

CHAMPION<sup>®</sup>

HOME BUILDERS



# Barclay

COLLECTION



Scan to take our 'Tour of Excellence' - Welcome to Topeka!

## A Place To Call Your Own

Beyond just building you a house, we're committed to providing you and your family with a home to make memories in that will last a lifetime. Somewhere you can feel secure. A place you can call your own. A home that fits your lifestyle and has your own personal touch. Whether you're an active young family constantly on the go or empty-nesters ready to simplify, just relax – we have a home that's right for you.

## More Choice, More Freedom

Our vast selection of floor plans, color choices and options give you the design choices you want to create a home you'll truly enjoy.



## Confidence And Trust

Over the years, we've built more than just homes. We've built homebuyer trust in our ability to satisfy their needs and we're confident we can provide you with a home that will meet your needs and exceed your expectations.



Barclay

1025

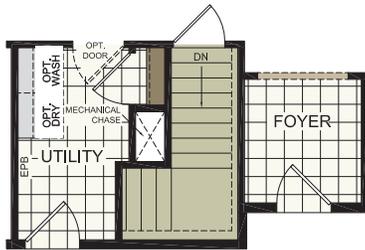
3 BED • 2 BATH  
1787 SQ. FT.



Shown with porch & garage built onsite by others



OPTIONAL SERENITY SHOWER



OPTIONAL STAIRWELL



OPTIONAL 10" CANTILEVER BAY WINDOW





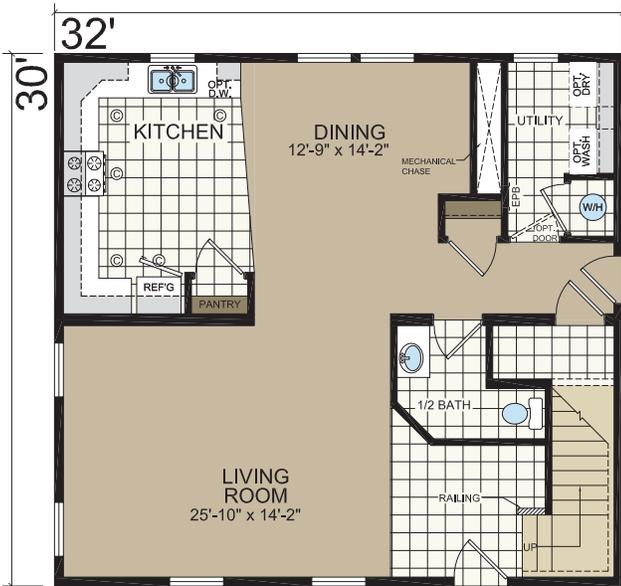
Barclay

2007

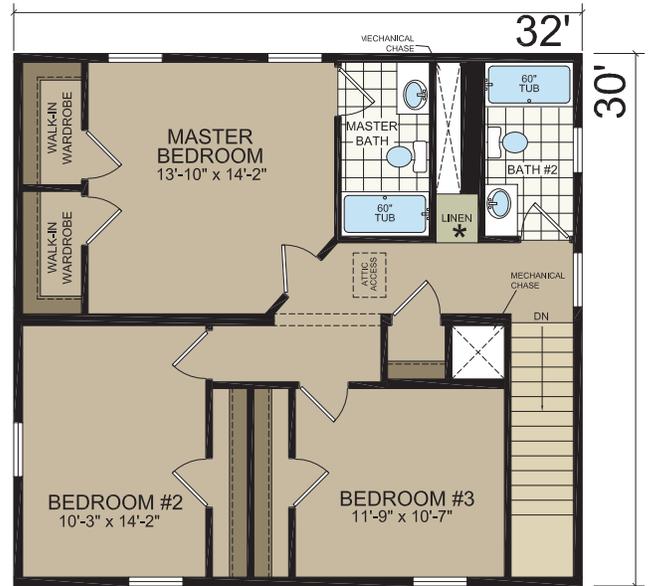
3 BED • 2 BATH  
1920 SQ. FT.



