



TRANSITIONS SERIES  
HIDDEN VALLEY  
ESTATES

# HIDDEN VALLEY ESTATES

What makes your house a home? Your unique touch. Within Transitions, a Family of Plans, you can customize your home by selecting from a variety of sizes and options. The floor plans stretch in length and width to accommodate multiple layouts, extra bedrooms, and three beautiful master bath arrangements. Multiple exteriors give the outside of your home the right style for you. Whether it's an entertainment center in the family room or your dream Ultimate Kitchen, there are many options to customize and personalize your new Hidden Valley Estates home.



Optional Radiant Spa Bath



Master Bedroom

Optional Ultimate Kitchen Two





Optional Glamour Bath

DESIGNING YOUR  
TRANSITIONS SERIES  
HOME IS AS EASY AS...

1.  
PICK YOUR  
SIZE & LAYOUT

2.  
PICK YOUR  
EXTERIOR

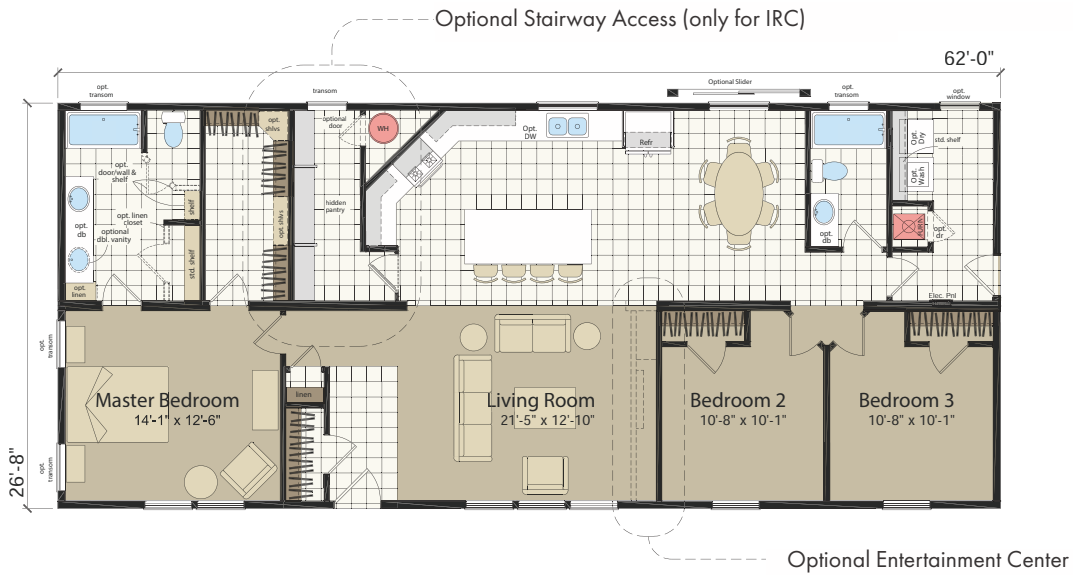
3.  
PICK YOUR  
OPTIONS

# 1. PICK YOUR SIZE & LAYOUT

This basic home is available in 62', 66', 70', & 76' length and in widths of 26'-8" & 30'-4"

