



# 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!



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!**

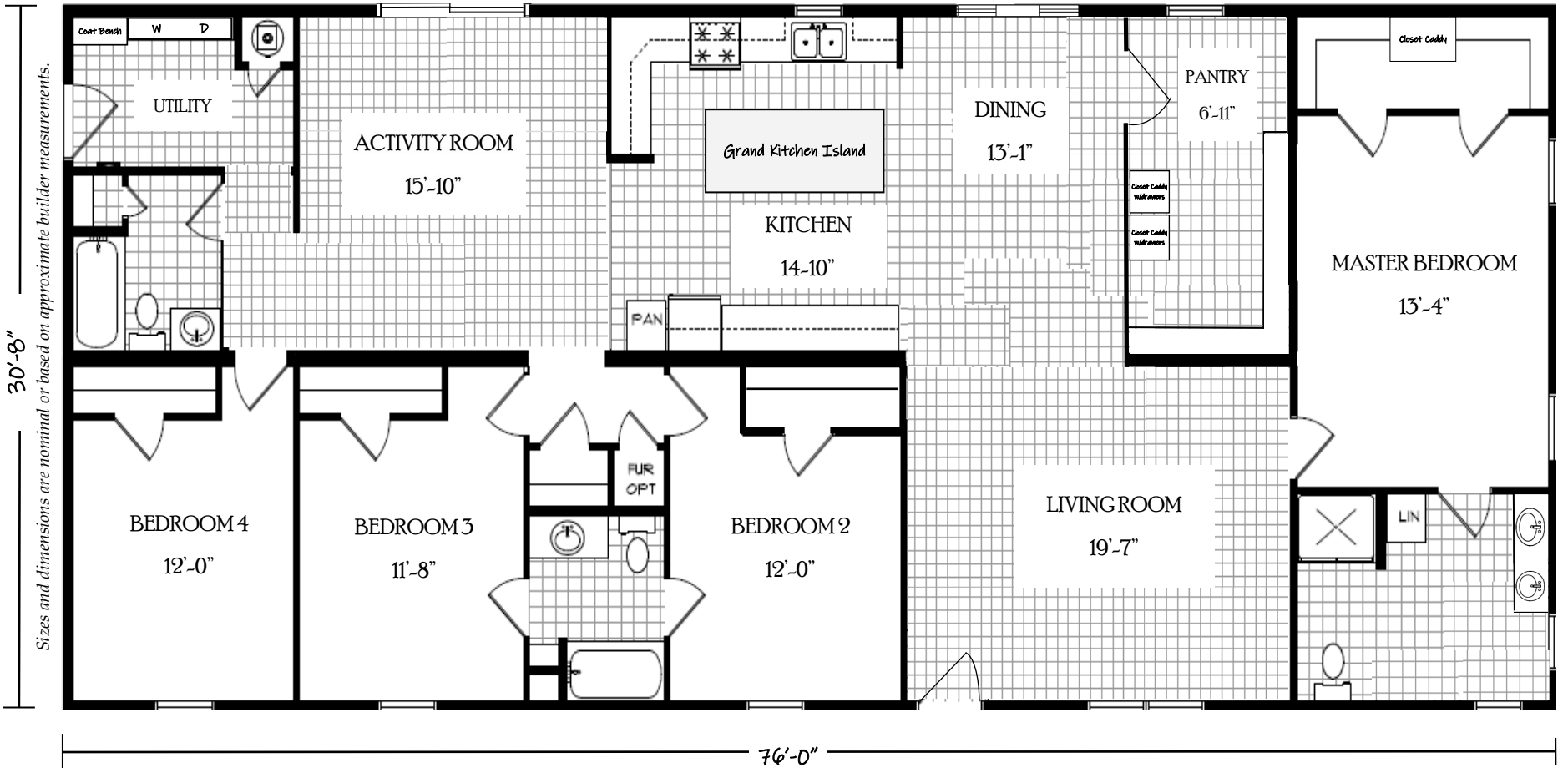
OUR MODEL HOME #598 IS  
NOW AVAILABLE TO PURCHASE  
FOR LESS THAN \$215K—

**SAVING YOU  
MORE THAN  
TEN THOUSAND DOLLARS**

