nd Story

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'

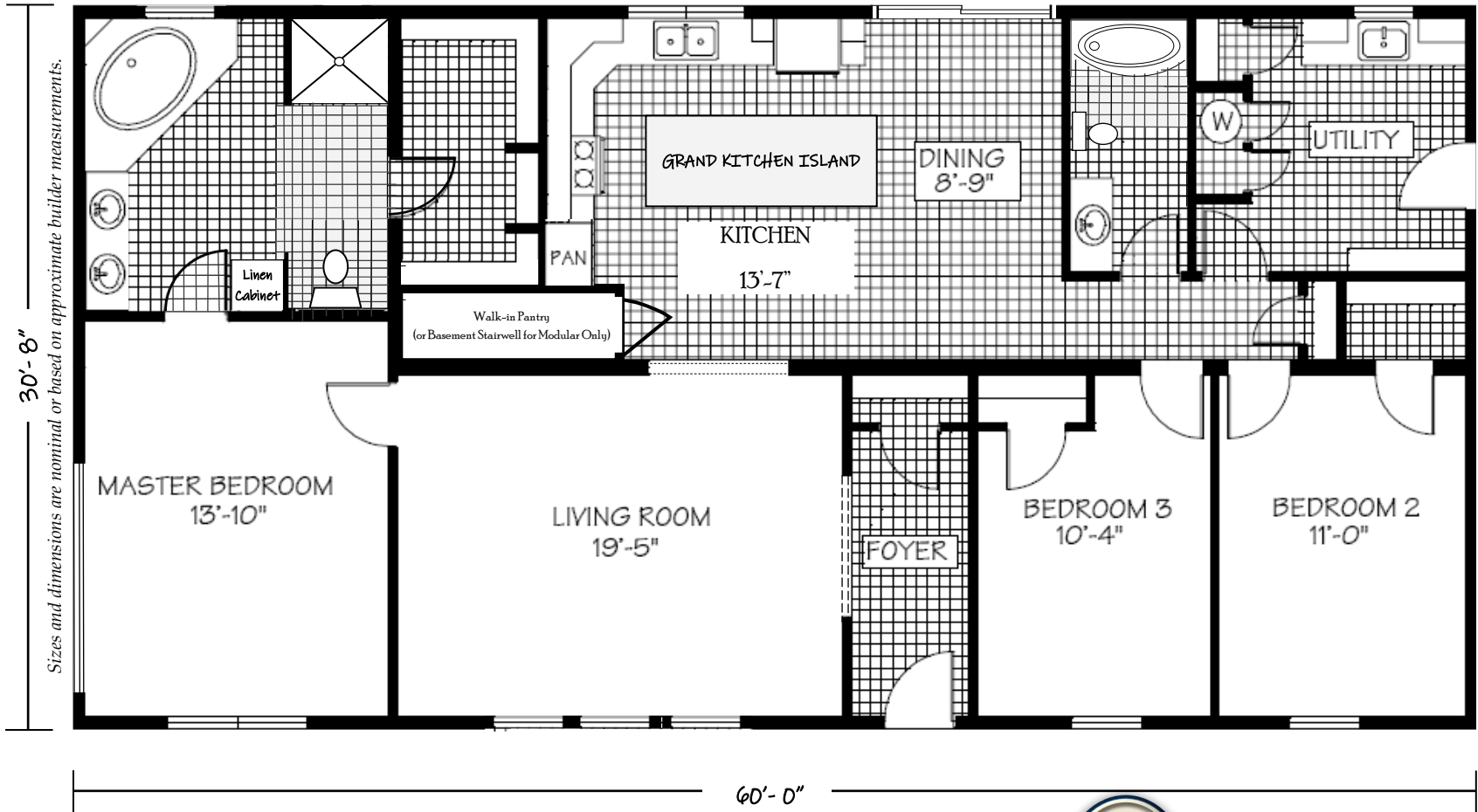
Sale Pending

NOTES:

Sale Pending

Although our Willow Forest display model #582 is getting ready to go “home” it is still available for tours—

Allowing you to get a feel for the floorplan and provide loads of inspiration when the time comes to design and build your own home!