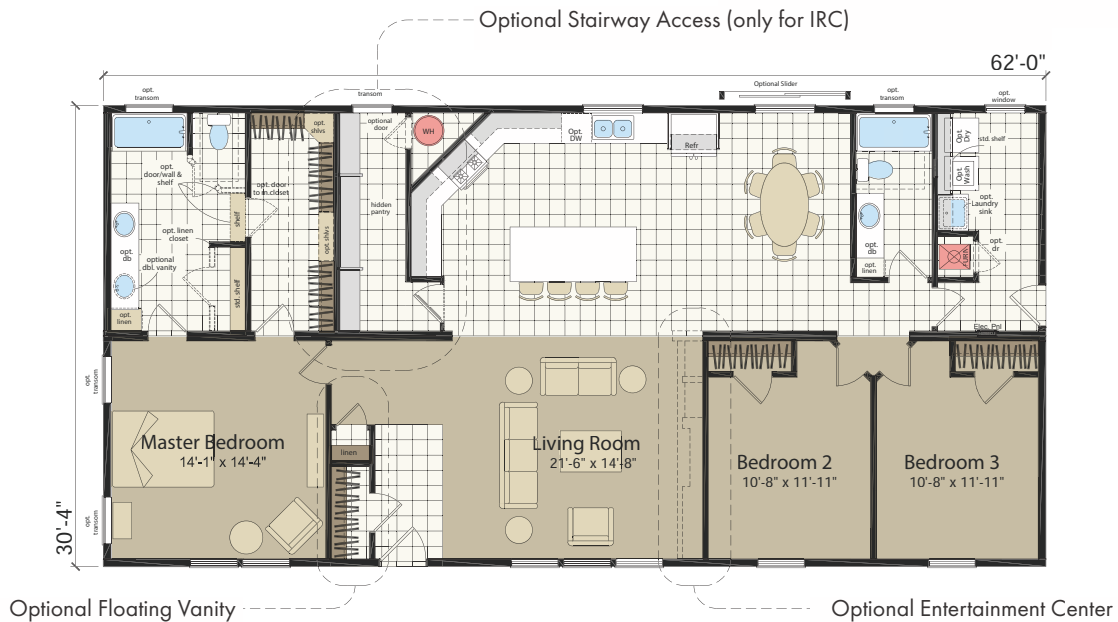
## HIDDEN VALLEY ESTATES 62'

3 bed-2 bath | 1654 sq. ft



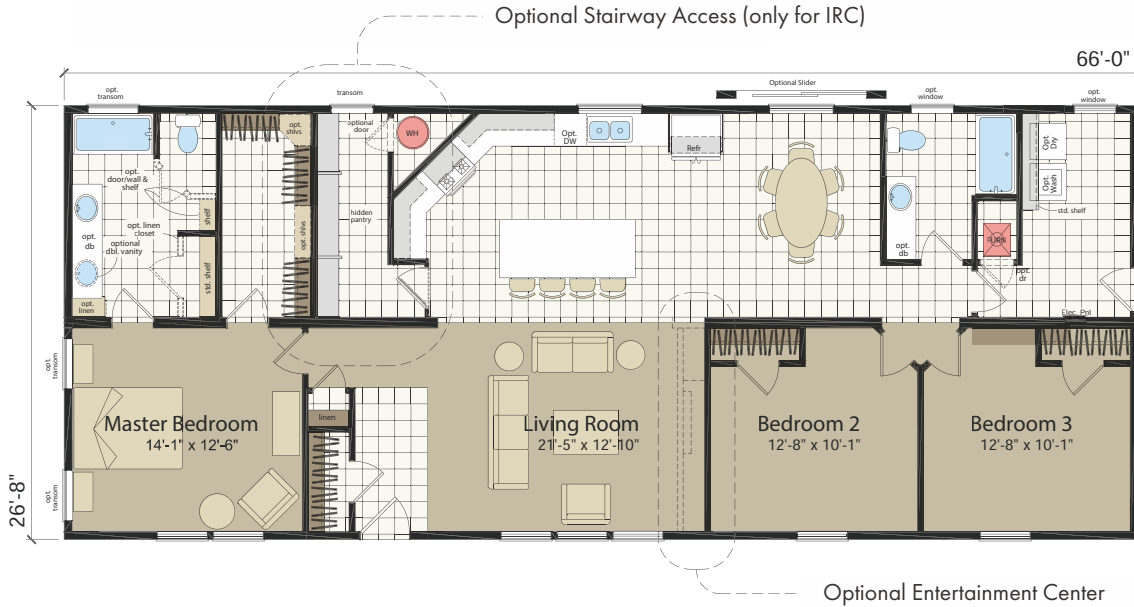
## HIDDEN VALLEY ESTATES 62'