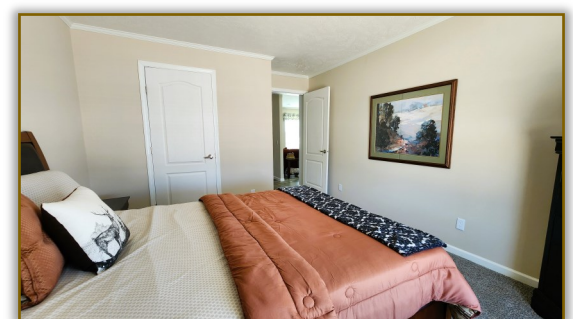
DON'T MISS THIS OPPORTUNITY  
TO PURCHASE A STUNNING  
**4BED 3BATH  
MODULAR HOME**

**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.*



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'

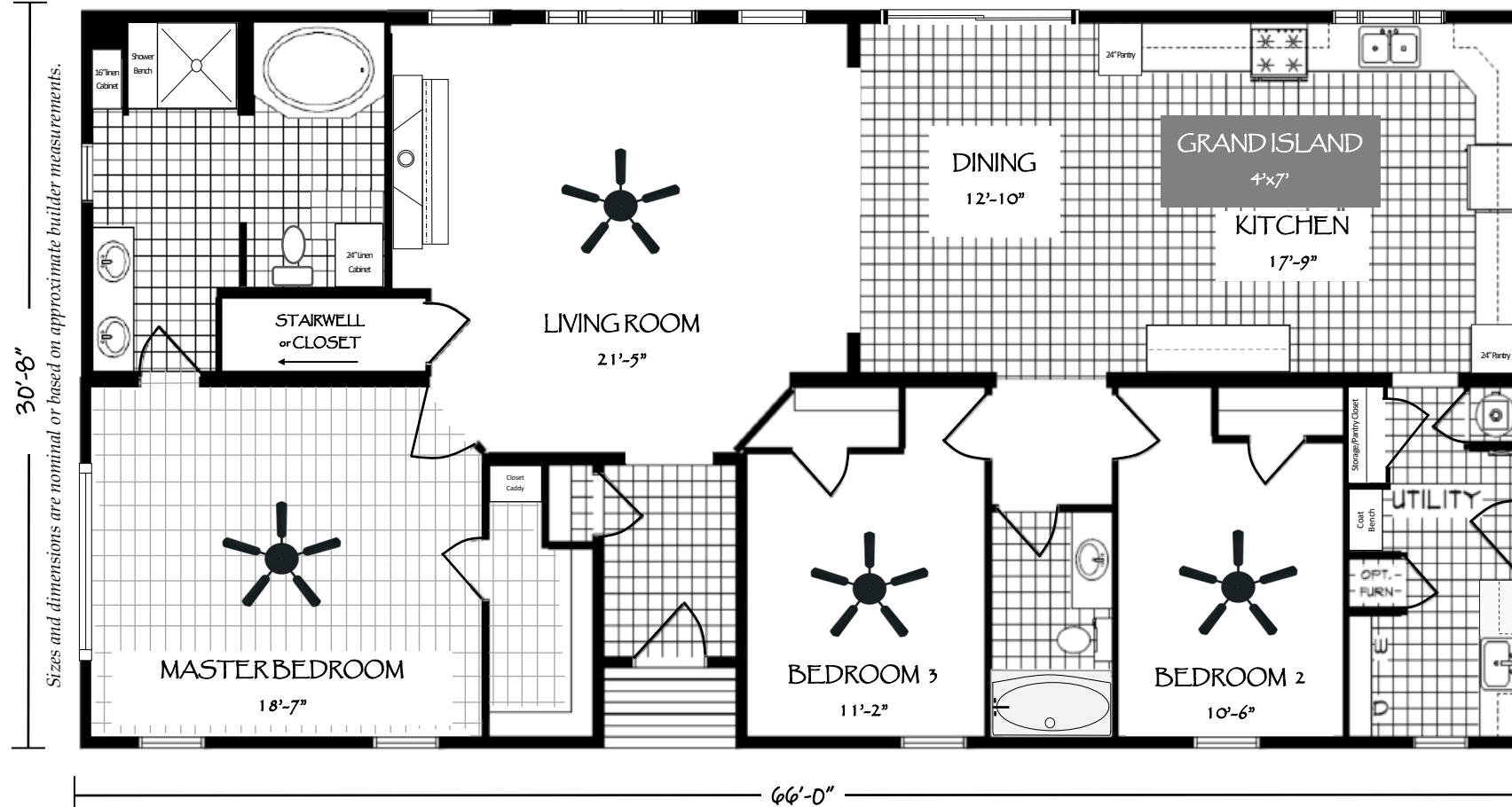


Sale Pending

NOTES:

