

Dutch[®] Housing

DIAMOND SERIES



Homes for
Today's Living



ABOUT US

Founded in 1991 in the Amish country of Northern Indiana where pride and craftsmanship run deep, Dutch Housing is recognized today for offering some of the highest-quality manufactured and modular homes in the Midwest.

It's a recognition achieved by consistently delivering more than our customers might expect. More innovative quality features. More home styles and flexible floor plan designs. More helpful customer service. And most of all, more home for your money.

A place to call your own

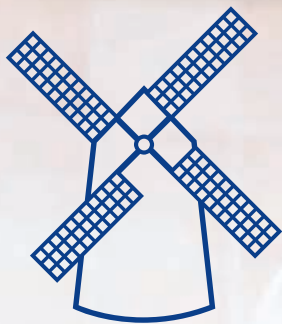
Beyond just building you a house, we're committed to providing you and your family with a home to make memories in that will last a lifetime. Somewhere you can feel secure. A place you can call your own. A home that fits your lifestyle and has your own personal touch. Whether you're an active young family 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.

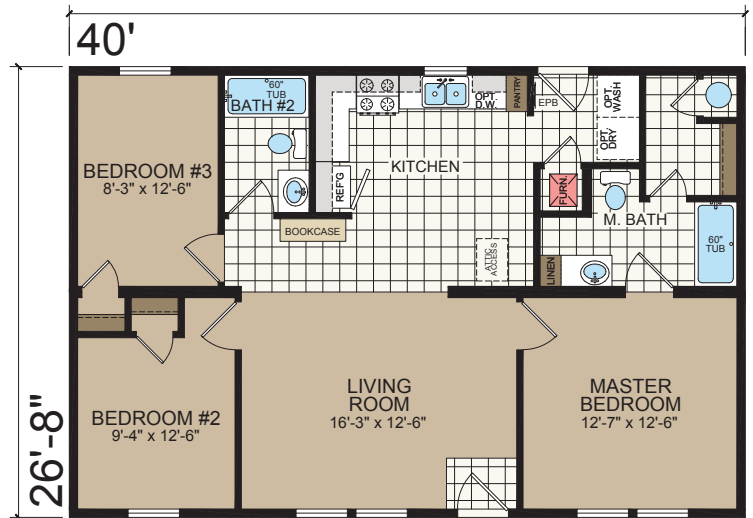




MONROE

2844 201

3 BED • 2 BATH • 1066 SQ. FT.



APPLETON

2846 201

3 BED • 2 BATH • 1120 SQ. FT.



Stairwell available on Modular only