3 bed-2 bath | 1881 sq. ft



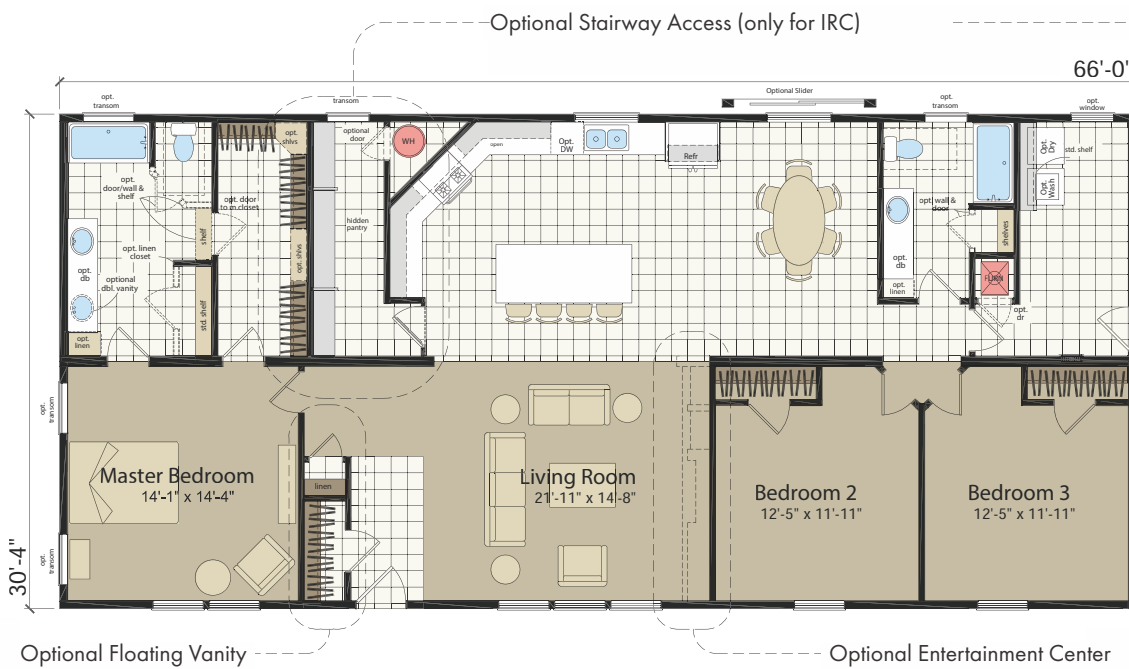
# HIDDEN VALLEY ESTATES 66'

3 bed-2 bath | 1760 sq. ft



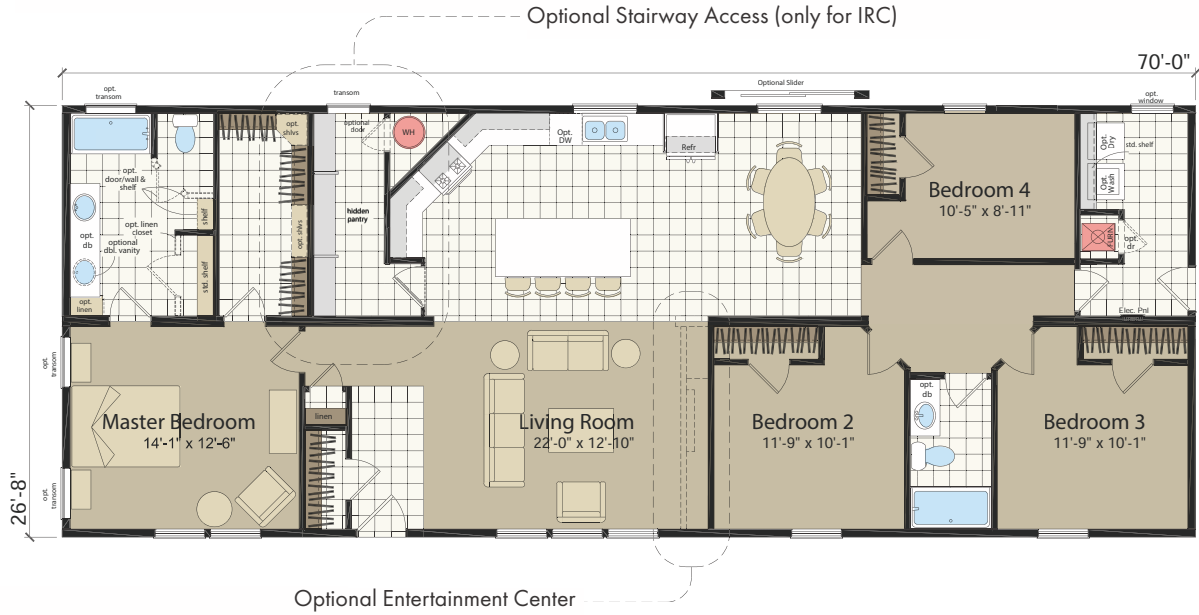
# HIDDEN VALLEY ESTATES 66'