Sale Pending

Although our Whispering Forest display model #605 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 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.



Stainless Steel Apron Front Farmhouse Sink

White Wood Kitchen Cabinets



Open Concept Living Dining Kitchen



Formal Arched Entry with Coat Closet



Master Bath with Walk-In Shower and Seats



Guest Bath



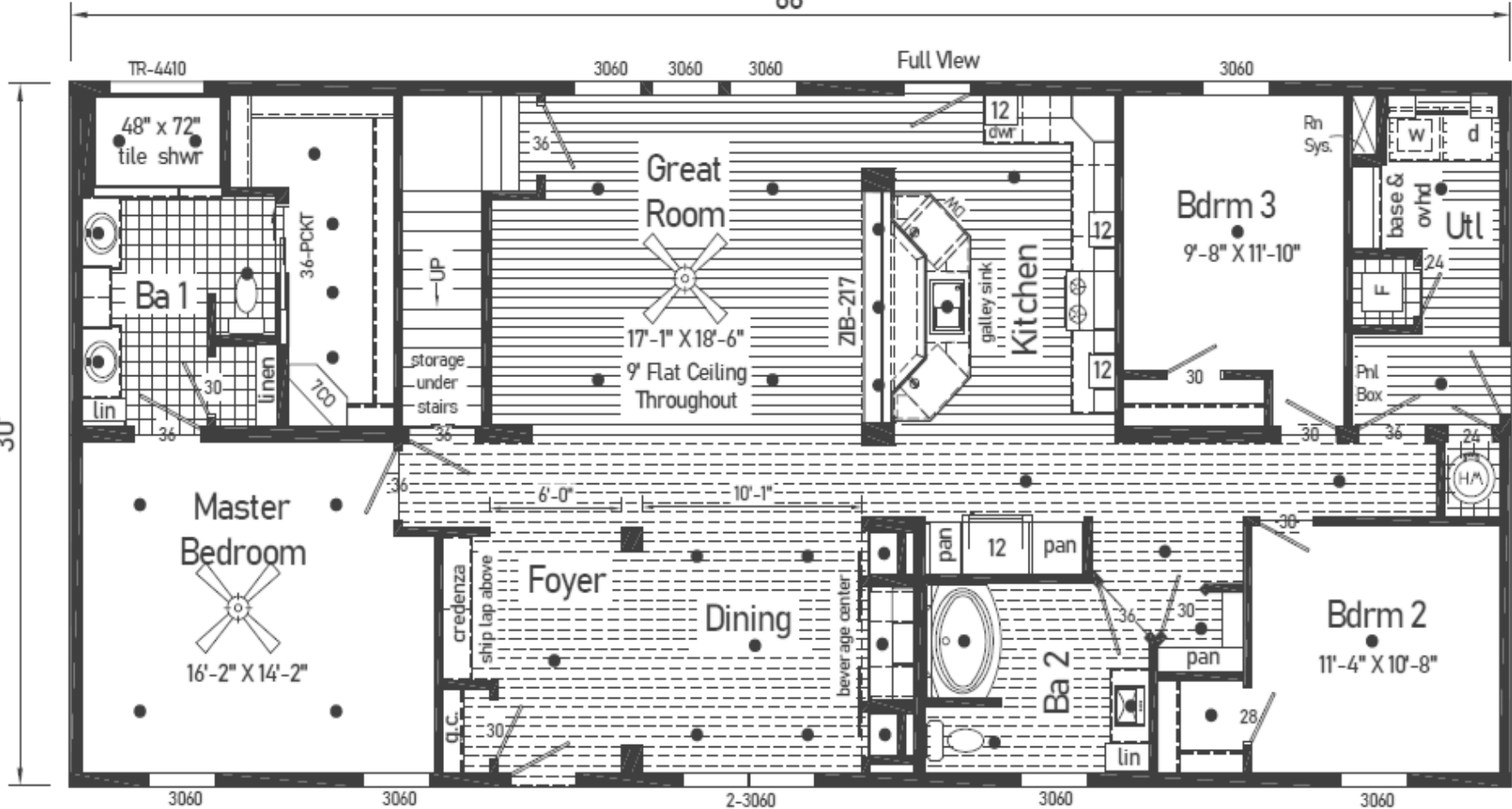
Wood Burning Fireplace with Granite Hearth