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

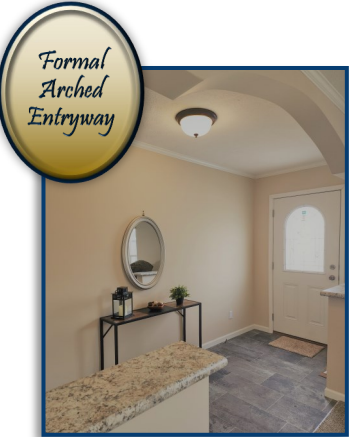
Floorplans similar to **The Willow Forest** are available in different sizes and can be built to meet either Modular Construction (State Code) or Manufactured Construction (National HUD Code)

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.

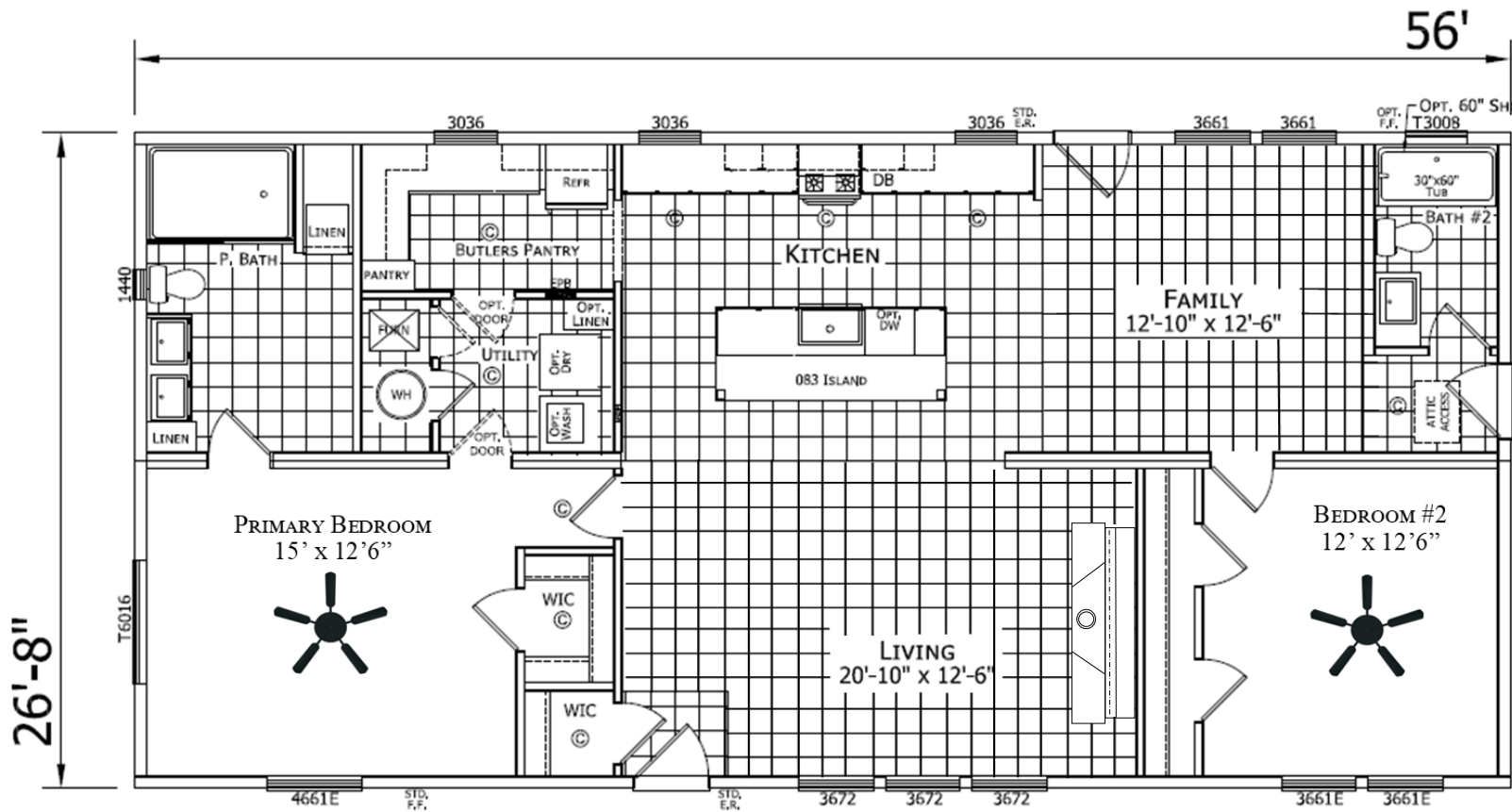


Display Home 623 - Built by Champion Homes (Dutch Housing)

The Belvidere - Modular Construction (Illinois State Code)

1,493 Square Feet · 2 Bedroom / 2 Bath · 28' x 56'

NOTES:



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

Floorplans similar to **The Belvidere** 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 **#623** (as shown above) is based on the standard floorplan for **The Belvidere** offered by Champion Homes/Dutch Housing



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.

