



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!

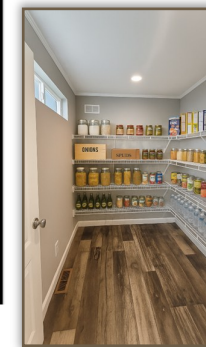
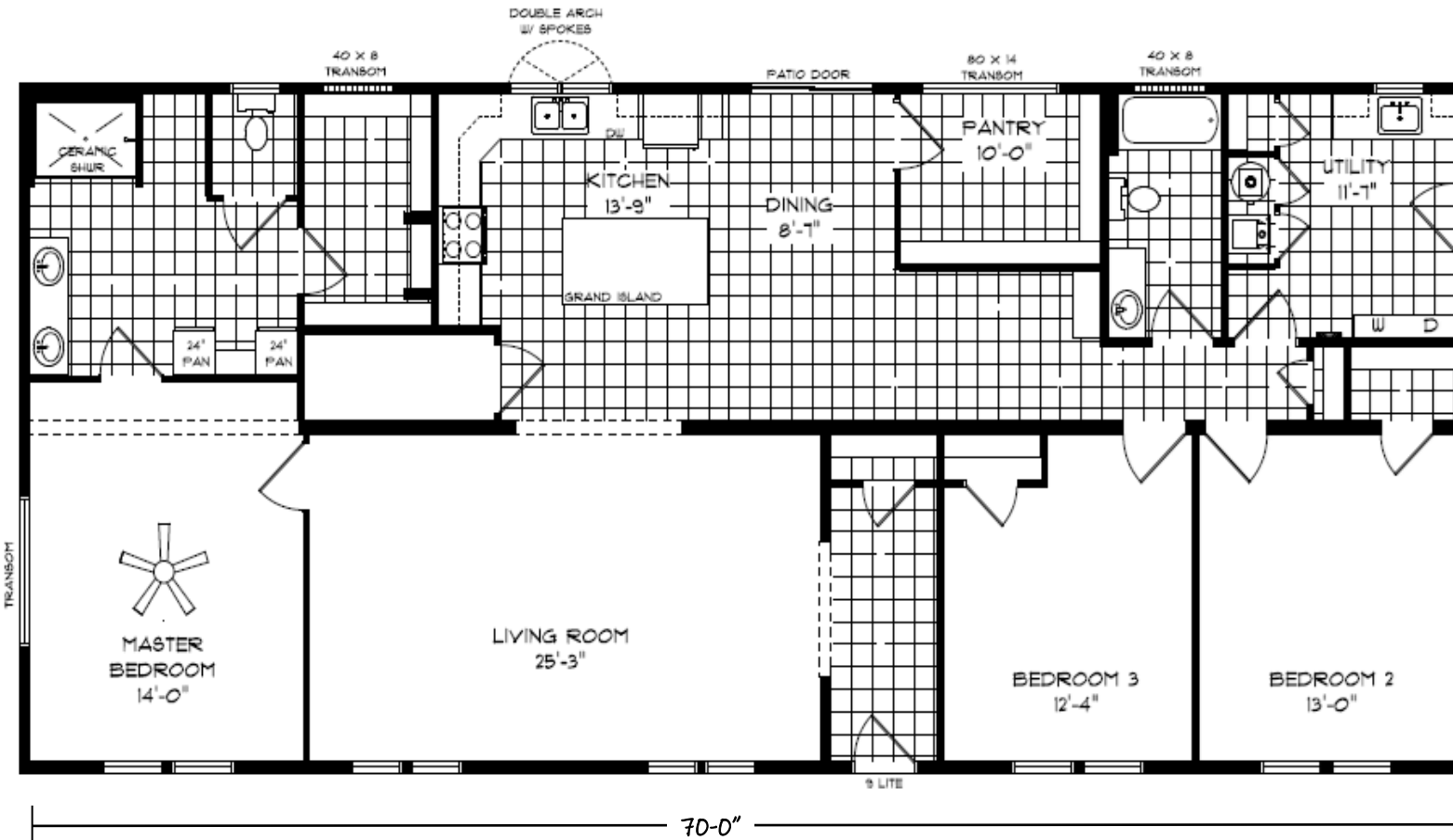
NOTES:

✦ AI-GENERATED STAGING PHOTOS ✦

Weather slowed down full staging, but the home is **ready for tours!** Come walk through it in person and discover **A Better Way to Build.**