Shown with porch & garage built onsite by others

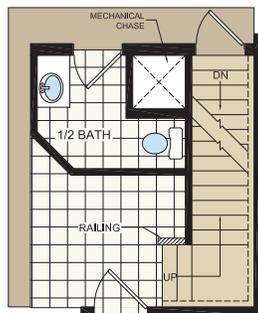


1ST FLOOR



2nd FLOOR

\*Furnace & Warm Air Ductwork N/A  
with Two Story models



OPTIONAL BASEMENT

Take a  
Virtual Tour!



Barclay

4003

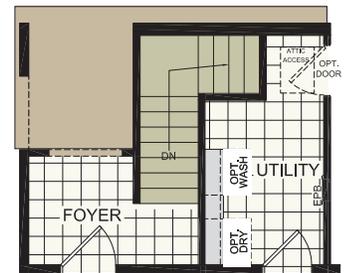
3 BED • 2 BATH  
1638 SQ. FT.



Shown with porch & garage built onsite by others



\*Furnace N/A with this model



OPTIONAL BASEMENT

DELETE SIDING FOR OPT. GARAGE  
IN THIS AREA.  
\* ON SITE BY OTHERS.



OPTIONAL SERENITY SHOWER

Barclay

4201

2 BED • 2 BATH  
1120 SQ. FT.

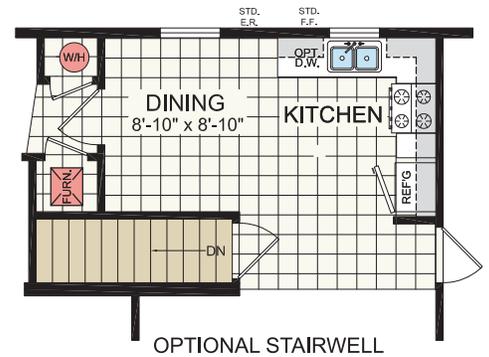
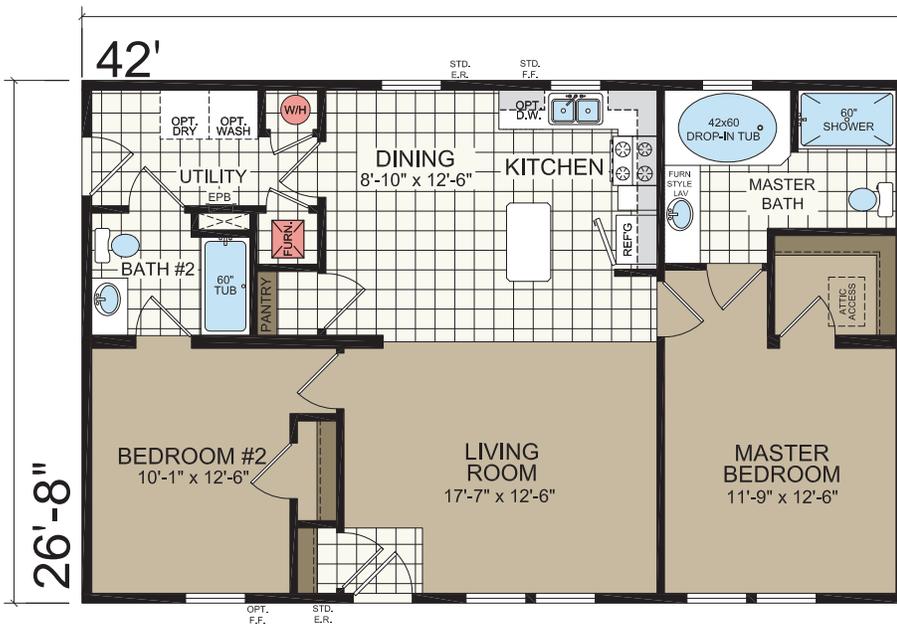


Shown with porch & garage built onsite by others. Optional 7/12 roof pitch



Standard 5/12 roof pitch

\*Renderings shown with optional exterior including dormer, site-built porch and garage by others.