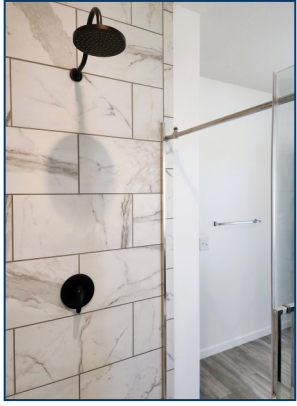


9' Ceilings, Transom Windows and the Stunning 1/2 Stone Fireplace come together creating a space YOU WANT TO LIVE IN!

The Ultimate in Open Concept Kitchen, Living and Dining Space with the added bonus of a Butler's Pantry!

It's in the Details... Gorgeous Tile Stunning Millwork & Curated Finishes all come together to create this modern yet cozy home!

Large Master Retreat includes a Spa-Inspired Master Bathroom



Display Home 627 - Built by Commodore Homes of Indiana

The Essence 1 - Modular Construction (Illinois State Code)

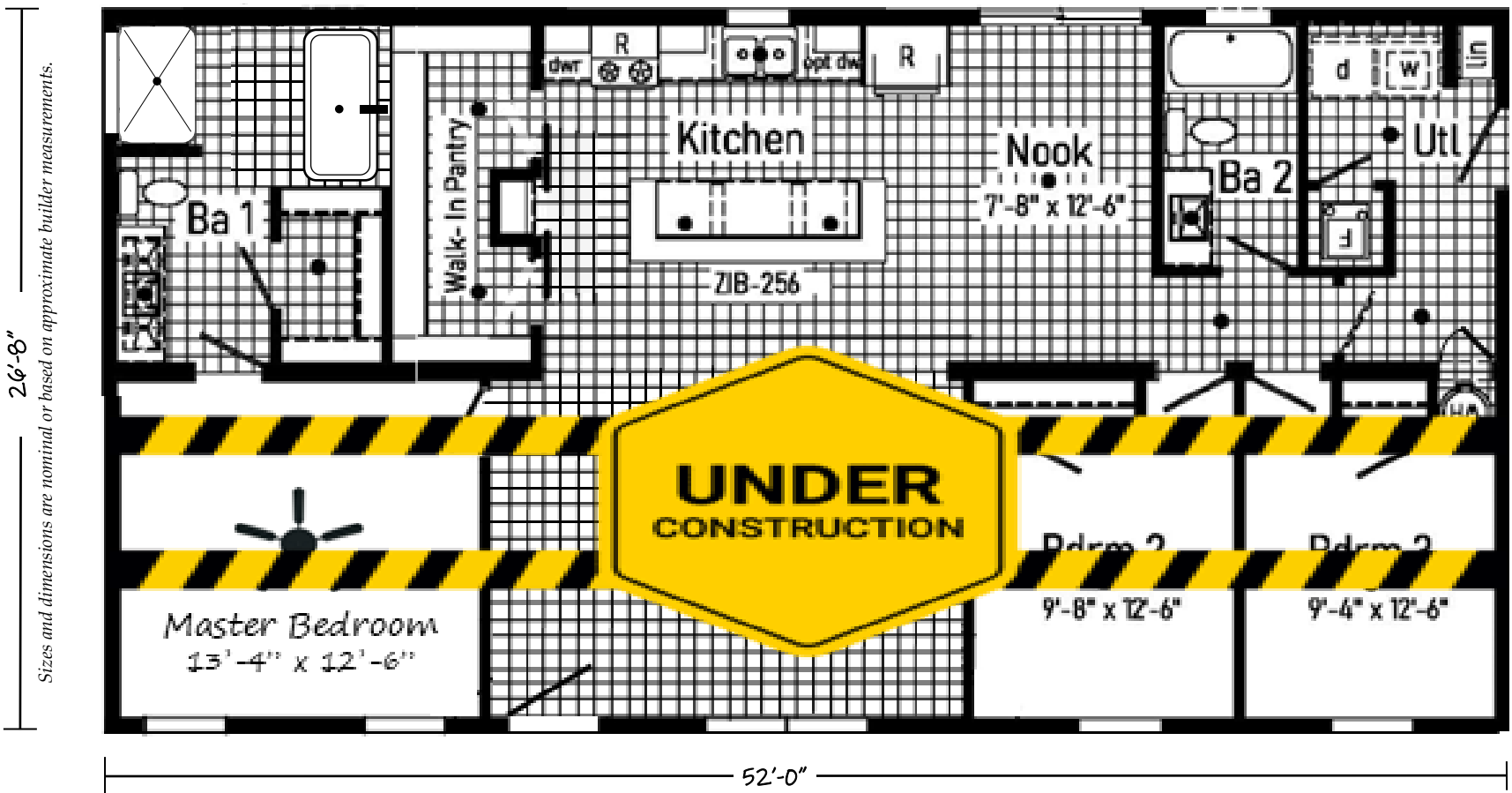
1,387 Square Feet · 3 Bedroom / 2 Bath · 28' x 52'