30'-8" _____

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



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

Floorplans similar to **The Hickory 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 **#635** (as shown above) is based on the standard floorplan for **The Hickory 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

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





This is a detailed floor plan of a house, labeled "Full View" at the top. The overall dimensions are 3060 inches wide by 3060 inches deep. The layout includes the following rooms and features:

- Great Room:** 17'-1" X 18'-6", featuring a 9' Flat Ceiling Throughout and a fireplace.
- Kitchen:** Includes a galley sink, stove, and refrigerator.
- Dining:** Features a beverage center and a credenza.
- Foyer:** The central entrance area.
- Master Bedroom:** 16'-2" X 14'-2", with a fireplace and a large closet.
- Bedroom 2 (Bdrm 2):** 11'-4" X 10'-8", with a fireplace and a closet.
- Bedroom 3 (Bdrm 3):** 9'-8" X 11'-10", with a fireplace and a closet.
- Bathrooms:** Ba 1 (Master Bath) and Ba 2 (Guest Bath).
- Other Features:** A 48" x 72" tile shower, a linen closet, a storage area under the stairs, and a utility room (Utl) with a washer/dryer area.

The plan also shows various architectural details such as doors, windows, and stairs leading up and down.

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

Design Your Dream Home Today!

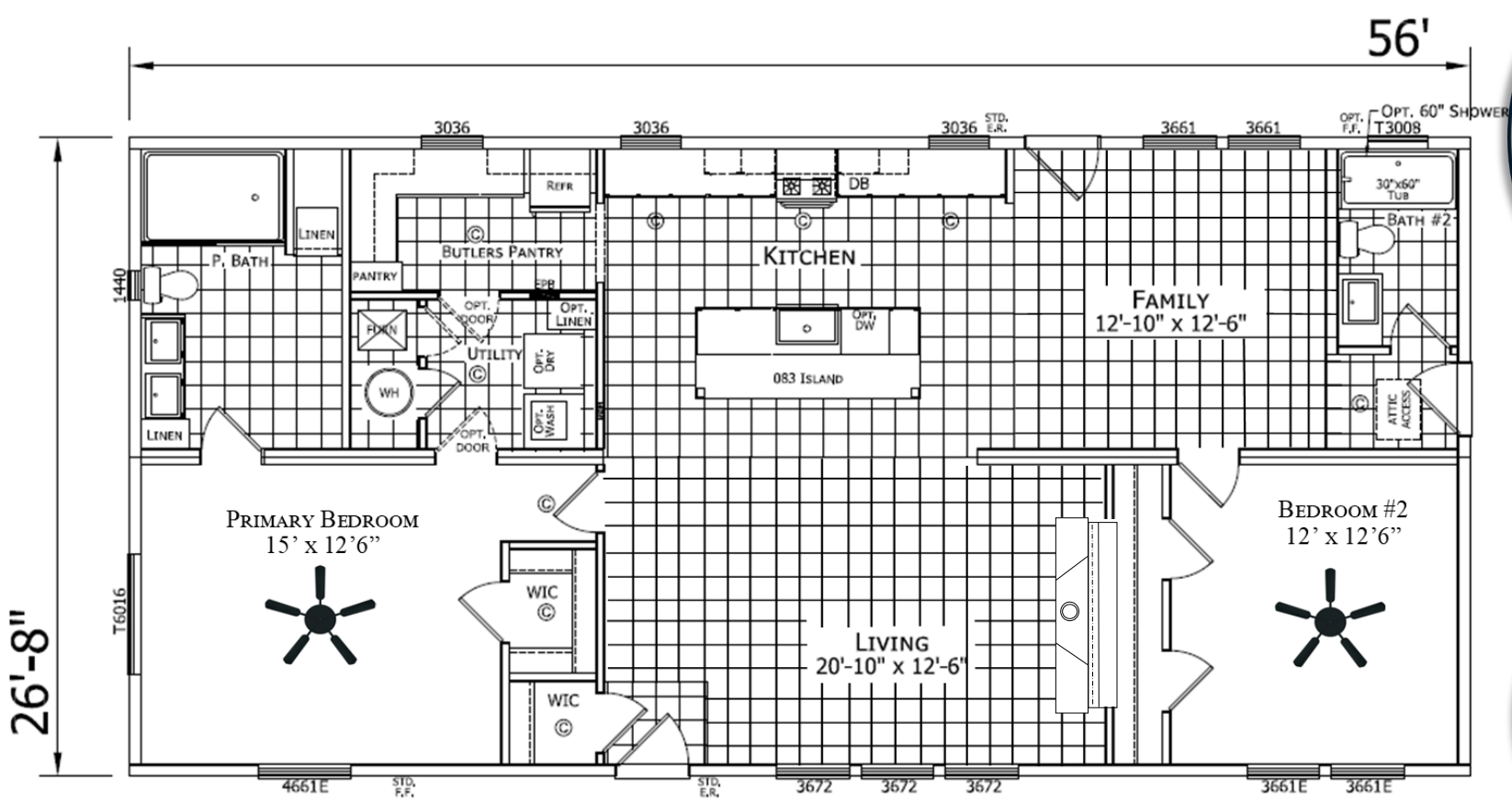
A large, well-lit interior of a horse barn. The structure features a gambrel roof with exposed wooden rafters and beams. The floor is made of large, light-colored wooden planks. On the left side, there are several white wooden stalls with vertical slats. In the background, a large open area is visible, leading to a bright light source, possibly a door or window. A decorative graphic with the text "*Optional" is overlaid in the bottom right corner.