OPTIONAL STAIRWELL w/ 2 BEDROOM

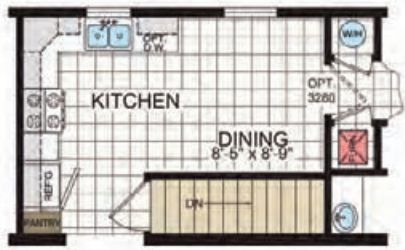
Attic access standard on Modular only



BAYFIELD

2848 203

3 BED • 2 BATH • 1173 SQ. FT.



OPTIONAL STAIRWELL

Stairwell available on Modular only



CHILTON

2850 201

3 BED • 2 BATH • 1126 SQ. FT.



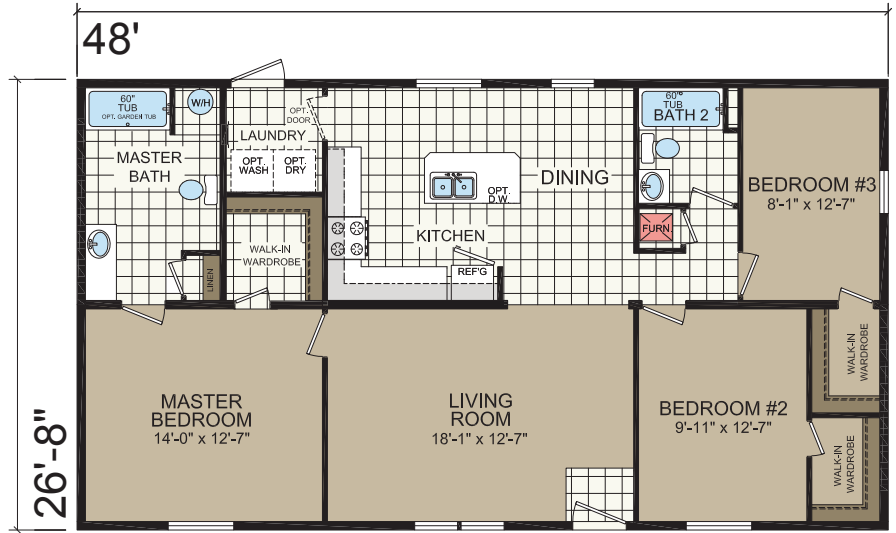
Attic access standard on Modular only



ELKHORN

2852 203

3 BED • 2 BATH • 1280 SQ. FT.



CORONA

2852 205

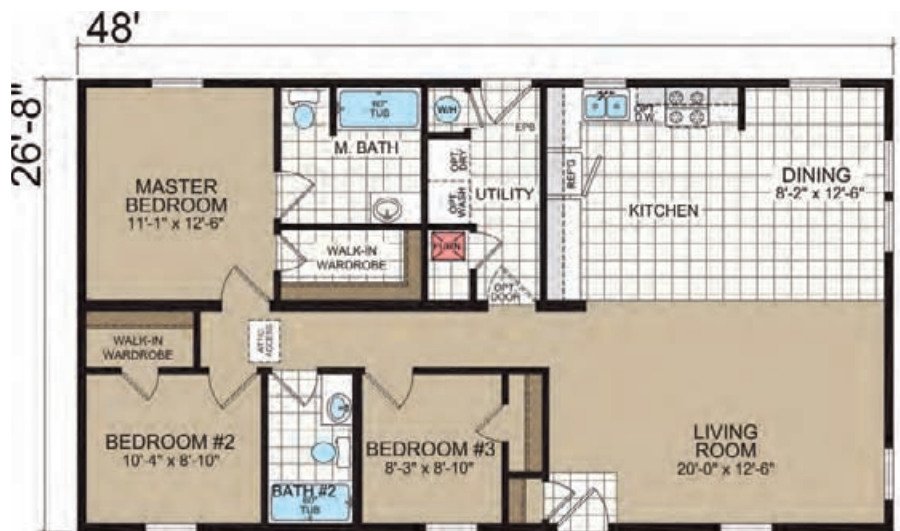
3 BED • 2 BATH • 1120 SQ. FT.



LANCASTER

2852 209

3 BED • 2 BATH • 1180 SQ. FT.





WARREN

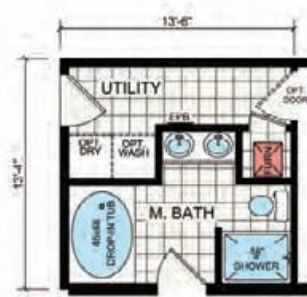
2856 201

3 BED • 2 BATH • 1387 SQ. FT.

Take a Virtual Tour!



OPTIONAL STAIRWELL



OPTIONAL MASTER BATH



SERENITY SHOWER



OPTIONAL ULTIMATE KITCHEN 2



FAIRFIELD

2856 205

3 BED • 2 BATH • 1293 SQ. FT.



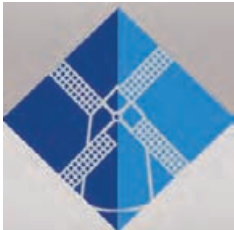
Attic access standard on Modular only



VENTURA

2856 221

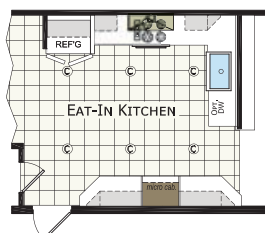
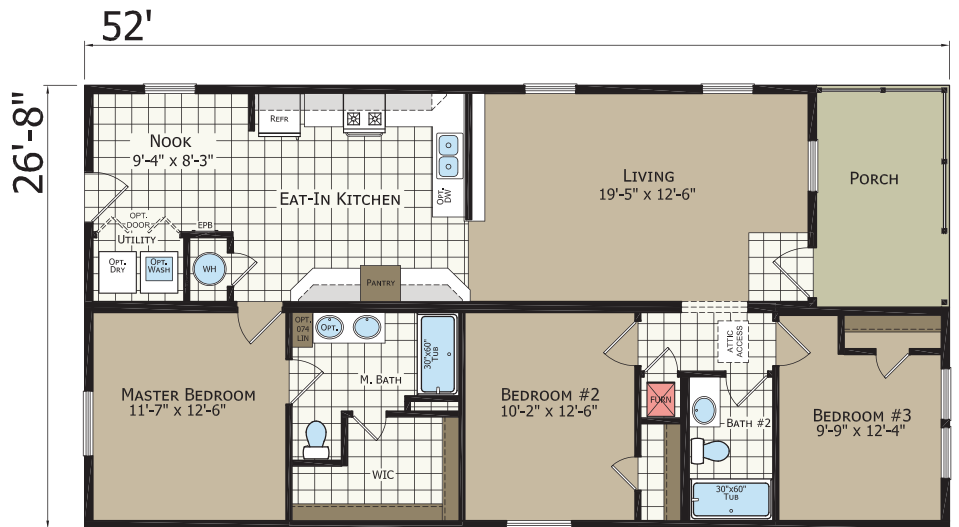
3 BED • 2 BATH • 1386 SQ. FT.



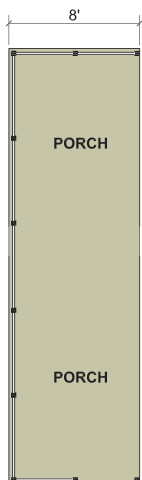
PONTIAC

2856 241

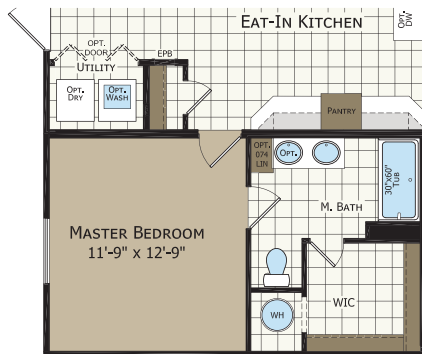
3 BED • 2 BATH • 1279 SQ. FT.