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



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 582 - Built by MHE Inc.

Willow Forest - Modular Construction (Illinois State Code)

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

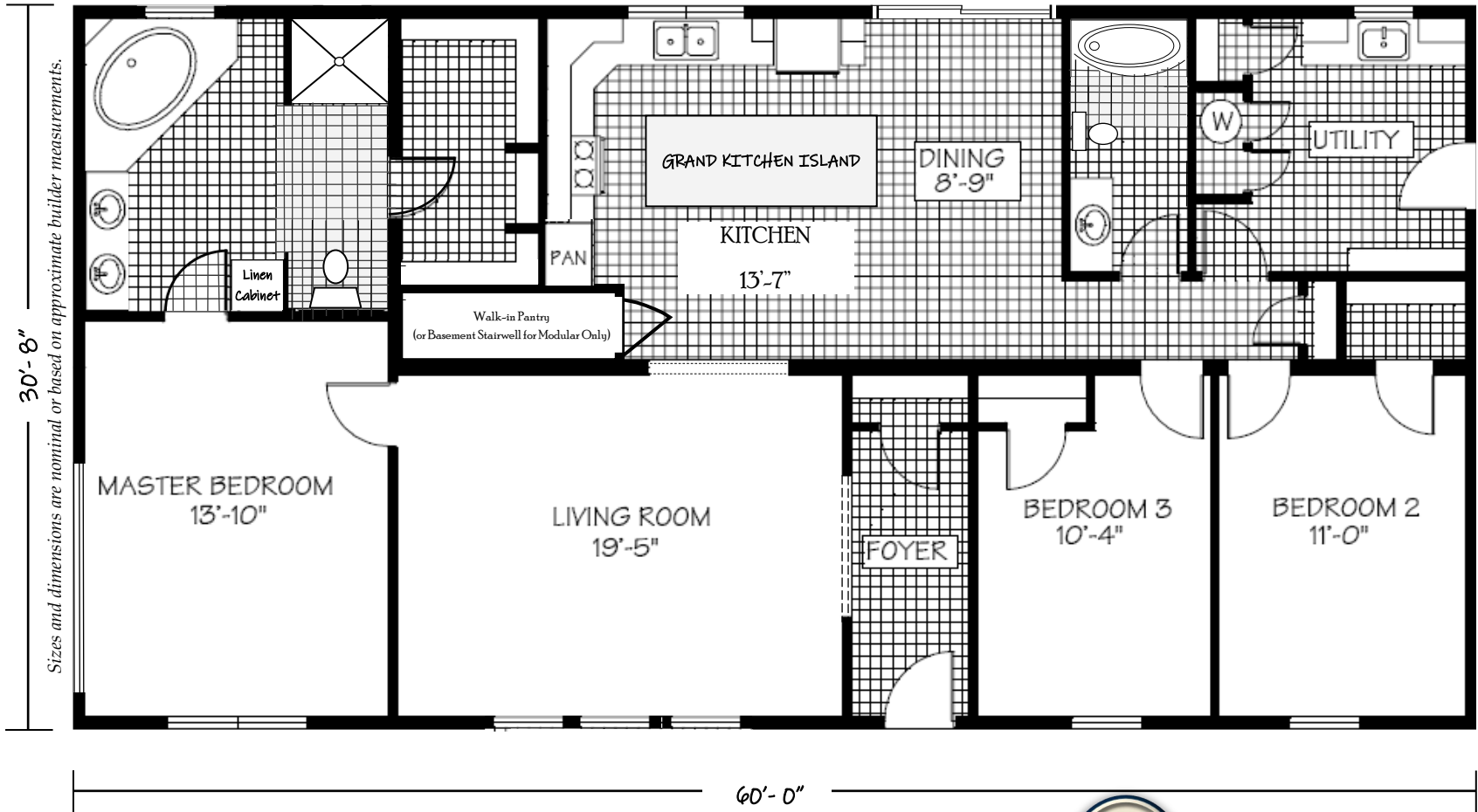
Sale Pending

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...