3 bed-2 bath | 2002 sq. ft



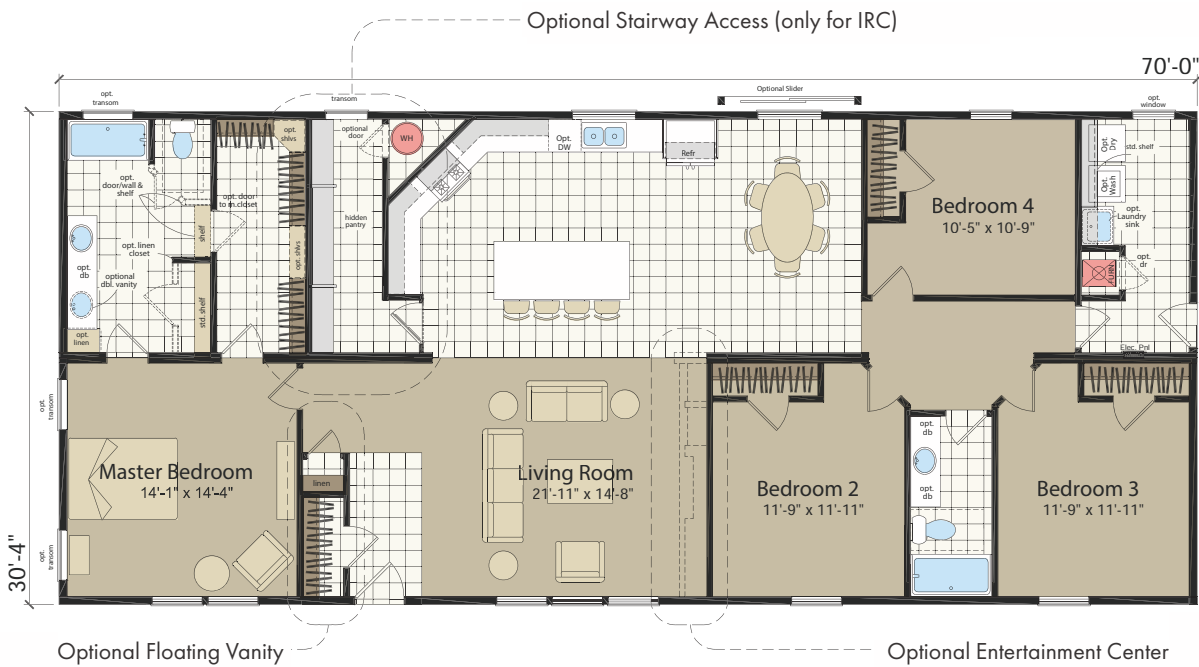
# HIDDEN VALLEY ESTATES 70'