NOTES:

Just a few finishing touches before this home will be available to tour...


Stay Tuned!



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

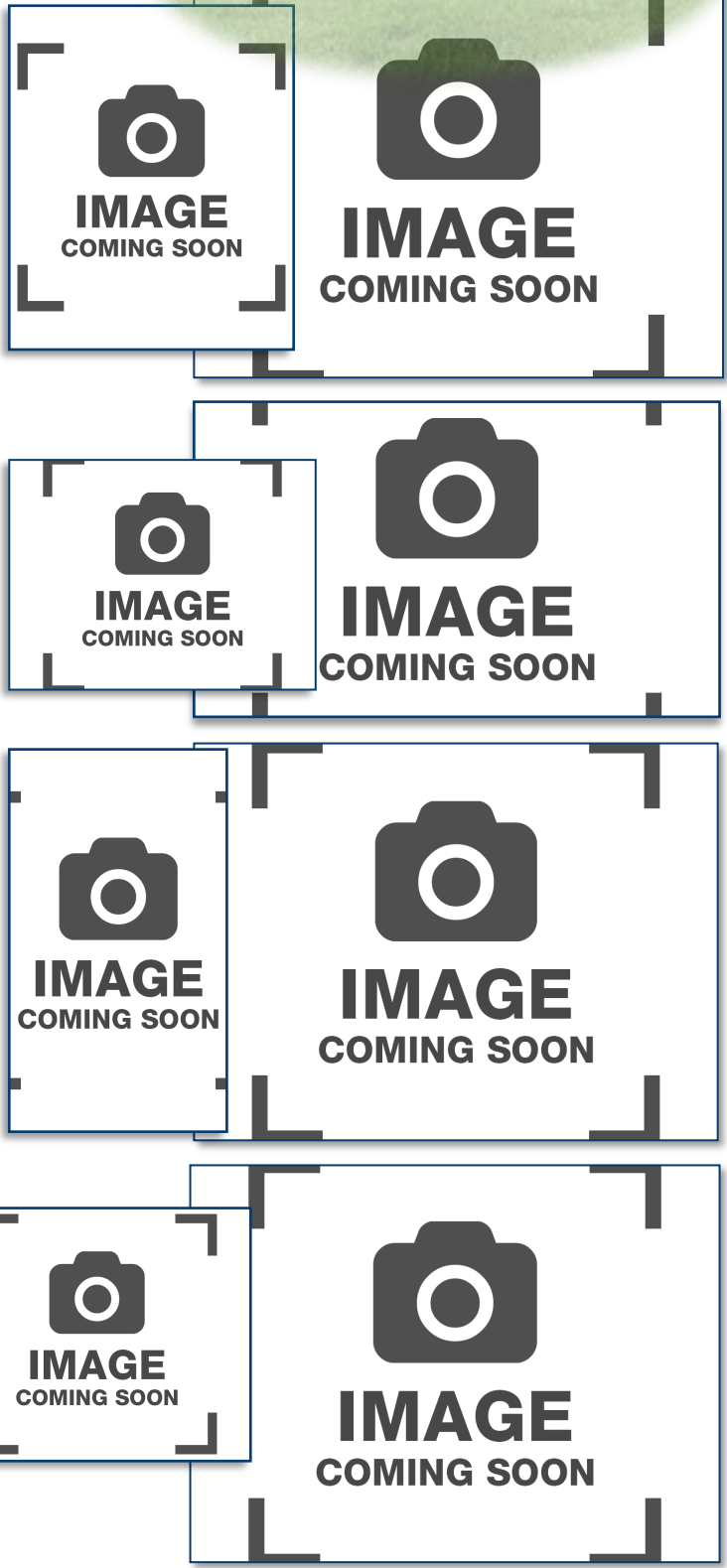
Floorplans similar to **The Essence 1** are available in different sizes and can be built to meet either Modular Construction (State Code) or Manufactured Construction (National HUD Code)

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.