OPTIONAL STAIRWELL

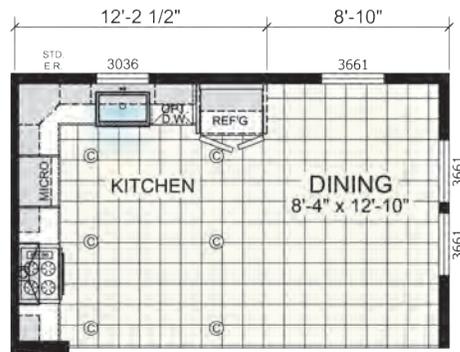
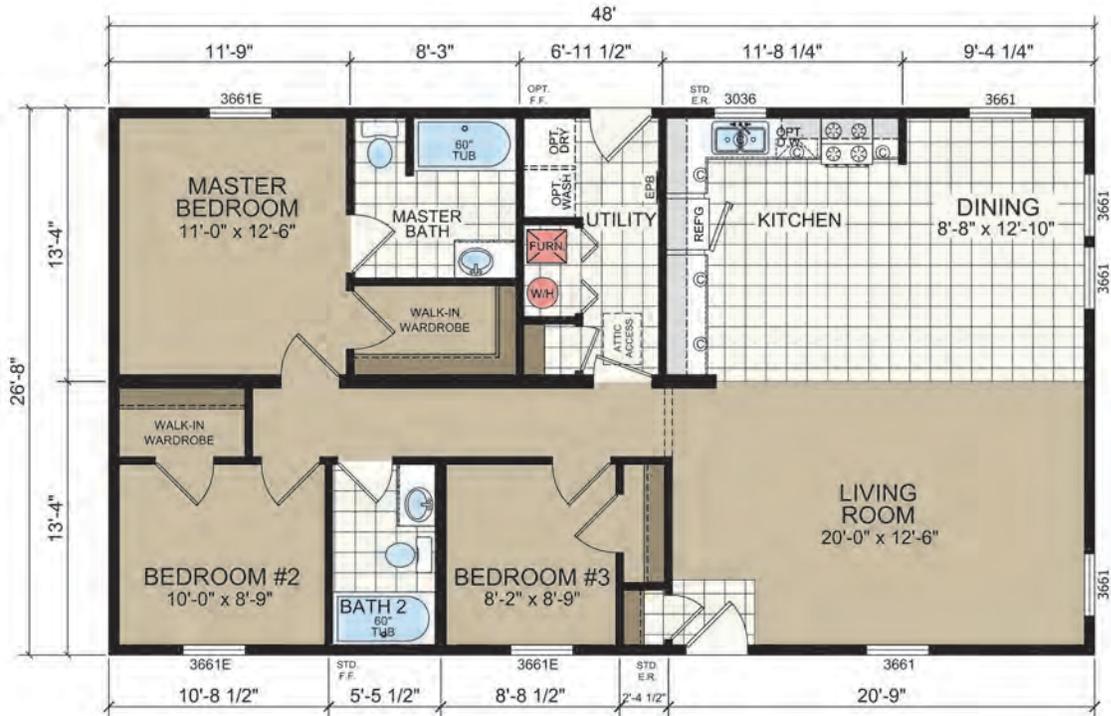