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.



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:

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.

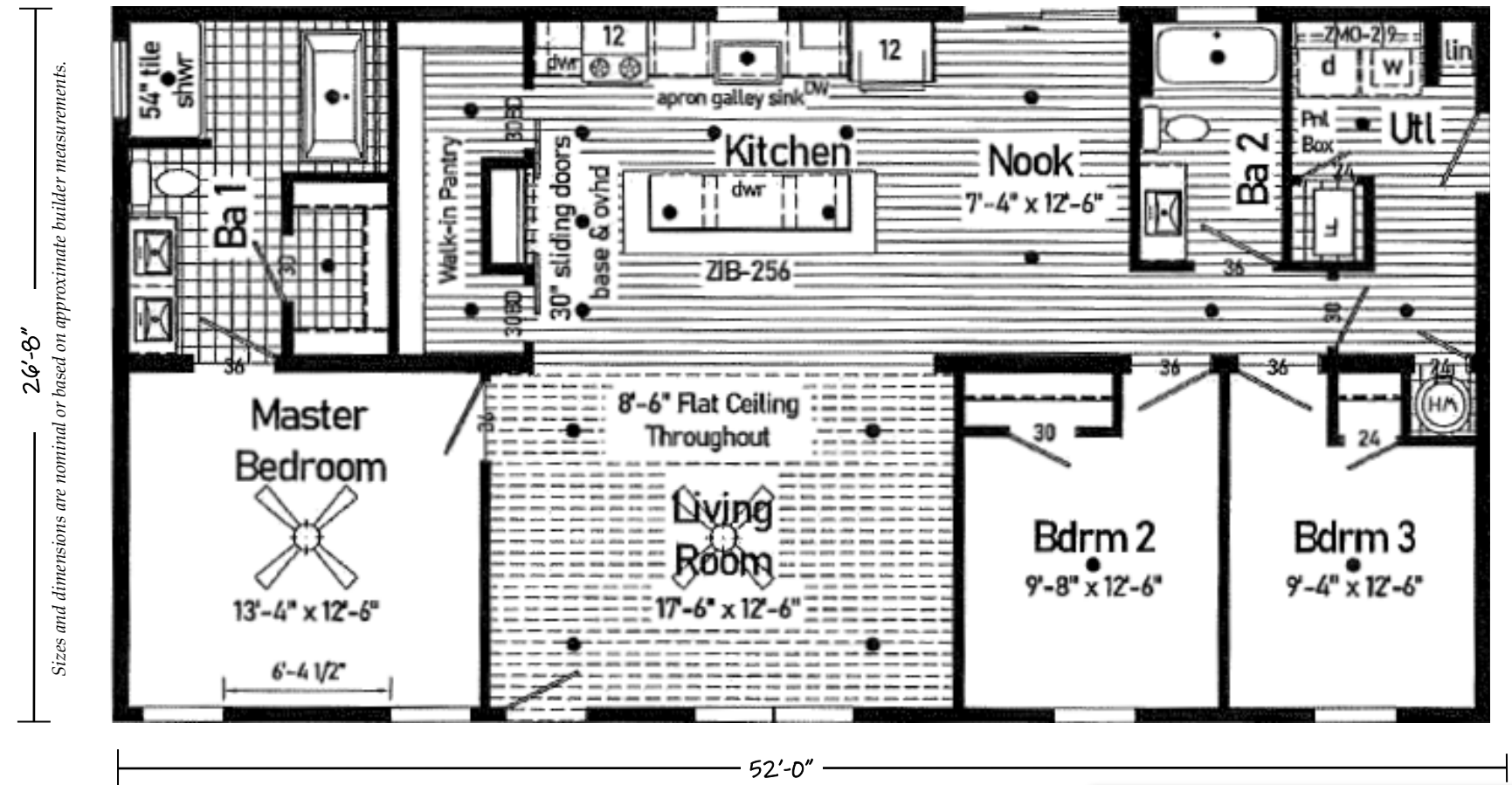
Step inside, and you’ll be greeted by an expansive open-concept living area that blends style and functionality seamlessly. Here, a Gourmet Kitchen beckons with its stunning fully tiled mosaic backsplash and a dreamy pantry just waiting to store your culinary treasures. The Luxury Vinyl Plank Flooring 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 free-standing 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!