Display Home 624 - Built by Commodore Homes of Indiana

Single Section - Manufactured Construction (National HUD Code)

1,140 Square Feet • 3 Bedroom / 2 Bath • 16' x 76' - 80'

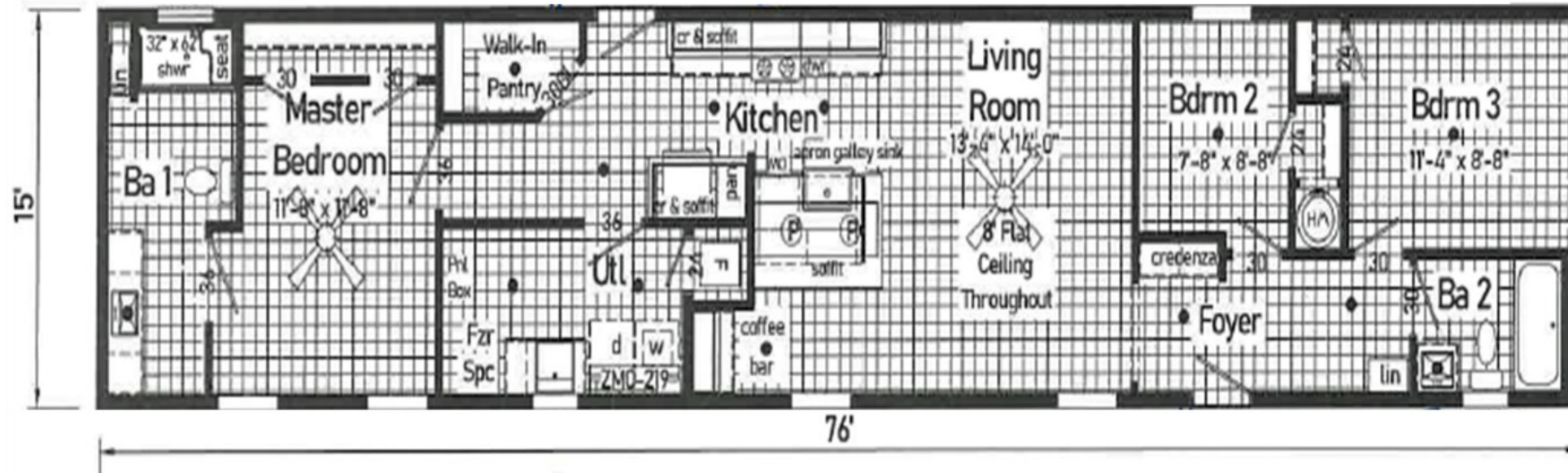


Design Your Dream Home Today!



BUY NOW

NOTES:



Built-In Credenza at Entryway



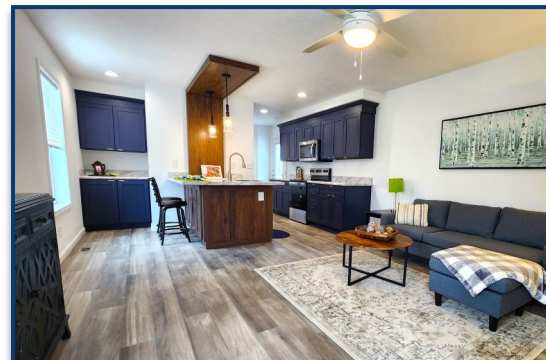
*Master Suite
Includes
Private
Bathroom w/
ADA Shower*