OPTION SERENITY SHOWER

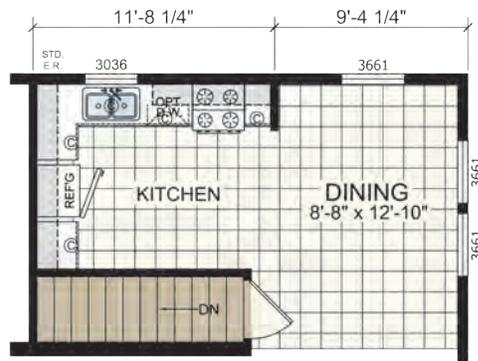
Barclay

4801

3 BED • 2 BATH  
1344 SQ. FT.



OPTIONAL ULTIMATE KITCHEN 2



STAIRWELL OPTION

Barclay

5205

3 BED • 2 BATH  
1456 SQ. FT.



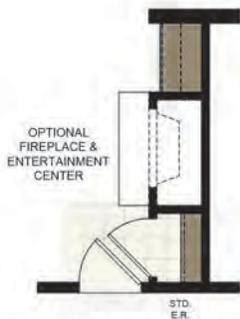
PASS THRU HAMPER OPTION



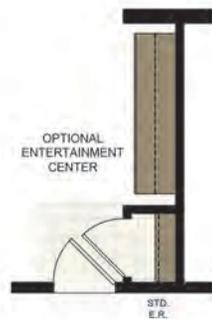
PANTRY OPTION



OPTIONAL ULTIMATE KITCHEN 2



FIREPLACE OPTION



ENT. CENTER OPTION



BASEMENT OPTION

Barclay

5617

3 BED • 2 BATH  
1680 SQ. FT.

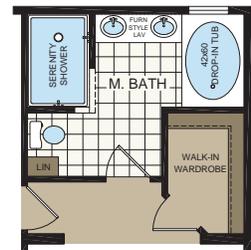
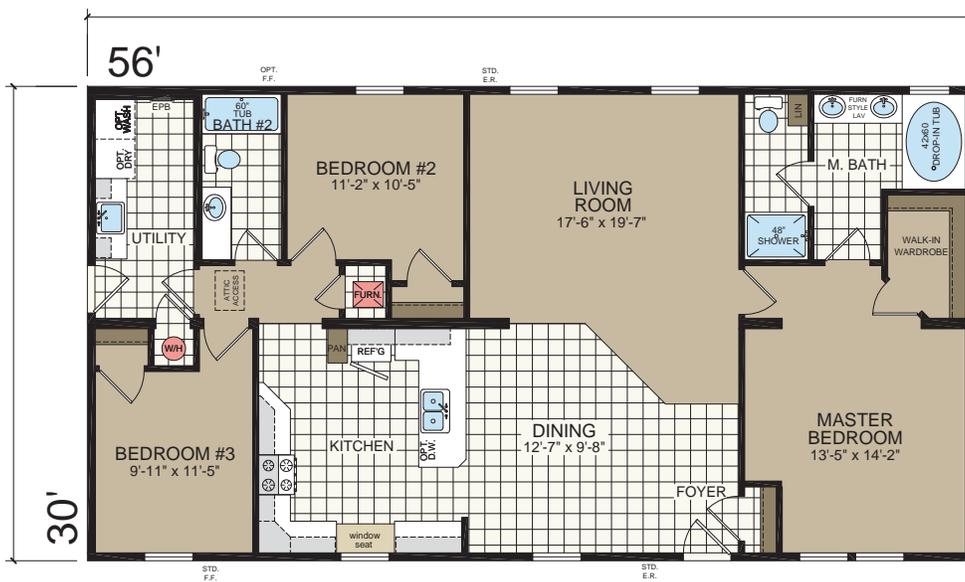


Shown with porch & garage built onsite by others. Optional 7/12 roof pitch

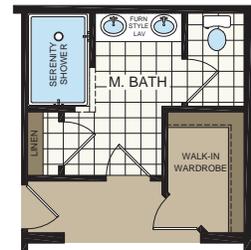


standard 5/12 roof pitch

\*Renderings shown with optional exterior including dormer, site-built porch and garage by others.