We all want our homes to feel welcoming & beautiful; not just on the inside but the outside as well! This AI-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!

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.



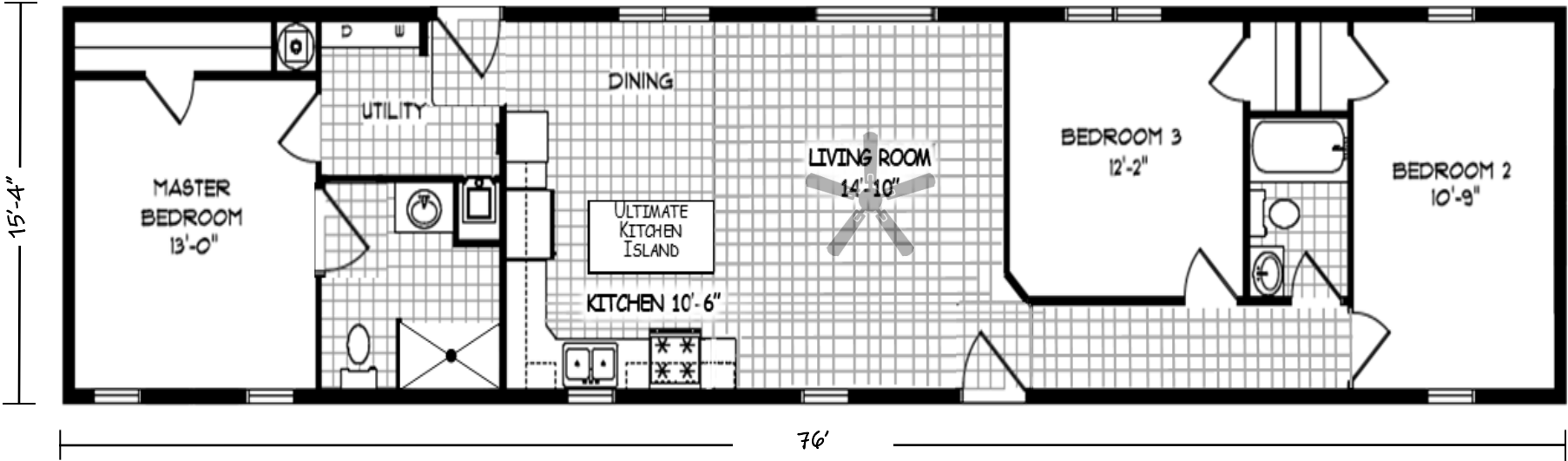
SINGLE WIDE AND HAPPY

NOTES:

Display Home 641 - Built by MHE Inc.

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
 - Pebble Clay Vinyl Siding
 - Brown Shutters on Windows
 - 9 Lite Residential Front & Rear Doors
 - Driftwood Architectural Shingle Roof
 - LED Lighting Throughout Main Living Spaces
- 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 Subway Tile Backsplash Throughout
 - 30X60 Shower Only in Master Bathroom
 - Black Deluxe 4 Piece Kitchen Appliance Package
 - *Cherry Colored Hardwood Cabinets w/Concealed Door Hinges and 42" Overheads*



❖ AI-GENERATED ❖

STAGING PHOTOS

Weather slowed down full staging, but the home is **ready for tours!** Come walk through it in person and discover **A Better Way to Build.**