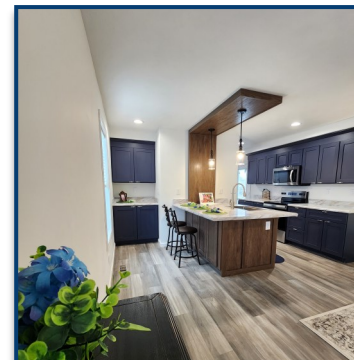
Guest Bathroom



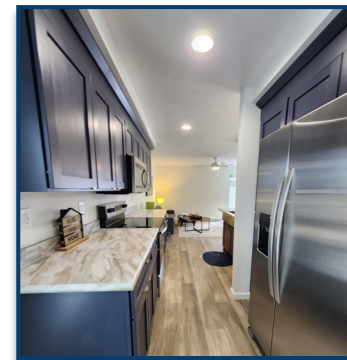
1 of 2 Guest Bedrooms



Open Concept Living, Dining & Kitchen



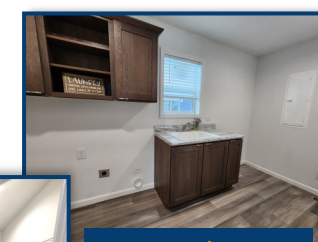
Dedicated Coffee Bar



Wood Cabinets in Deep Blue



*Dedicated
Pantry with
Fluted Glass Door*



*Large Utility Room
with Dedicated
Outlet for a Chest/
Upright Freezer*

Features included but not limited to:

- Delivery within 100 miles
- Setup, Level & Anchor
- Central Air Conditioning
- White Vinyl Perimeter Skirting
- Federal HUD Installation Inspection
- Graphite Market (Dark Gray Color) Dutch Lap Vinyl Siding
- White Exterior Vinyl Lineal Trim
- Front Door: 3-Lite Craftsman Style
- Rear Door: Full View Door W/Internal Blinds
- Hi Profile Architectural Shingle Roof- Color: Estate Gray
- Smooth & Primed DRYWALL Throughout (Ready to Paint!)

- 2"x 6" Exterior Walls 16' on Center & 2"x4' Interior Walls
 - Thermal Zone 3 Insulation (38-19-11)
 - Double Pane "Low-E" Insulated Vinyl Windows
 - Electric Furnace
 - 40 Gallon Electric Water Heater
 - 200 Amp Electric Panel Box
 - Crescent Edge Laminate Countertops with 4" Backsplash Throughout
 - 32"x60" Walk-In Shower with Fold-Up Seat & Hand Sprayer and Rain-fall Shower Head in Master Bathroom
 - Stainless Steel Appliances including Dishwasher & Microwave
 - Mixed Color Wood Kitchen Cabinets w/ Soft Close Drawers & Doors
 - Concealed Cabinet Door Hinges
- 
- The logo for Commodore Homes INDIANA features a stylized house icon composed of two overlapping curved lines, one in a darker shade of purple and one in a lighter shade. To the right of the icon, the text "Commodore Homes" is written in a serif font, with "INDIANA" in a smaller, all-caps serif font below it.



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**

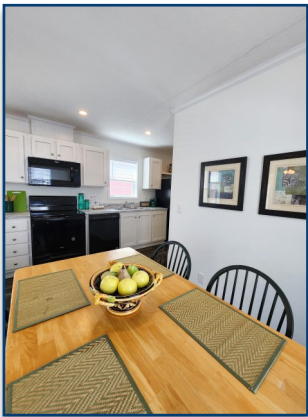
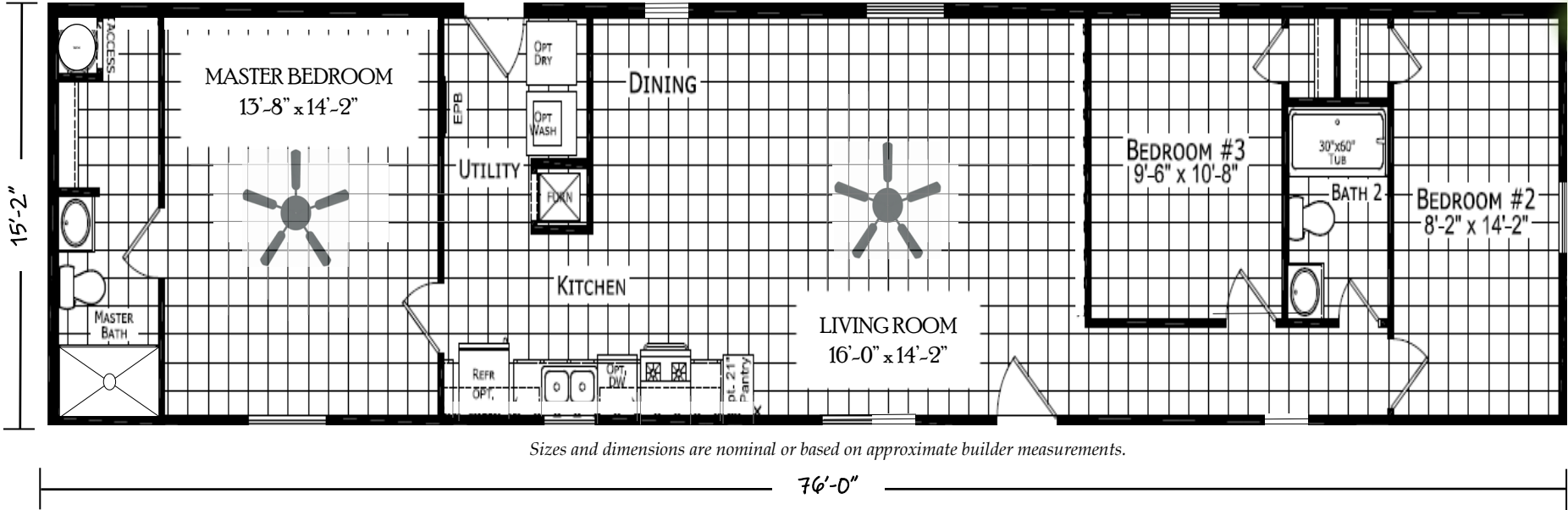
****CLEARANCE PRICE IS
APPLICABLE ONLY TO OUR
SPECIFIC DISPLAY HOME #577***