OPTIONAL SERENITY BATH



OPTIONAL SERENITY SHOWER



OPTIONAL ULTIMATE KITCHEN 2



OPTIONAL STAIRWELL  
FURNACE ON SITE BY OTHERS

Barclay

6413

3 BED • 2 BATH  
1920 SQ. FT.



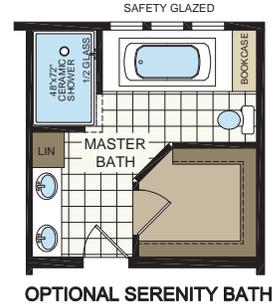
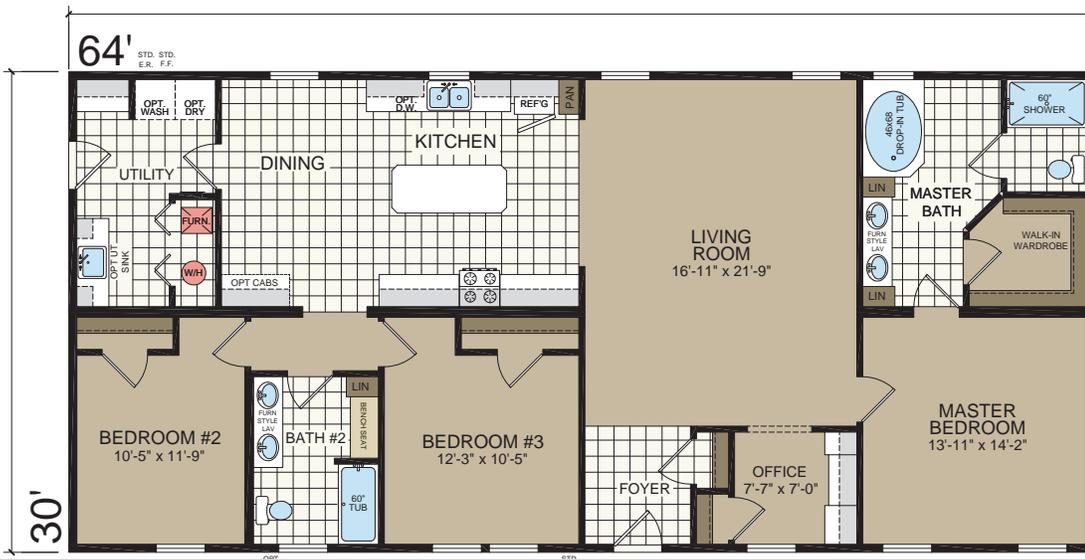
Shown with porch & garage built onsite by others. Optional 7/12 roof pitch

Take a  
Virtual Tour!



standard 5/12 roof pitch

\*Renderings shown with optional exterior including dormer, site-built porch and garage by others.