4 bed-2 bath | 1867 sq. ft



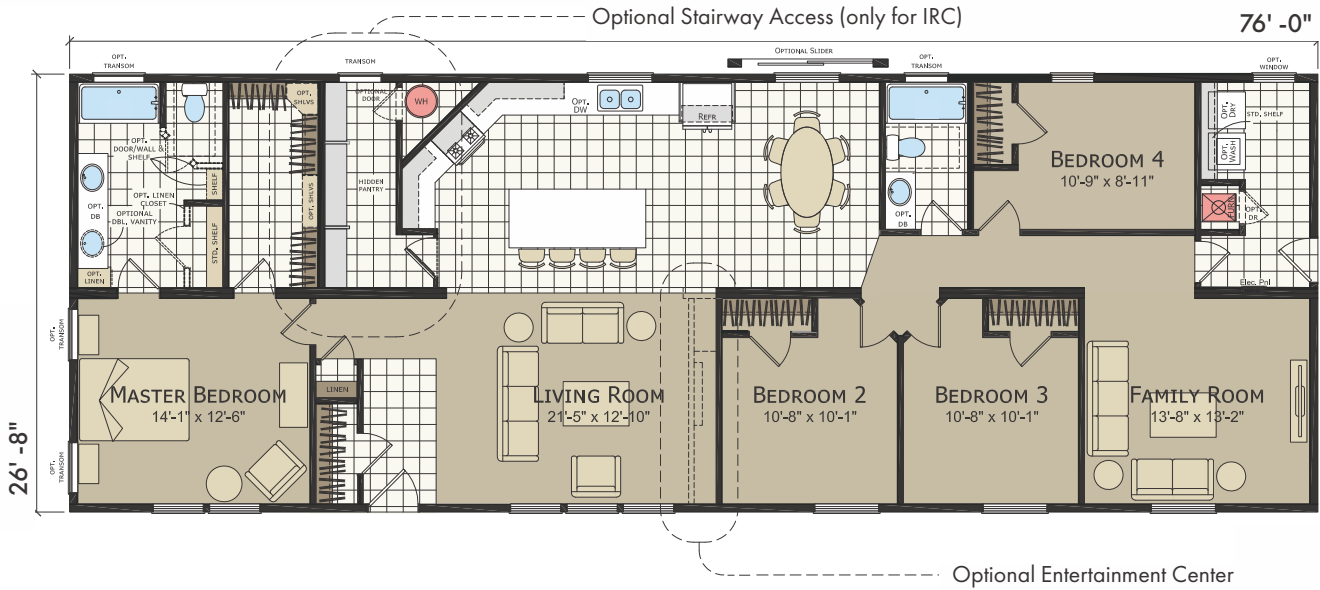
# HIDDEN VALLEY ESTATES 70'

4 bed-2 bath | 2124 sq. ft



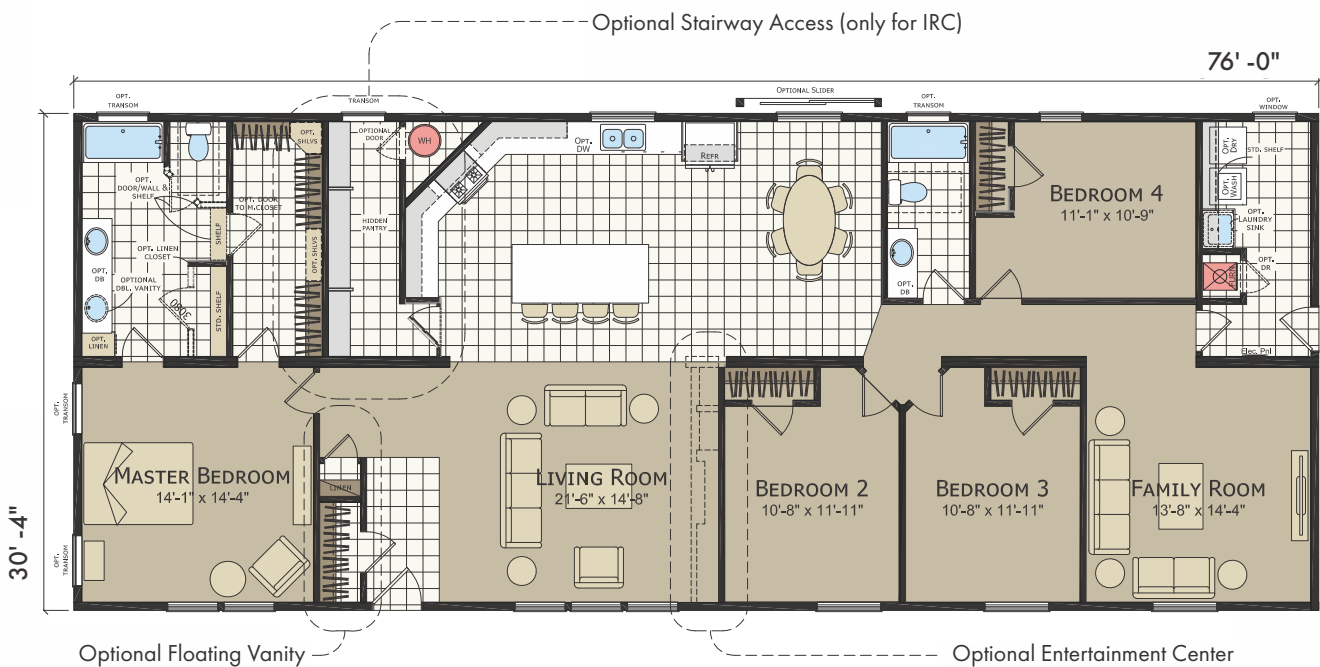
# HIDDEN VALLEY ESTATES 76'