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

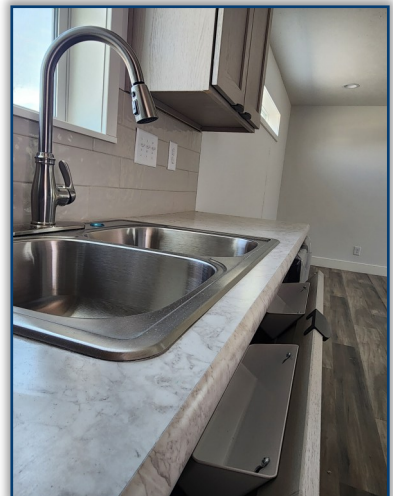
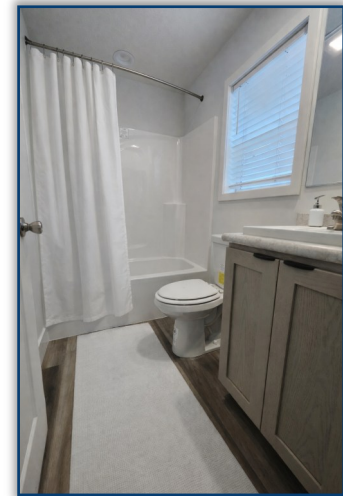
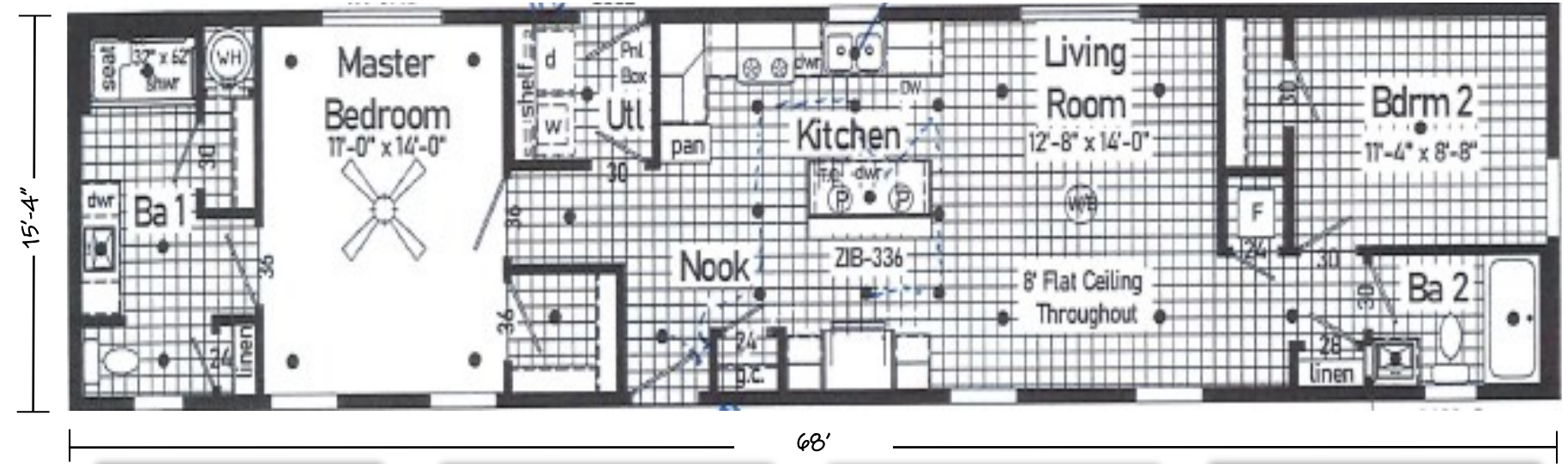
SINGLE
WIDE
AND HAPPY

NOTES:

❖ AI-GENERATED ❖
STAGING PHOTOS
Weather slowed down full staging, but the home is ready for tours!
Come walk through it in person and discover A Better Way to Build.

Display Home 640 - Built by Commodore Homes of Indiana
Single Section - Manufactured Construction (National HUD Code)
1,020 Square Feet · 2 Bedroom / 2 Bath · 16' x 68' - 72'

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
- Gray Colored Vinyl Siding
- Estate Gray Architectural Shingle Roof
- White Window Shutters
- 1/2 Lite w/Internal Blind Front & Rear Doors
- LED Lighting Throughout