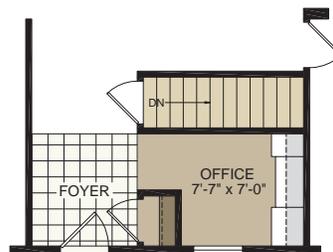
OPTIONAL SERENITY BATH



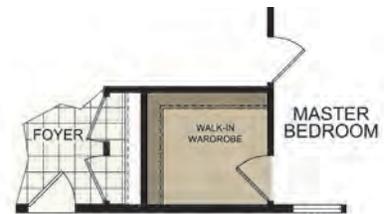
OPTIONAL SERENITY SHOWER



OPTIONAL ULTIMATE KITCHEN 2



OPTIONAL STAIRWELL



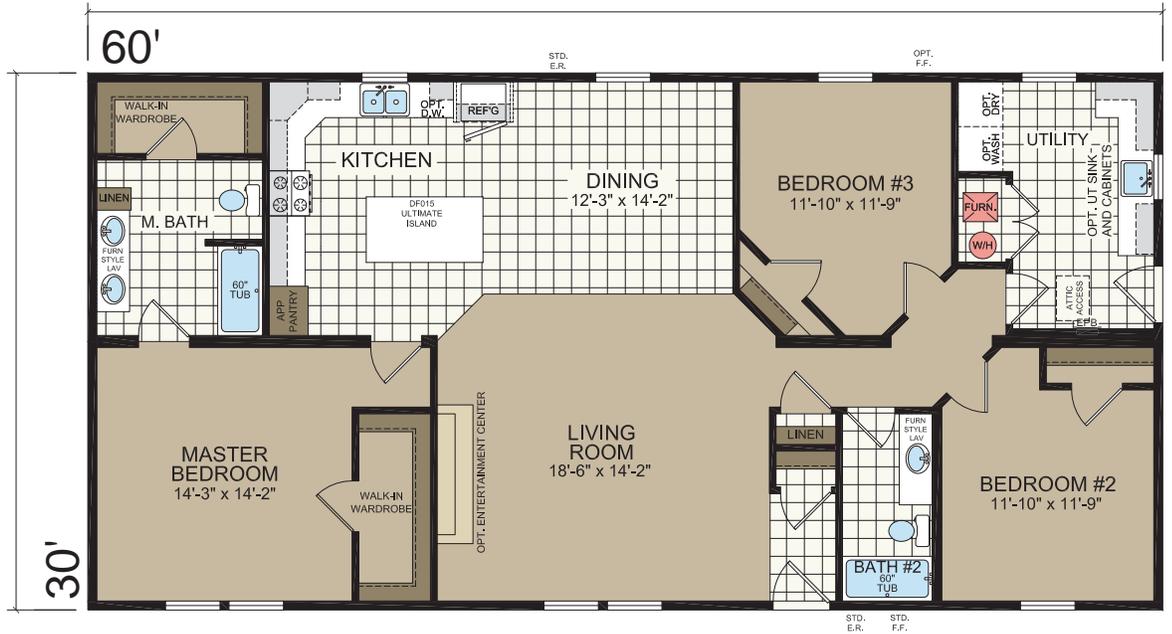
OPTIONAL WALK-IN CLOSET

# Family of Homes

## Barclay 6017

3 BED • 2 BATH  
1800 SQ. FT.

Take a  
Virtual Tour!



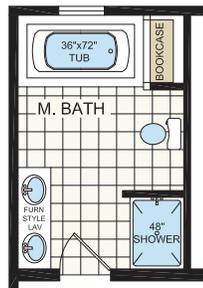
OPTION ULTIMATE KITCHEN 2



OPTION HUTCH



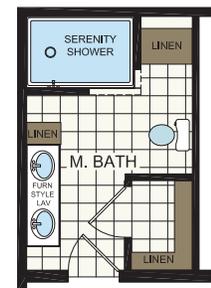
OPTIONAL STAIRWELL



OPTION MASTER BATH



OPTION SERENITY BATH



OPTION SERENITY BATH #2

# Family of Homes



## Barclay 6419

3 BED • 2 BATH  
1920 SQ. FT.



## Barclay 6815

3 BED • 2 BATH  
2040 SQ. FT.

# Family of Homes

## Barclay 7617

4 BED • 2 BATH  
2280 SQ. FT.



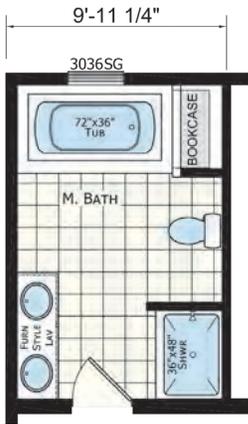
# Barclay Options



OPTION ULTIMATE KITCHEN 2



OPTION STAIRWELL



OPTION MASTER BATH



OPTION SERENITY BATH

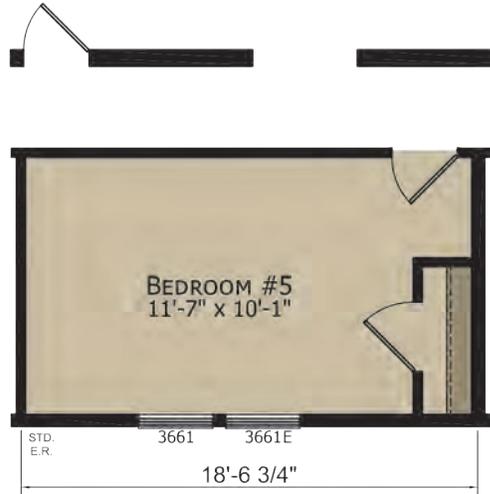


OPTION SERENITY BATH #2



OPTION 4TH BEDROOM

Available on the 6419 and 6815 Models Only



OPTION 5TH BEDROOM

Available on the 7617 Model Only

# Barclay COLLECTION

## **FRAMES & FLOORS**

2 x 10 Floor Joists 16" O.C  
3/4" OSB Floor Decking  
Double 2 x 10 Rim Joist  
Double LVL at M/Line  
9.25" Open Floor Joist Floor Truss - 2nd  
Story Only on Two Story Models  
15 oz. Carpet  
5 Lb Rebond Carpet Pad  
Perimeter Registers w/ 6" Round Boots

## **EXTERIOR**

2 x 6 Wall Studs / 16" O.C.  
R19 Exterior Wall Insulation  
7/16" OSB Sheathing  
House Wrap  
Double Dutch Lap 4" Vinyl Siding  
Raised Panel Shutters - Doorside