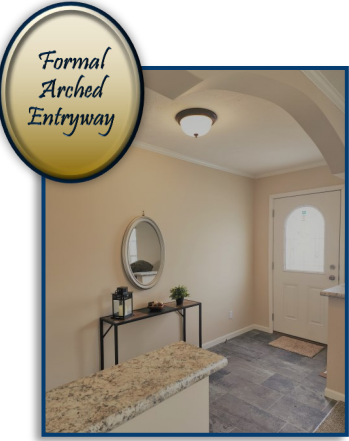
Floorplans similar to **The Willow Forest** are available in different sizes and can be built to meet either Modular Construction (State Code) or Manufactured Construction (National HUD Code)

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.

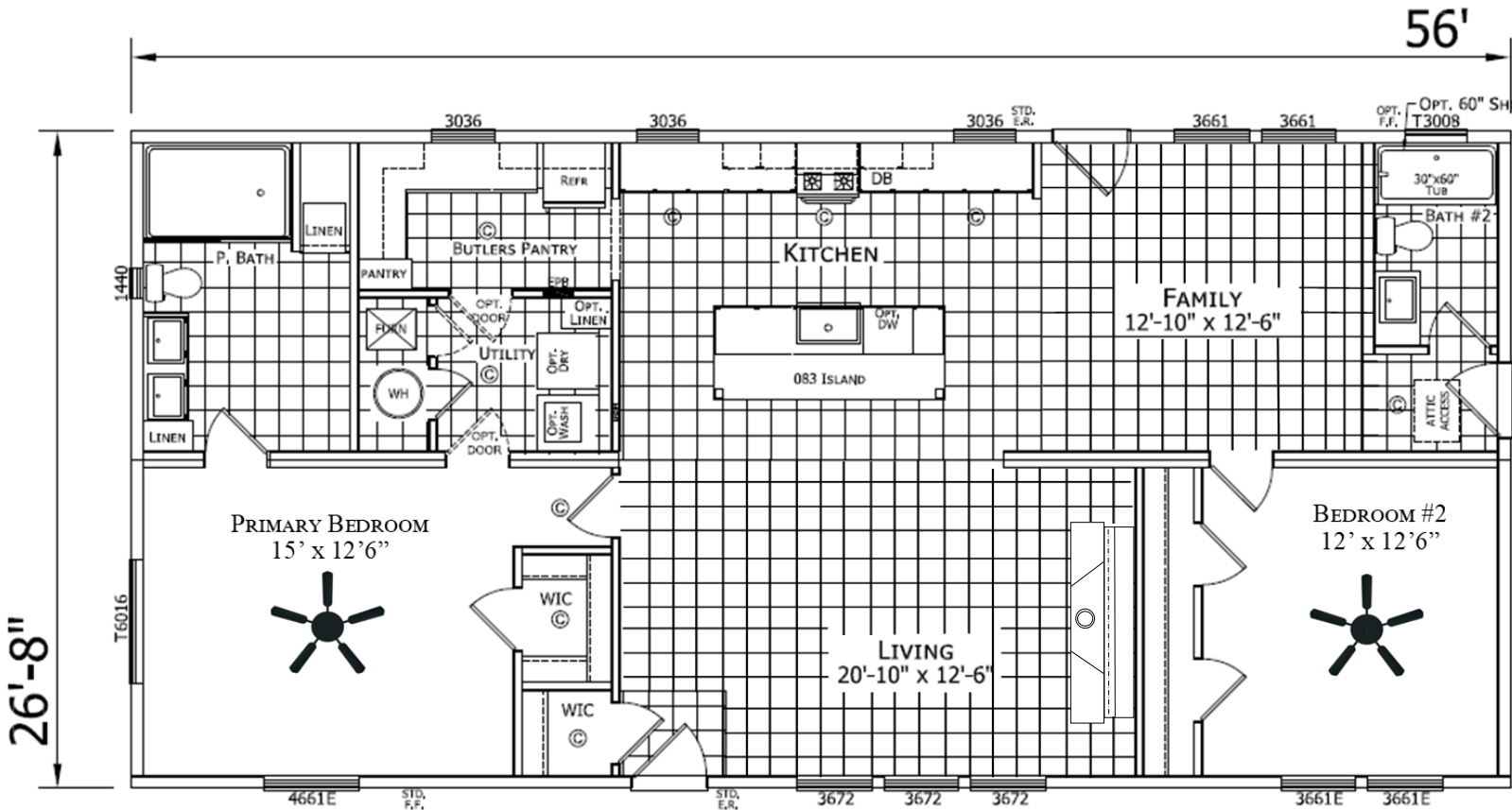