- Smooth, Primed DRYWALL (Ready for Paint) Throughout
- 2"x 6" Sidewalls
- Thermal Zone 3 Insulation (38-21-11)
- Electric Furnace & 40 Gallon Electric Water Heater
- 200 Amp Electric Panel Box
- Full Wall Tile Backsplash in Kitchen
- Low Barrier Walk-In Shower in the Master Bath
- Black 3 Piece Kitchen Appliance Package
- Latte Oak Colored Hardwood Cabinets w/Concealed Door Hinges and 42" Overheads
- Soft Close Doors and Drawers

Commodore Homes
INDIANA

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

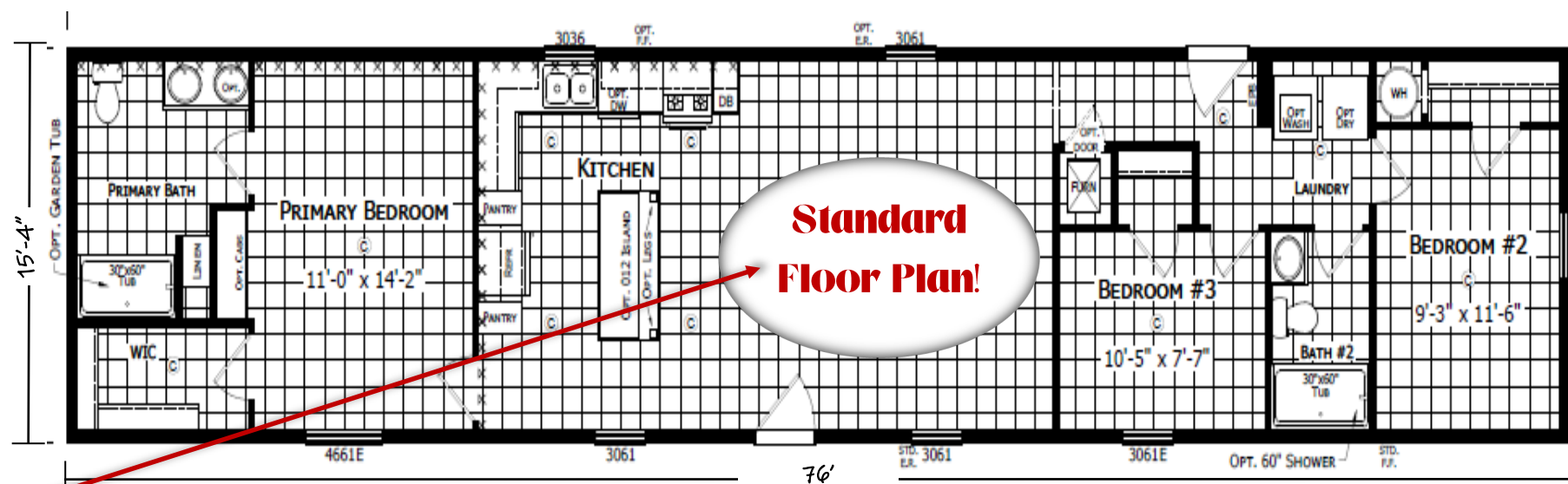


This home is being built at the factory and will be here soon... Stay Tuned!

Please note – This is the standard floorplan. And as most of our customers have come to expect ... our display model will feature some modifications to the standard plan that may or may not include structural changes along with a variety of available options & upgrades.

Stay tuned for more info
 & a detailed floorplan
 reflecting our latest
 model!

Display Home 642 - Built by Champion Homes (Dutch Housing)
Single Section - Manufactured Construction (National HUD Code)
1,152 Square Feet • 3 Bedroom / 2 Bath • 16' x 76' - 80'



PHOTOS



COMING SOON

PHOTOS



COMING SOON

PHOTOS



COMING SOON

PHOTOS



COMING SOON

PHOTOS



COMING SOON

PHOTOS



COMING SOON

PHOTOS



COMING SOON

PHOTOS



COMING SOON

THIS HOME
WILL BE HERE
SOON...STAY
TUNED!