OPTIONAL
ULTIMATE KITCHEN 2



OPTIONAL
PORCH



Water heater location
for Multi-Section only

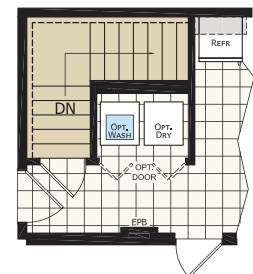


OPTIONAL LIVING ROOM OFFSET



**Take a
Virtual
Tour!**

Stairwell available
on Modular only



OPTIONAL STAIRWELL

Attic access standard on Modular only



CAMPBELL

2856 255

3 BED • 2 BATH • 1279 SQ. FT.



OPTIONAL ON-SITE AWNING



OPTIONAL 8' PORCH



OPTIONAL EXTENDED LAV



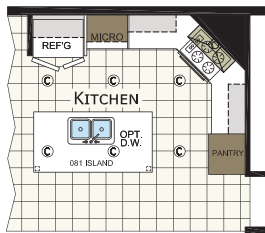
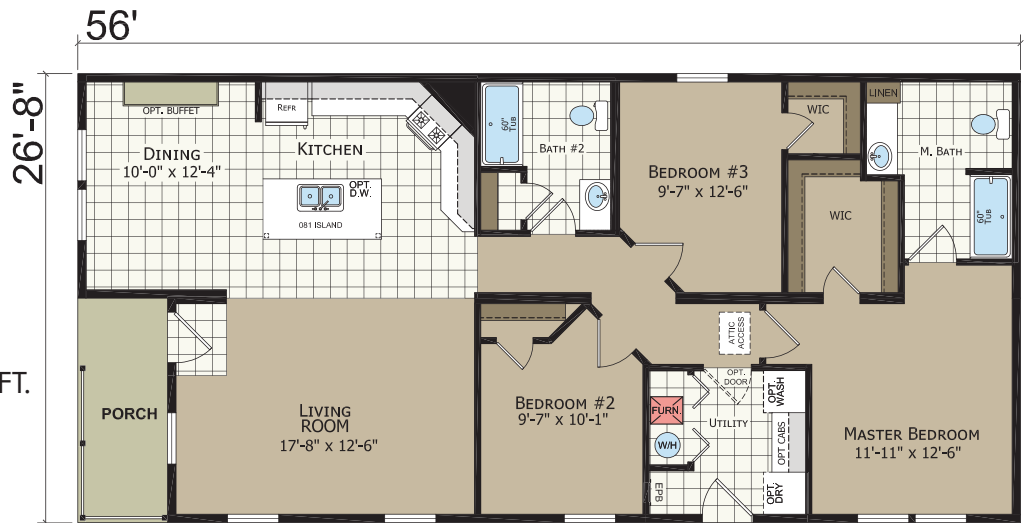
OPTIONAL KITCHEN



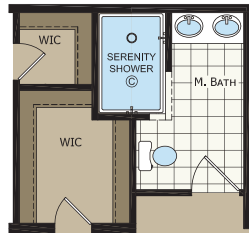
BAY PORT

2860 239

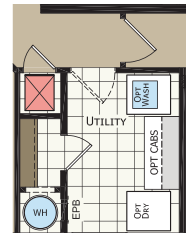
3 BED • 2 BATH • 1420 SQ. FT.



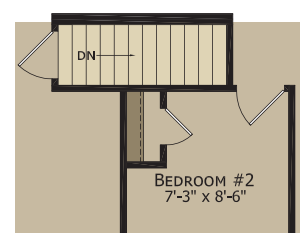
OPTIONAL ULTIMATE KITCHEN 2



OPTIONAL SERENITY BATH



OPTIONAL UTILITY
Furnace and water heater locations for Multi-Section only



OPTIONAL STAIRWELL
Stairwell available on Modular only

Attic access standard on Modular only



EASTON

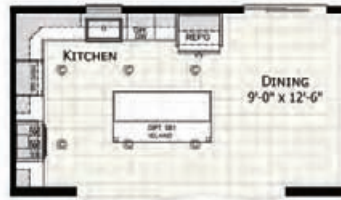
2860 249

3 BED • 2 BATH • 1493 SQ. FT.

Take a Virtual Tour!



OPTIONAL STAIRWELL
Available on Modular only



OPTIONAL
ULTIMATE KITCHEN 2



OPTIONAL BOOTH SEAT



OPTIONAL
DOUBLE
ISLAND



ADDISON

2860 251

3 BED • 2 BATH • 1493 SQ. FT.



OPTIONAL APEX
MASTER BATH
Available on Modular only



OPTIONAL STAIRWELL
(FURNACE and WH N/A)
Available on Modular only

Attic access standard on Modular only



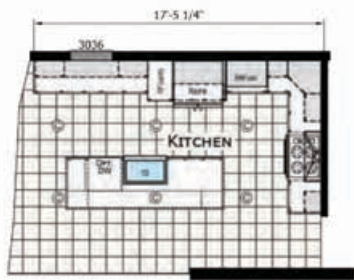
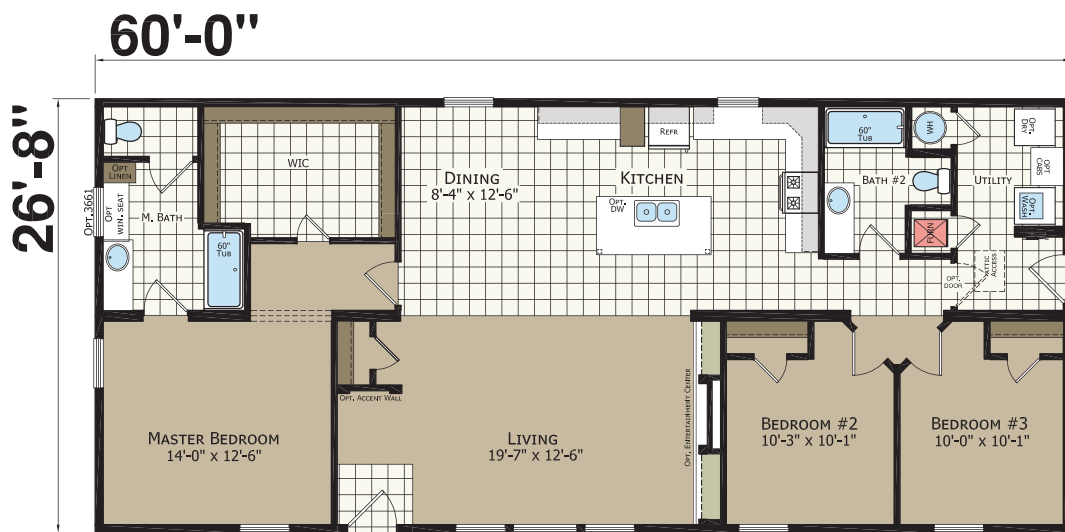
LELAND