4 bed-2 bath | 2027 sq. ft



# HIDDEN VALLEY ESTATES 76'

4 bed-2 bath | 2306 sq. ft



# 2. PICK YOUR EXTERIOR



STANDARD EXTERIOR A

Vertical siding



OPTIONAL EXTERIOR B



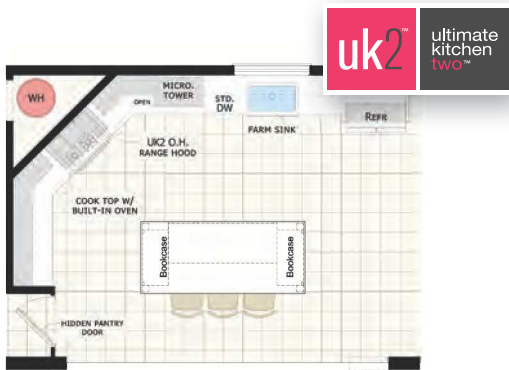
OPTIONAL EXTERIOR C OR D\*

\*Exterior C and D are the same with the exception that exterior D is for models with 9' sidewalls and stacked windows



# 3. PICK YOUR OPTIONS

Choose from our many optional features available in Hidden Valley Estates models.



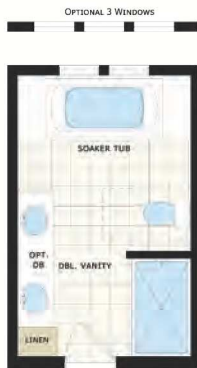
Ultimate Kitchen Two



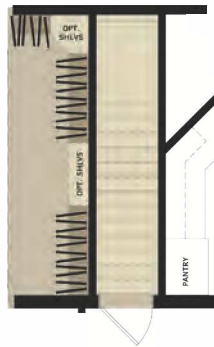
Radiant Spa Bath



Walk-In Shower



Glamour Bath



Stairway Access  
Only for IRC



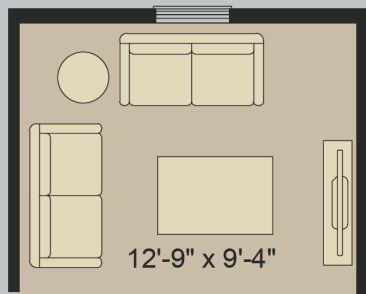
Entertainment Center



Floating Vanity  
Available in all 30' -4" models



Optional Bedroom  
Note: In lieu of family room



Optional Den  
Note: In lieu of fourth bedroom



Large Laundry  
Note:  
1) In lieu of fourth bedroom and small laundry  
2) Island and linen closet available in only in 30' -4" models

Please contact your dealer for additional plug and play options.