Display Home 623 - Built by Champion Homes (Dutch Housing)

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.*







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**

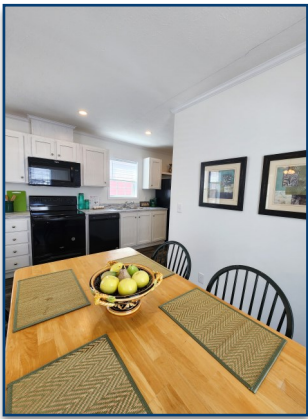
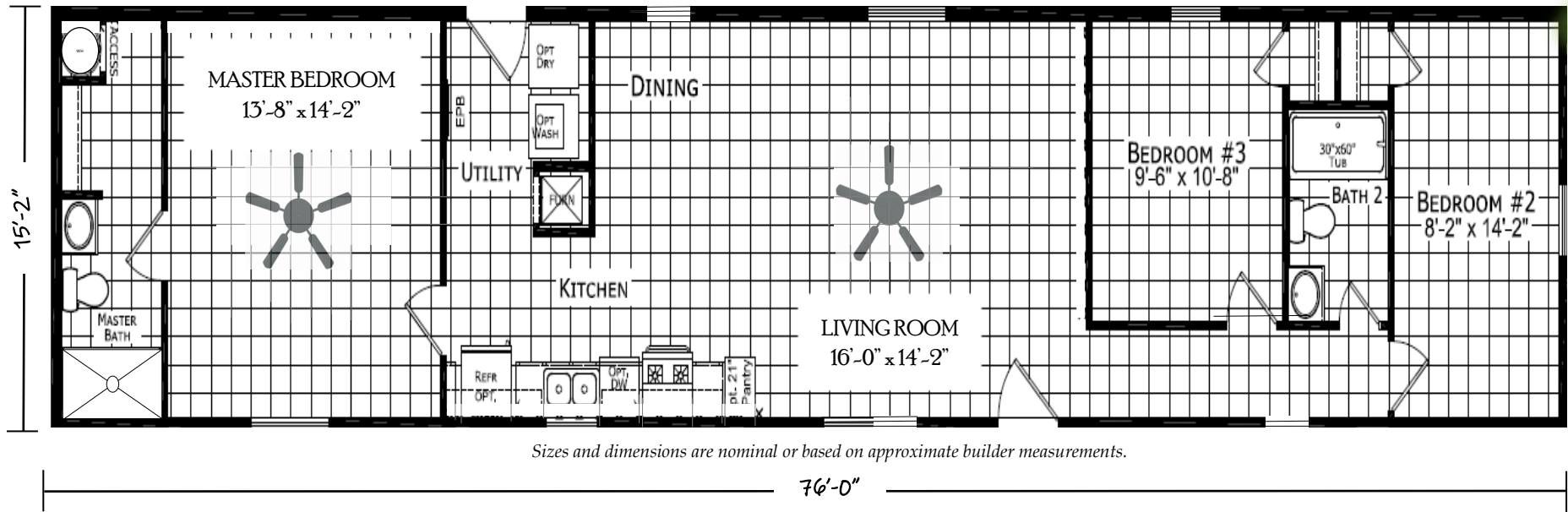
***\*CLEARANCE PRICE IS  
APPLICABLE ONLY TO OUR  
SPECIFIC DISPLAY HOME #577***