2864 241

3 BED • 2 BATH • 1600 SQ. FT.



Shown with Optional Elevation



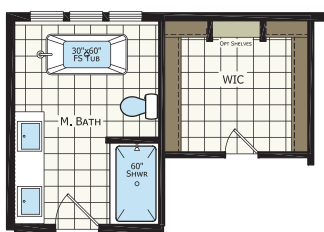
OPTIONAL ULTIMATE KITCHEN 2



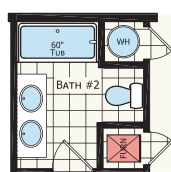
OPTIONAL STAIRWELL
Stairwell available on Modular only



OPTIONAL MASTER BATH w/ STAIRS
Stairwell available on Modular only



OPTIONAL MASTER BATH



OPTIONAL BATH 2
VANITY



OPTIONAL SERENITY BATH
Attic access standard on Modular only

**Take a
Virtual
Tour!**





FILLMORE

2868 243

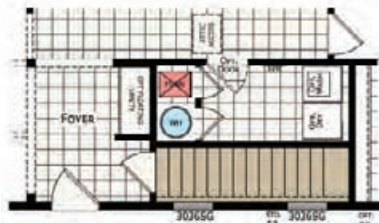
3 BED • 2 BATH • 1707 SQ. FT.



**Take a
Virtual
Tour!**



OPTIONAL ULTIMATE KITCHEN 2



OPTIONAL STAIRWELL

Stairwell available on Modular only



Utility room layout for
Multi-Section only



OPTIONAL HALF BATH



OPTIONAL MASTER BATH

Attic access standard on Modular only



**OPTIONAL
SERENITY BATH**



GEORGETOWN

2868 245

3 BED • 2 BATH • 1707 SQ. FT.



OPTIONAL
FAMILY ROOM OFFSET



OPTIONAL
ULTIMATE KITCHEN 2



OPTIONAL STAIRWELL
Stairwell available on Modular only



**Take a
Virtual
Tour!**

Attic access standard on Modular only



SEACLIFF

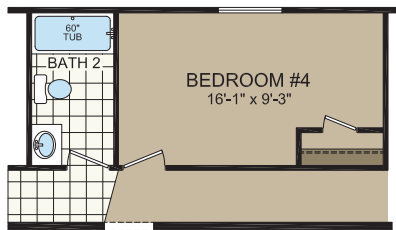
2872 201

3 BED • 2 BATH • 1813 SQ. FT.



Shown with Optional Exterior

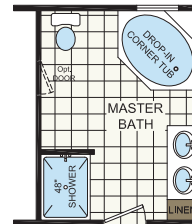
Bi-fold doors standard on Modular only



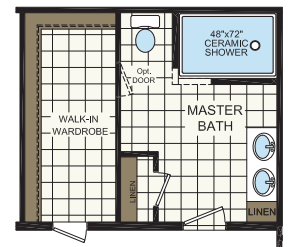
OPTIONAL 4TH BEDROOM



OPTIONAL STAIRWELL
(N/A w/ 4TH BEDROOM OPTION)
Stairwell available on Modular only



OPTIONAL MASTER BATH



OPTIONAL SERENITY BATH

Attic access standard on Modular only



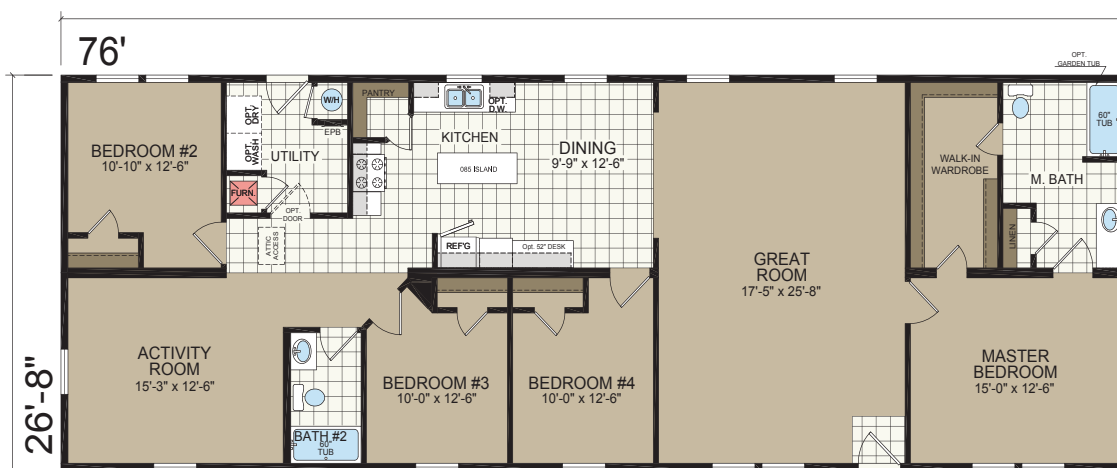
BALDWIN

2880 201

4 BED • 2 BATH • 2026 SQ. FT.



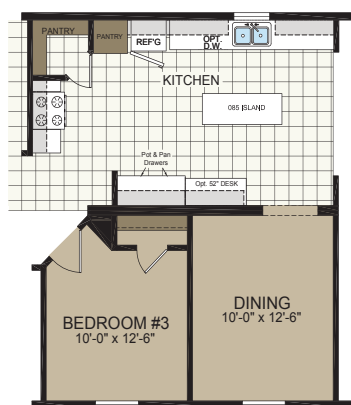
Shown with Optional Elevation, Site-built Porch and Garage by Others