PHOTOS



COMING SOON

PHOTOS



COMING SOON

PHOTOS



COMING SOON

Features included but not limited to:

- Delivery within 100 miles
 - Setup, Level & Anchor
 - Central Air Conditioning
 - White Vinyl Perimeter Skirting
 - Federal HUD Installation Inspection
 - Gray Colored Vinyl Siding
 - Estate Gray Architectural Shingle Roof
 - White Window Shutters
 - 1/2 Lite w/Internal Blind Front & Rear Doors
 - LED Lighting Throughout
 - Smooth, Primed DRYWALL (Ready for Paint) Throughout
 - 2"x 6" Sidewalls
 - Thermal Zone 3 Insulation (38-21-11)
 - Electric Furnace & 40 Gallon Electric Water Heater
 - 200 Amp Electric Panel Box
 - Full Wall Tile Backsplash in Kitchen
 - Low Barrier Walk-In Shower in the Master Bath
 - Black 3 Piece Kitchen Appliance Package
 - *Latte Oak Colored Hardwood Cabinets w/Concealed Door Hinges and 42" Overheads*
 - *Soft Close Doors and Drawers*

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

CHAMPION
HOME BUILDERS
Dutch[®] X Housin

NOTES:

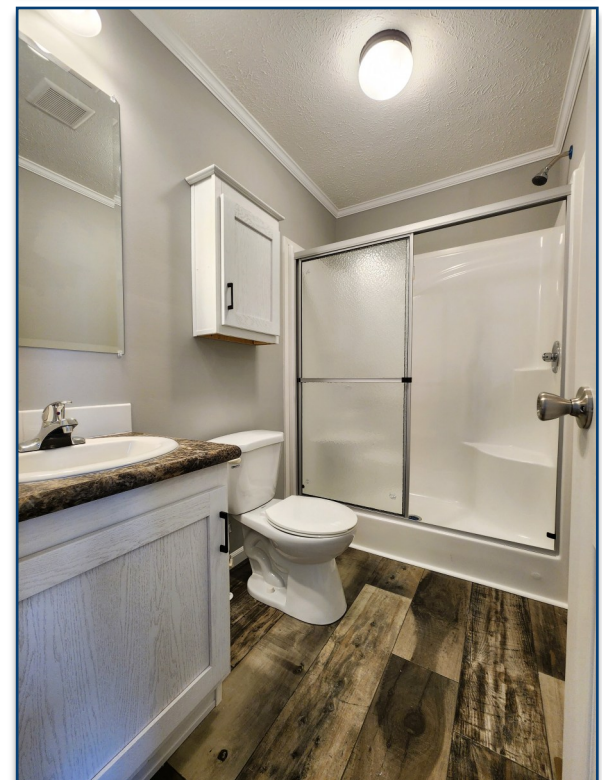
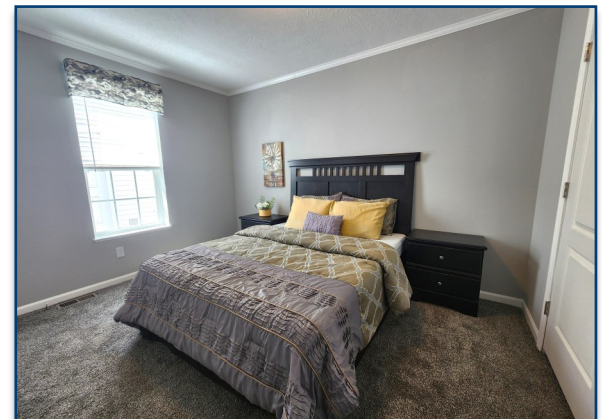
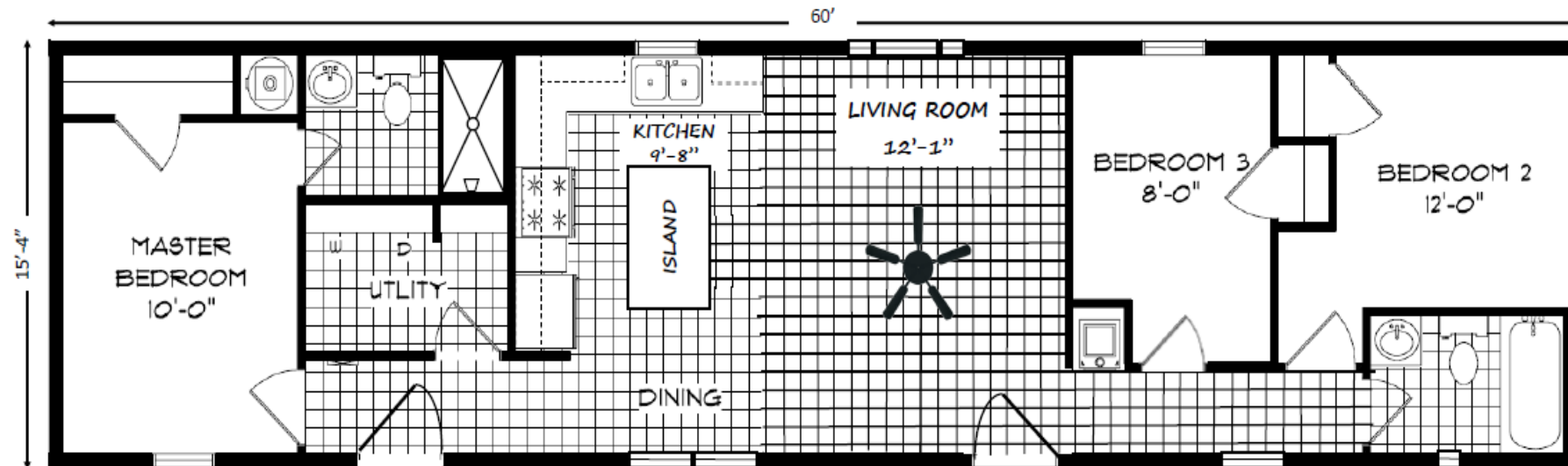
Display Home 621 - Built by MHE Inc.