***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:

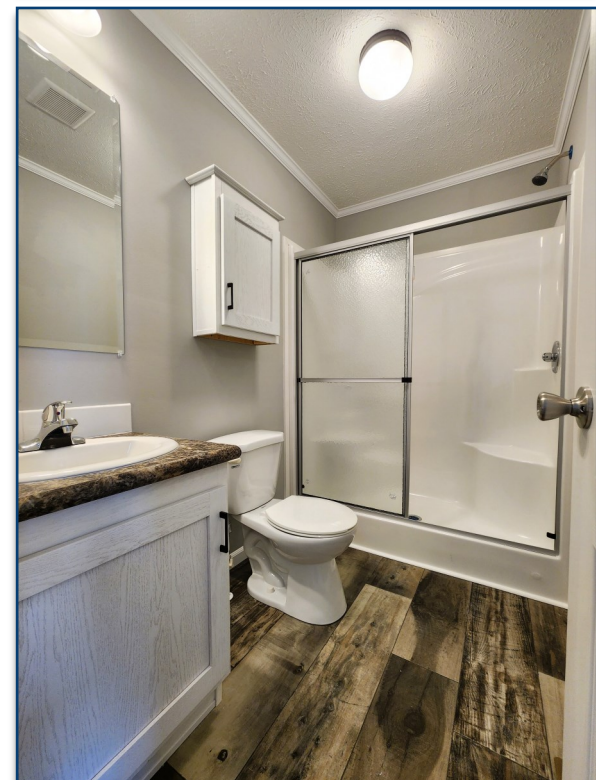
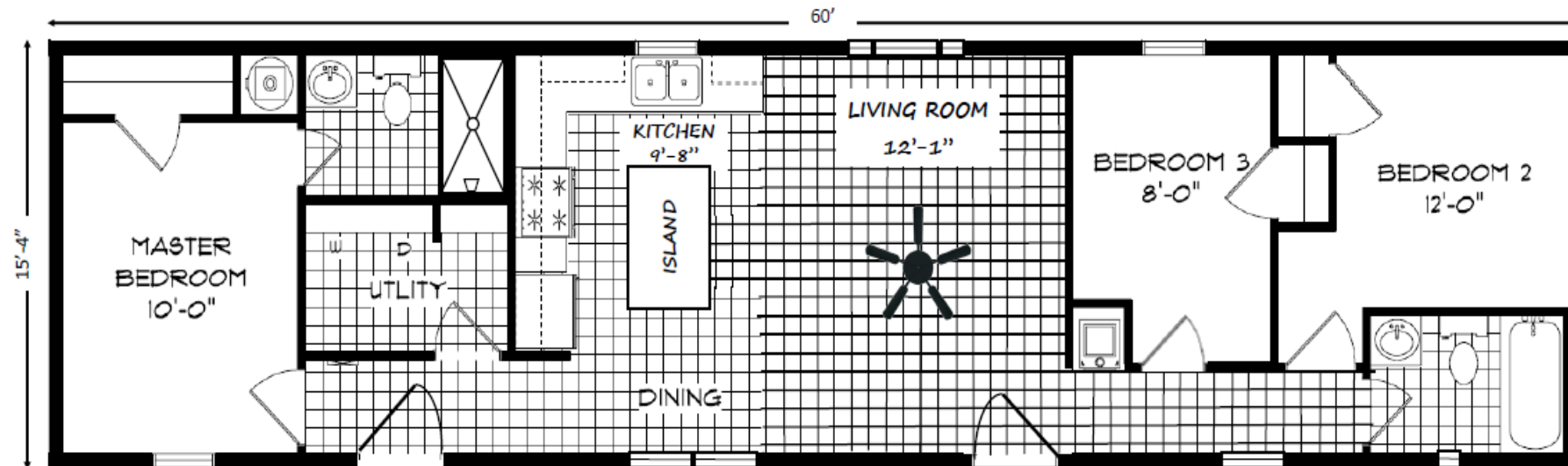
Display Home 621 - Built by MHE Inc.