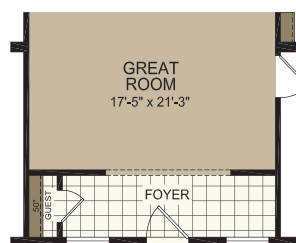
Two windows at great room and master bedroom standard on Modular only



OPTIONAL ULTIMATE KITCHEN 2



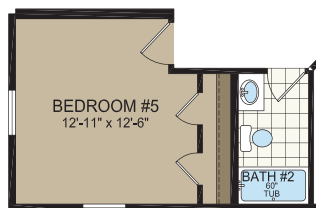
OPTIONAL KITCHEN w/ FORMAL DINING



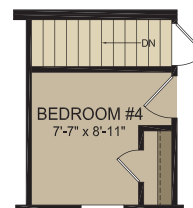
OPTIONAL FOYER



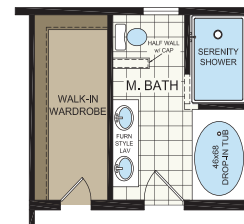
OPTIONAL MASTER BATH



OPTIONAL 5TH BEDROOM



OPTIONAL STAIRWELL
Stairwell available on Modular only



OPTIONAL SERENITY BATH

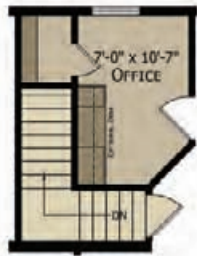
Attic access standard on Modular only



SHELBY

3264 215

3 BED • 2 BATH • 1824 SQ. FT.



OPTIONAL STAIRWELL
(N/A w/ 4TH BEDROOM)
Stairwell available on Modular only



OPTIONAL 4TH BEDROOM
(N/A w/ STAIRWELL)



OPTIONAL DINING ROOM
(N/A w/ STAIRWELL)

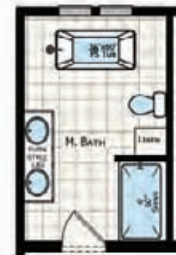


OPTIONAL ULTIMATE KITCHEN 2

Take a Virtual Tour!



OPTIONAL SERENITY BATH



OPTIONAL MASTER BATH



OPTIONAL END ENTRY



OPTIONAL END ENTRY



OPTIONAL 5TH BEDROOM

Attic access standard on Modular only



MADISON

3272 213

3 BED • 2 BATH • 2062 SQ. FT.

Take a
Virtual
Tour!



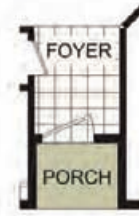
OPTIONAL
RADIANT SPA BATH



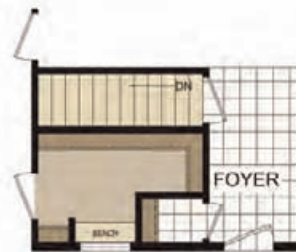
OPTIONAL
SERENITY BATH



OPTIONAL
FRONT ENTRY



OPTIONAL
PORCH
Available on Modular only



OPTIONAL STAIRWELL
Available on Modular only



OPTIONAL ULTIMATE KITCHEN 2

Attic access standard on Modular only

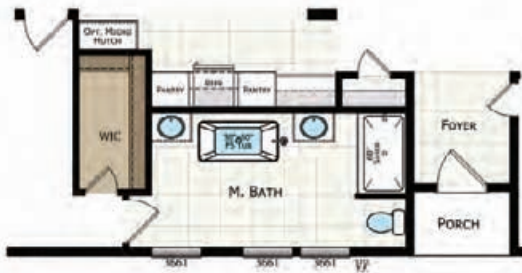


WINSTON

3276 211

3 BED • 2 BATH • 2183 SQ. FT.

**Take a
Virtual
Tour!**



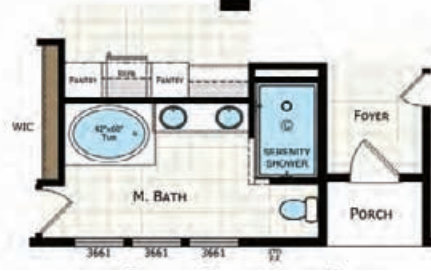
OPTIONAL MASTER BATH



OPTIONAL MASTER BATH 2



OPTIONAL SERENITY BATH



OPTIONAL SERENITY BATH 2



OPTIONAL STAIRWELL
Stairwell available on Modular only

Attic access standard on Modular only



VERONA

3280 201

4 BED • 2 BATH • 2305 SQ. FT.

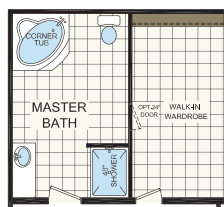
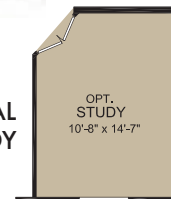