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:

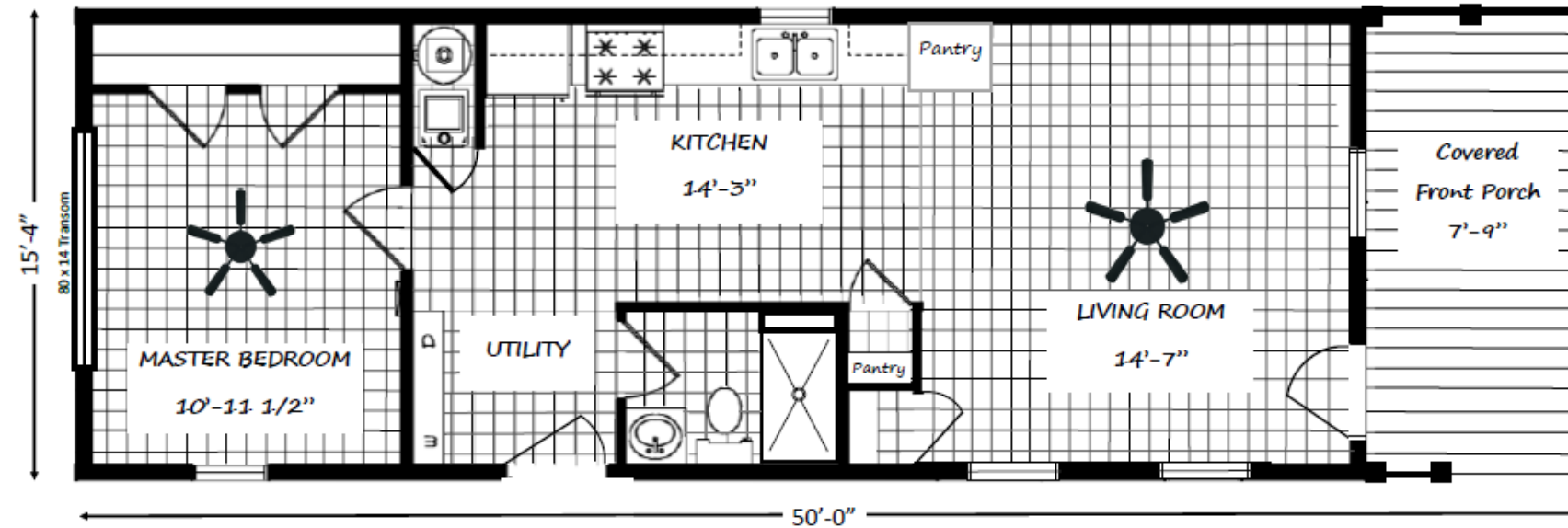
- Delivery within 100 miles
- Setup, Level & Anchor
- Central Air Conditioning
- White Vinyl Perimeter Skirting
- Federal HUD Installation Inspection
- Mountain Pine (Dark Green) Vinyl Siding
- Onyx Black Shingle Roof & Black Shutters
- 6-Panel Residential Front Door
- 9-Lite Residential Rear Door
- 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 2026

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

2026

OPEN HOUSE SCHEDULE

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 10TH**
FEBRUARY 14TH
MARCH 14TH
APRIL 11TH
MAY 9TH
JUNE 13TH

JULY 11TH
AUGUST 8TH
SEPTEMBER 12TH
OCTOBER 10TH
NOVEMBER 14TH
DECEMBER 12TH

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)