Due to continuous product development and improvement, prices, specifications, and materials are subject to change without notice or obligation. Square footage and other dimensions are approximate. Exterior images may be artist renderings and are not intended to be an accurate representation of the home. Renderings, photos and floor plans may be shown with optional features or third-party additions.

# TRANSITIONS SERIES

## HUD STANDARD FEATURES

### CONSTRUCTION

Detachable Hitch  
Recessed Frame  
2 X 6 Floor Joists 16" o.c. (2x8" on 30' Wides)  
19/32" T&G OSB Decking  
2 x 6 Exterior Walls, 16" o.c.  
2x4 Interior Walls 24" o.c.  
8'6" Sidewall Height w/ Flat Ceiling  
30# Roof Load  
Nominal 3:12 Roof Pitch  
Double 2x4 Marriage Wall Construction  
R-28 Ceiling Insulation  
R-22 Floor Insulation  
R-19 Wall Insulation  
8:12 Standard Dormer  
Front - 12" Eaves (Nominal)  
Rear - 12" Eaves (Nominal)  
Heat Duct Crossover Flex (Ship Loose)

### EXTERIOR

Vertical Siding  
4" Exterior Window Trim  
6" Bottom Trim (Ship Loose) Non-Lap Sided Areas  
8" (Nominal) Eave Fascia  
Wood Soffit & Facia  
Front Door - 36" Fiberglass Peep  
Rear Door - 36" Fiberglass Peep  
Vinyl Low-E Insulated Windows (Non-Grid)  
Full End Wall Close-up  
Black Porch Light - Front & Rear

### INTERIOR

Floor Registers Only (No Toe Kicks)  
Main Water Shut-Off Valve  
Water Shut-Off Valves Throughout  
Skip Troweled Ceiling Finish  
1/2" T&T w/ Rounded Corners Throughout  
MDF Window Wrap  
Flat Interior Paint (Walls & Ceiling)  
12" Wire Closet Shelving  
2-Panel White Interior Passage Doors  
356 Door Molding  
356 Window Molding  
356 Base Molding in Wet Areas  
Vinyl Flooring in Wet Areas  
Carpet in Entryway  
15 oz. Carpet w/ Stain Resistance  
3/8" 5# Rebond Pad  
Metal Mini-Blinds Throughout  
Return Air Grills in Bedrooms  
4" LED Light at Entry

### ELECTRICAL

4" Can Lights in Kitchen (Per Print)  
200 AMP Panel Box  
4" LED Ceiling Lights (Except Beds/Den)  
Satin Nickel Ceiling Lights in Bedrooms  
Prep for Washer/Dryer - Electric  
Shelf over Washer / Dryer  
Toggle Light Switches  
Furnace - Electric  
30-Gallon Electric Water Heater  
Exterior GFI Receptacle  
Switch to Receptacle in Living Room  
Prep for Paddle Fan in Living Room

### KITCHEN

18 CF Refrigerator  
Deluxe Electric Range  
30" Range Hood w/ Fan and Light  
Bank of Drawers in Kitchen  
Adjustable Overhead Cabinet Shelf  
Laminate Countertop Kitchen & Baths  
Laminate Edging Kitchen & Baths  
Laminate Backsplash Kitchen & Baths  
Double Bowl Stainless Steel Kitchen Sink  
Single-Lever Faucet w/ Sprayer  
MDF Raised Panel Cabinet System  
Shelf over Refrigerator  
Crown Molding over Kitchen Cabinets  
Metal Drawer Guides  
4" LED Can Light in Dining Room  
31" Overhead Cabinets - CityScape

### BATHROOMS

2-Piece 60" Tub/Shower in Both Baths  
Satin Nickel Towel & Tissue Holders  
36" Lavy Height Master Bath / 36" Guest Bath  
Elongated Toilets in Both Baths  
Bath Vent Fans w/ Lights in Both Baths  
Vanity Mirror w/ Wrapped Stile Frame  
Dual-Lever Plastic Faucets in Each Bath  
Acrylic Sink in Both Baths  
4" LED Can Light Above Bath Sink