Shown with Optional Exterior

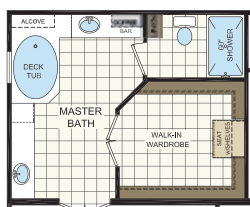


OPTIONAL BATHROOM 3

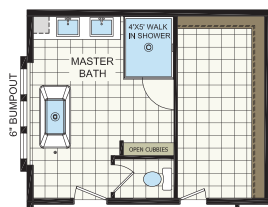
OPTIONAL STUDY



OPTIONAL MASTER BATH 1



OPTIONAL MASTER BATH 2



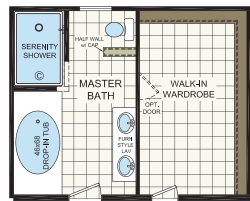
OPTIONAL RADIANT SPA BATH



OPTIONAL ULTIMATE KITCHEN 2



OPTIONAL SERENITY BATH 1



OPTIONAL SERENITY BATH 2



OPTIONAL SERENITY BATH 3



OPTIONAL SERENITY BATH 4



OPTIONAL STAIRWELL

Stairwell available on Modular only

Attic access standard on Modular only



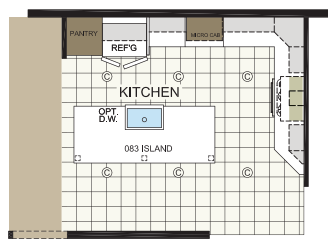
KESWICK

3280 209

4 BED • 3 BATH • 2305 SQ. FT.



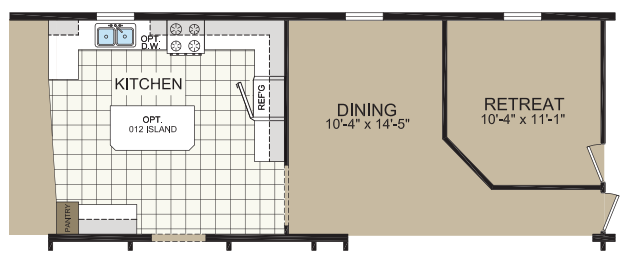
Shown with Optional Elevation, Site-Built Porch and Garage by Others



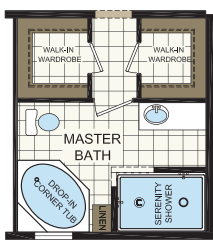
OPTIONAL
ULTIMATE KITCHEN 2



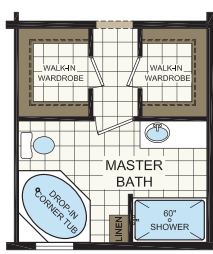
OPTIONAL STAIRWELL
Stairwell available on Modular only



OPTIONAL KITCHEN LOCATION



OPTIONAL
SERENITY SHOWER



OPTIONAL
MASTER BATH



OPTIONAL
DESIGNER BATH

Attic access standard on Modular only

ODYSSEY 56'

2860 257 3 BED • 2 BATH • 1493 SQ. FT.

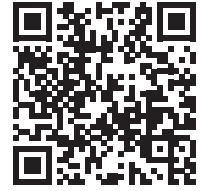


ODYSSEY 60'

2864 255 3 BED • 2 BATH • 1600 SQ. FT.



Attic access standard on Modular only



ODYSSEY 68'

2872 243

3 BED • 2 BATH • 1813 SQ. FT.



ODYSSEY FAMILY OF HOMES OPTIONS



OPTIONAL FIREPLACE ENTERTAINMENT CENTER



OPTIONAL ODYSSEY KITCHEN



OPTIONAL MASTER BATH



OPTIONAL BATH 2



OPTIONAL STAIRWELL

Stairwell available on Modular only

**FAMILY
OF
HOMES**

HENDERSON



HENDERSON 64'

3268 215 3 BED • 2 BATH • 1920 SQ. FT.



**Take a
Virtual
Tour!**



Attic access standard on Modular only

HENDERSON 68'

3272 217 3 BED • 2 BATH • 2040 SQ. FT.



HENDERSON 72'

3276 205 4 BED • 2 BATH • 2160 SQ. FT.



Attic access standard on Modular only

OPTIONS



OPTIONAL ULTIMATE KITCHEN 2



OPTIONAL UTILITY ROOM



OPTIONAL ENTERTAINMENT WALL
(Opt. Patio Door Required in Dining Room)