***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:

- 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

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



NOTES:

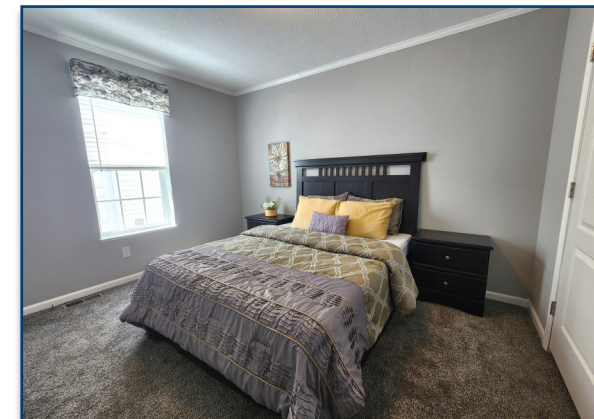
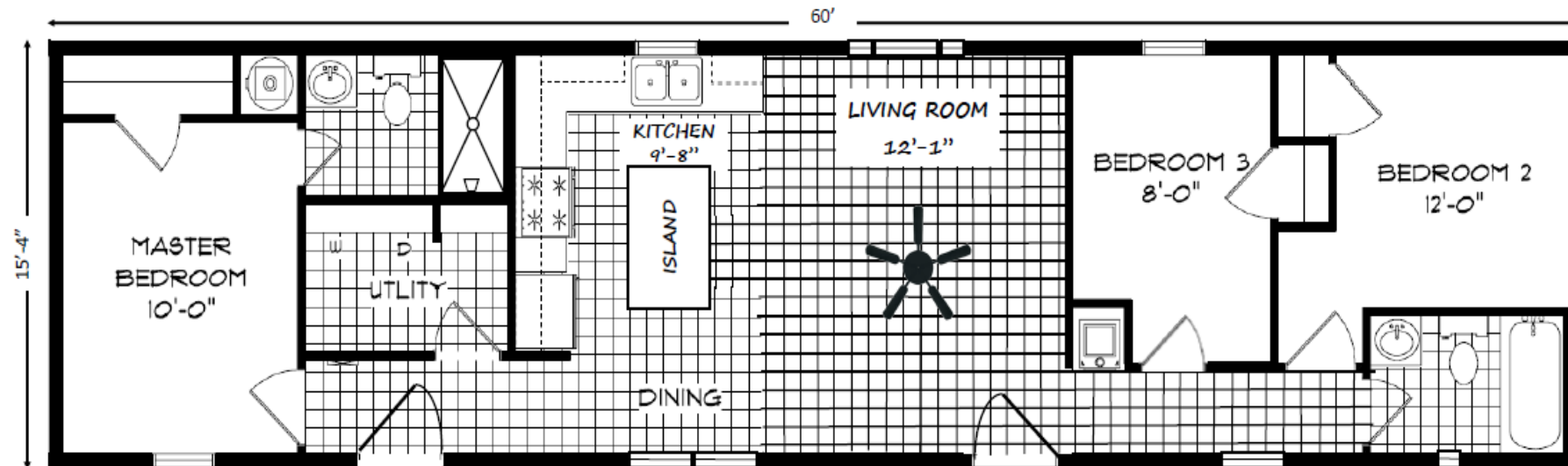
Display Home 621 - Built by MHE Inc.