# TRANSITIONS PLUS SERIES

## HUD STANDARD FEATURES

### CONSTRUCTION

Detachable Hitch  
Recessed Frame  
2 X 6 Floor Joists 16" o.c. (2x8" on 30' Wides)  
19/32" T&G OSB Decking  
2 x 6 Exterior Walls, 16" o.c.  
2 x 4 Interior Walls 24" o.c.  
8'6" Sidewall Height w/ Flat Ceiling  
30# Roof Load  
Nominal 3:12 Roof Pitch  
Double 2x4 Marriage Wall Construction  
R-28 Ceiling Insulation  
R-22 Floor Insulation  
R-19 Wall Insulation  
8:12 Standard Dormer  
Front - 12" Eaves (Nominal)  
Rear - 12" Eaves (Nominal)  
In Line Heat Duct Crossover

### EXTERIOR

Vertical Siding  
4" Exterior Window Trim  
6" Bottom Trim (Ship Loose) Non-Lap Sided Areas  
8" (Nominal) Eave Fascia  
Wood Soffit & Facia  
Front Door - 36" Mission Door  
Rear Door - 36" 9-Lite  
Vinyl Low-E Insulated Windows (Non-Grid)  
Full End Wall Close-up  
Black Porch Light - Front & Rear

### INTERIOR

Toe Kick Floor Registers Installed  
Main Water Shut-Off Valve  
Water Shut-Off Valves Throughout  
Skip Troweled Ceiling Finish  
1/2" T&T w/ Rounded Corners Throughout  
1/2" Window Jamb & Wood Sill  
Flat Interior Paint (Walls & Ceiling)  
16" Wood Closet Shelving  
2-Panel White Interior Passage Doors  
356 Door Molding  
356 Window Molding  
356 Base Molding Throughout  
Vinyl Flooring in Wet Areas  
Vinyl Flooring in Entryway  
25 oz. Carpet w/ Stain Resistance  
3/8" 5# Rebond Pad  
2" Faux Wood Mini-Blinds Throughout  
Return Air Grills in Bedrooms  
4" LED Light at Entry

### ELECTRICAL

4" Can Lights in Kitchen (Per Print)  
200 AMP Panel Box  
4" LED Ceiling Lights (Except Bedrooms/Den)  
Satin Nickel Ceiling Lights in Bedrooms  
Prep for Washer/Dryer - Electric  
Cabinet over Washer / Dryer  
Toggle Light Switches  
Furnace - Electric  
50-Gallon Electric Water Heater  
Exterior GFI Receptacle  
Switch to Receptacle in Living Room  
Prep for Paddle Fan in Living Room

### KITCHEN

18 CF Refrigerator  
Deluxe Electric Range  
30" StoneCrest Hood w/ Fan & Light  
Drawer over Door in Kitchen  
Double Adjustable Overhead Cabinet Shelves  
Laminate Countertop Kitchen & Baths  
Crescent Laminate Edging Kitchen & Baths  
4"x16" Subway Tile (1 row) Kitchen & Baths  
Double Bowl Stainless Steel Kitchen Sink  
Single-Lever Faucet w/ Sprayer  
Hardwood Flat Panel Cabinet System  
Cabinet over Refrigerator  
Crown Molding over Kitchen Cabinets  
Full Extension (Deluxe) Drawer Guides  
Chandelier in Dining Room  
42" Overhead Kitchen Cabinets

### BATHROOMS

1-Piece 60" Fiberglass Tub/Shower in Both Baths  
Satin Nickel Towel & Tissue Holders  
36" Lavy Height Master Bath / 36" Guest Bath  
Elongated Toilets in Both Baths  
Bath Vent Fans w/ Lights in Both Baths  
Vanity Mirror w/ Wrapped Stile Frame  
Single-Lever Faucets in Each Bath  
China Sink in Both Baths  
4" LED Can Light Above Bath Sink  
SN Cosmetic 2-Bar Light in Both Baths  
Bank of Drawers in Master Bath



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