OPTIONAL MASTER BATH



OPTIONAL SERENITY BATH



OPTIONAL
MASTER BATH 2



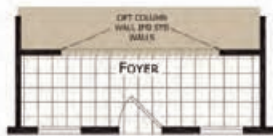
OPTIONAL
HALF BATH



OPTIONAL SERENITY BATH/WARDROBE



OPTIONAL FAMILY ROOM



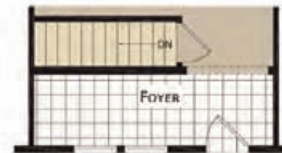
OPTIONAL FOYER



OPTIONAL DEN



OPTIONAL BASEMENT 1
Stairwell available on Modular only



OPTIONAL BASEMENT 2
Stairwell available on Modular only

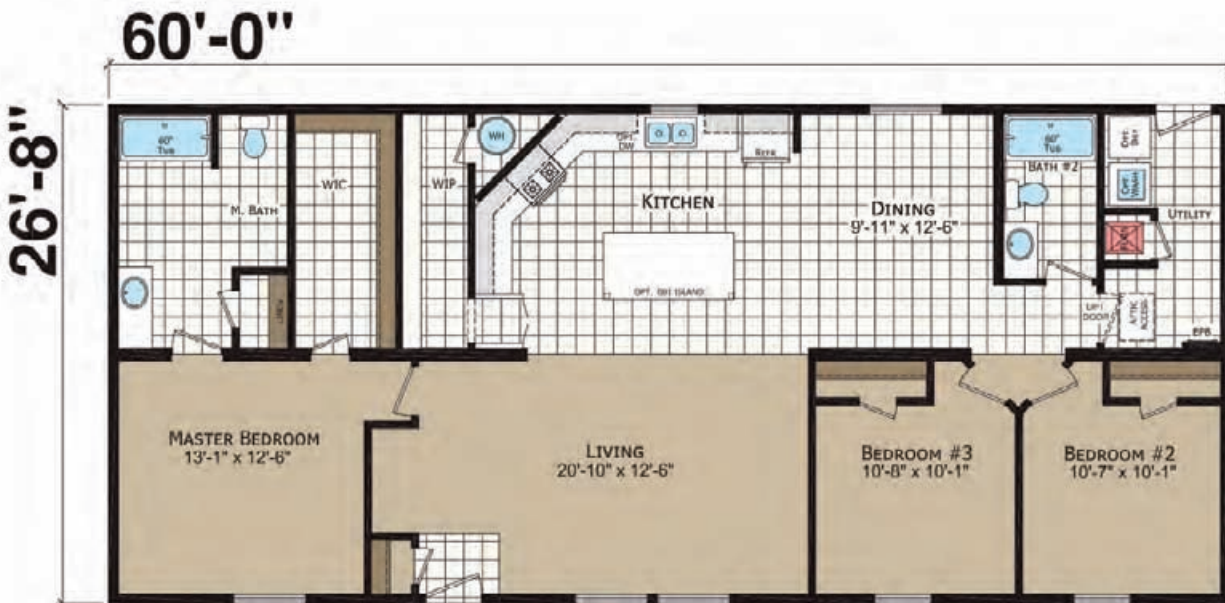
FAMILY
OF
HOMES

WOODWARD



WOODWARD 60'

2864 225 3 BED • 2 BATH • 1600 SQ. FT.

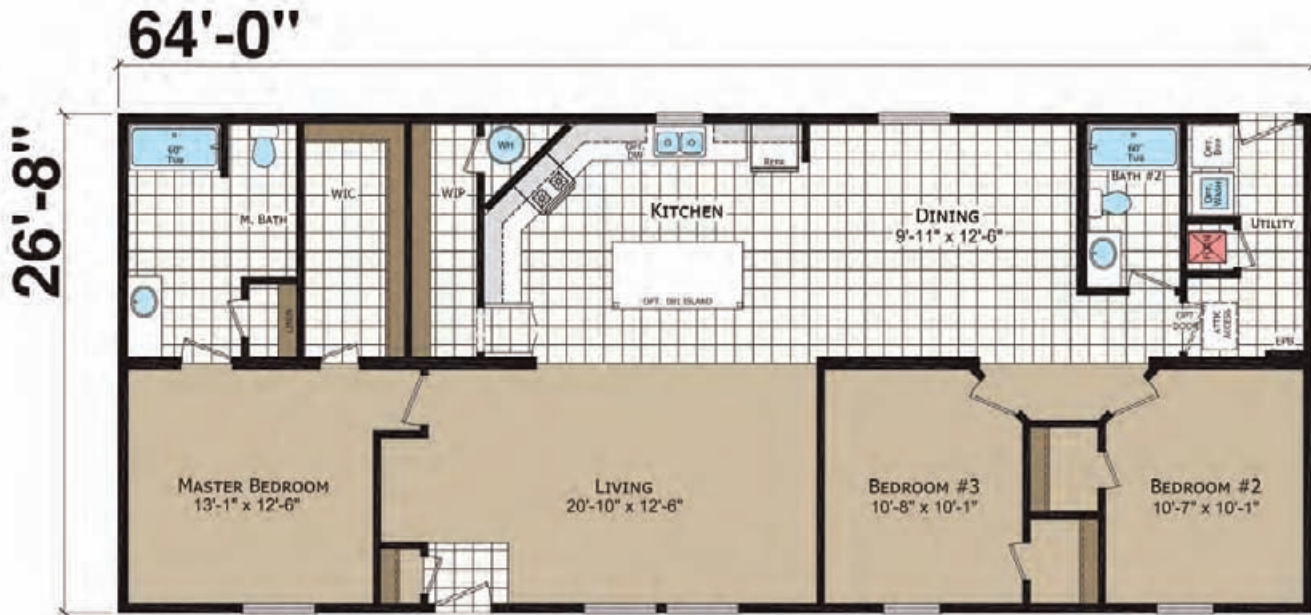


* THIS MODEL NOT AVAILABLE IN OHIO

Attic access standard on Modular only

WOODWARD 64'

2868 205 3 BED • 2 BATH • 1706 SQ. FT.



* THIS MODEL NOT AVAILABLE IN OHIO

WOODWARD 68'

2872 205 3 BED • 2 BATH • 1813 SQ. FT.