## **CEILING & ROOF**

8' Flat Ceilings w/ Stomped  
Textured Finish  
5/12 Roof Pitch  
R-40 Cellulose Insulation  
7/16" OSB Roof Sheathing  
30 Yr. Fiberglass Dimensional Shingles  
8" Vented Eaves- Sidewall 28' Wide  
12" Eaves - Sidewall 30' Wide  
12" Vented Eaves - End Wall  
Steel Fascia Trim  
Fully Vented Vinyl Soffit  
Roof Load Meets or Exceeds  
State Requirements

## **ADDITIONAL**

2" Blinds T/O  
Dining Room Chandelier  
Platinum Light Package Wire  
Closet Shelving  
Finished Closets T/O  
7 Year Warranty

# Standard Features

## INTERIOR WALLS & DOORS

2 x 4 24" O.C.  
2 x 6 Plumbing Walls  
1/2" Drywall T/O  
2 Panel White Raised Panel Interior Doors  
Nickel Round Knobs / 3 Mortised Hinges  
Furnace & Water Heater Doors- VBP  
Hardwood Door and Window Casing  
Hardwood Base Moulding  
Wrapped MDF Jambes - Door / Window  
Interior Door at Utility Room -VBP  
Hardwood Door Stop  
2 x 4 16" O.C. Marriage Wall  
Finished Ceiling Joints T/O  
3 Mortised Hinges on all Interior Doors

## KITCHEN & BATH

30" Deluxe Electric Range  
18 CF Over/Under Refer  
30" Range Hood w/Charcoal Filter  
Stainless Steel Sink  
Fiberglass Drop-In Tub in MBath(VBP)  
48" or 60" 1-Piece Fiberglass Shower - VBP  
Elongated China Commode  
China Lavs  
Lighted Bath Vents  
Eave Vent w/ Side Discharge Framed  
Mirrors T/O

## CABINetry

Choice HW White or Timberwolf Cabinets  
1/2" Cabinet End Panels  
Hidden Hinges  
Countertops-Hi Pressure  
Laminate w/ Self Edge  
Ceramic Backsplash T/O  
Ceramic Tile Between Range & Hood  
3/4" Hardwood Stiles  
Drawers over Doors  
3/4" Adjustable Shelving  
1-3/4" Cabinet Cove  
Pantry w/ Lazy Susan &  
Roll-Out Shelf-VBP-(Kit)  
Upgrade Dlx Expandable Drawer Guides  
1/2" Adjustable Center Shelf  
Black Cabinet Handles  
Bottom Cabinet Trim  
42" Overhead Cabinets in Kitchen  
Valance Board over Kitchen Sink- VBP

## WINDOWS & EXTERIOR DOORS

Low "E" Vinyl Grid Windows  
36 x 80 White 6 Panel  
Residential - Front Door  
White 6-Panel Fire  
Rated - Rear Door  
Nickel Lockset with Deadbolt

## HEATING & PLUMBING

40 Gallon Electric Water Heater  
Main Water Shut-Off  
@ Water Heater  
Water Shut-Offs @ All Fixtures  
PEX Water Lines  
Schedule 40 PVC Drain / Vent Lines  
(1) Frost Free Exterior Faucet with  
Shut-Off Per Print  
Plumb for Washer - Per Plan  
Cold Air Returns -  
Elec Furnace Std on Two  
Box Models Only

## ELECTRICAL

200 AMP Service w/ 30/40 Box  
12/2 Copper Wire Thru Out  
Wire for Dryer  
Smoke Detectors - All  
Bedrooms & LR  
GFI Recepts - Kitchen,  
Baths, (2) Exterior  
Black Lantern Light - All  
Exterior Doors  
Can Lights Over Cabinets  
& Island in Kitchen  
1 Phone Jack - Standard

FURNACE IS NOT AVAILABLE, AND MUST BE COMPLETED  
ONSITE FOR ALL MODELS OVER TWO BOXES

Due to continuous product development and improvement,  
prices, specifications and material are subject to change  
without notice or obligation Square footage  
and other dimensions are approximate. Included images are artis  
renderings and are not intended to be an accurate representation  
of the homes. Renderings and floorplans may be shown with optional  
features and / or third party additions that may not be available  
in all regions or situations. Exterior renderings may include onsite  
builder built options not offered by Champion Home Builders, Inc.



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