Single Section - Manufactured Construction (National HUD Code)

924 Square Feet Inside · 3 Bedroom / 2 Bath · 16' x 60' - 64'

**Buy Now
or**

Design Your Dream Home Today!



Features included but not limited to:

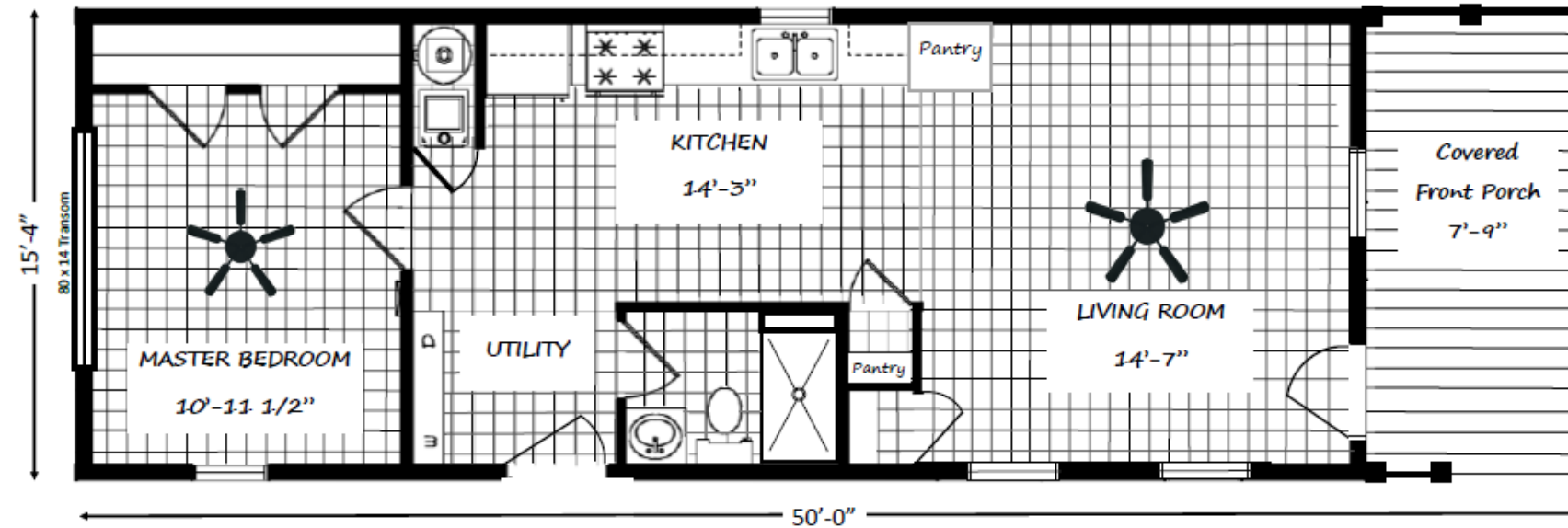
- Delivery within 100 miles
- Setup, Level & Anchor
- Central Air Conditioning
- White Vinyl Perimeter Skirting
- Federal HUD Installation Inspection
- Mountain Pine (Dark Green) Vinyl Siding
- Onyx Black Shingle Roof & Black Shutters
- 6-Panel Residential Front Door
- 9-Lite Residential Rear Door
- 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
- Walk-In 30X60 Shower in Master Bathroom
- Black Deluxe 3 Piece Kitchen Appliance Package
- *White Hardwood Cabinets w/Concealed Door Hinges and 42" Overheads*
- *LED Lighting in Kitchen & Dining*
- *White Wood Trim and Window Sills*
- *Separate Utility/Laundry Room*



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

[illegible]

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



- 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.



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



Effingham Homes

A BETTER WAY TO BUILD

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!



Heckaman Homes	2025 OPEN HOUSE SCHEDULE
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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

JULY 12th

FEBRUARY 8th

AUGUST 9th

MARCH 8th

SEPTEMBER 13th

APRIL 12th

OCTOBER 11th

MAY 10th

NOVEMBER 8th

JUNE 14th

DECEMBER 13th

WWW.HECKAMANHOMES.COM

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)