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:**

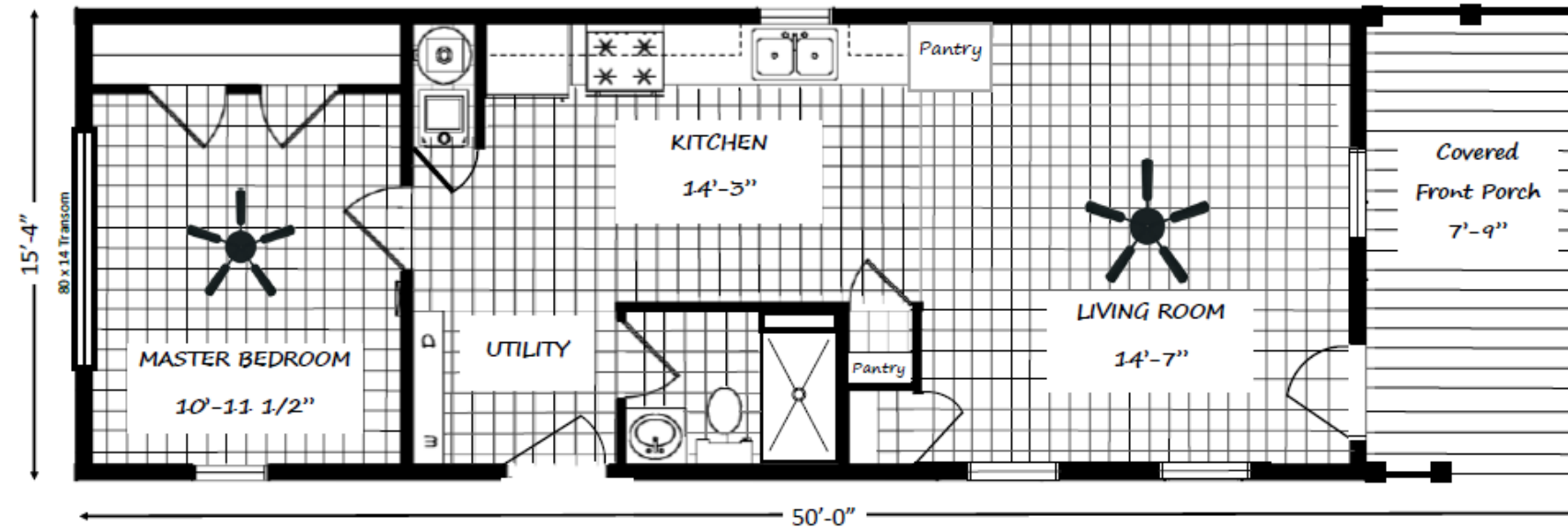
- Delivery within 100 miles
- Setup, Level & Anchor
- Central Air Conditioning
- White Vinyl Perimeter Skirting
- Federal HUD Installation Inspection
- Mountain Pine (Dark Green) Vinyl Siding
- Onyx Black Shingle Roof & Black Shutters
- 6-Panel Residential Front Door
- 9-Lite Residential Rear Door
-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

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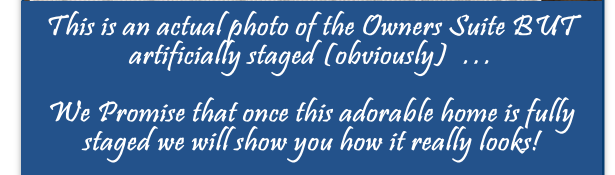
647 Square Feet Inside + 122 Square Feet on the Front Porch • 1 Bedroom / 1 Bath • 16' x 50'



- 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*



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# 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!



<b>Heckaman Homes</b>	<b>2025</b> <b>OPEN HOUSE SCHEDULE</b>
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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 11<sup>th</sup>

JULY 12<sup>th</sup>

FEBRUARY 8<sup>th</sup>

AUGUST 9<sup>th</sup>

MARCH 8<sup>th</sup>

SEPTEMBER 13<sup>th</sup>

APRIL 12<sup>th</sup>

OCTOBER 11<sup>th</sup>

MAY 10<sup>th</sup>

NOVEMBER 8<sup>th</sup>

JUNE 14<sup>th</sup>

DECEMBER 13<sup>th</sup>

[WWW.HECKAMANHOMES.COM](http://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)