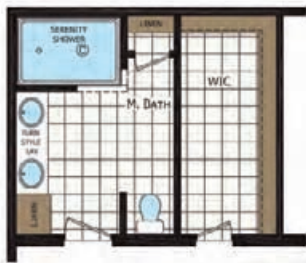
Attic access standard on Modular only

* THIS MODEL NOT AVAILABLE IN OHIO

OPTIONS



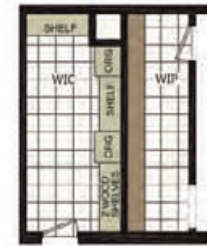
OPTIONAL ULTIMATE KITCHEN 2



OPTIONAL SERENITY BATH



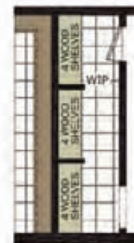
OPTIONAL FLOATING VANITY
(Plant Shelf Only Available w/ 9' sw)



OPTIONAL CLOSET ORGANIZER



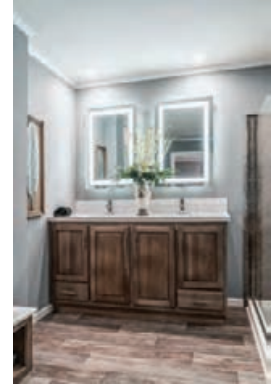
OPTIONAL STAIRWELL
Stairwell available on Modular only



OPTIONAL PANTRY ORGANIZER

FAMILY OF HOMES

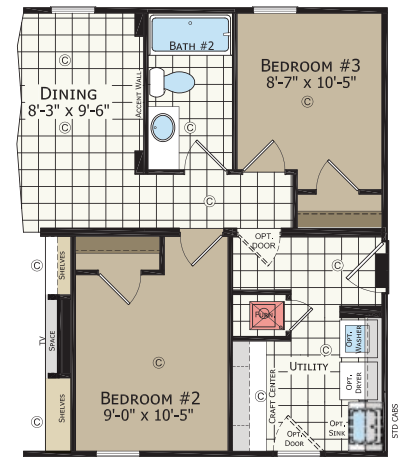
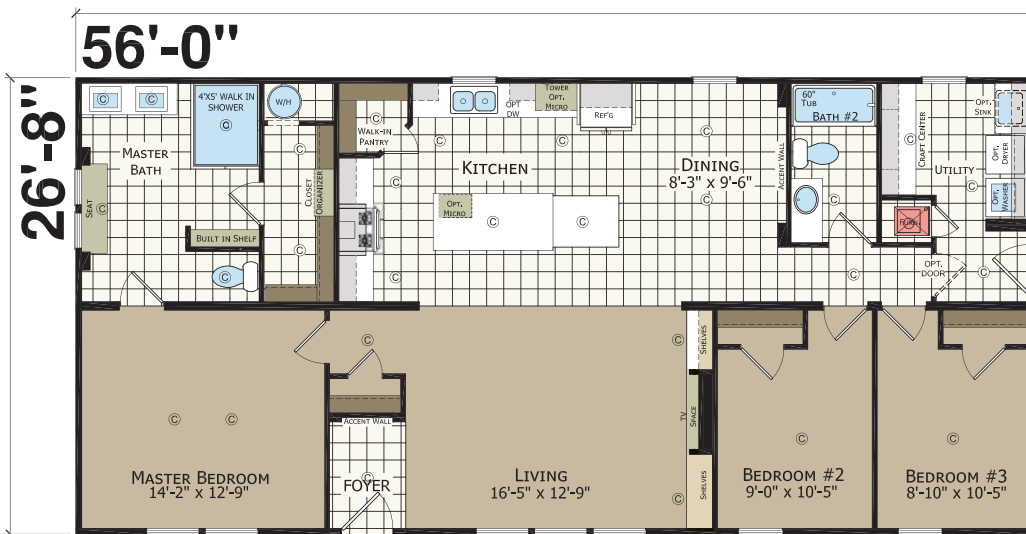
SUMMIT



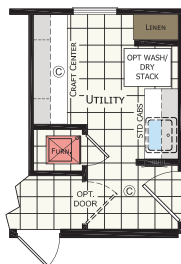
SUMMIT 56'

2860 237

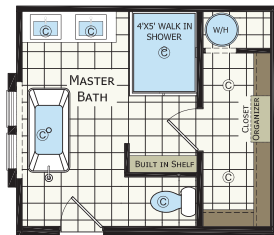
3 BED • 2 BATH • 1493 SQ. FT.



OPTIONAL FRONT ENTRY



OPTIONAL UTILITY
KH HF □ □

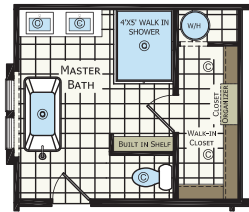


OPTIONAL MASTER BATH

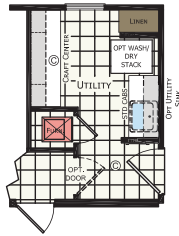
SUMMIT 64'

2868 237

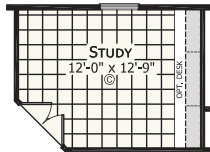
4 BED • 2 BATH • 1706 SQ. FT.



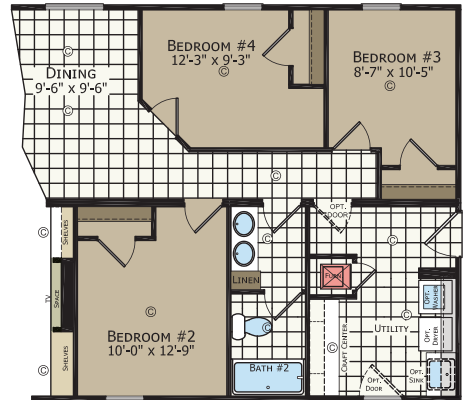
OPTIONAL MASTER BATH



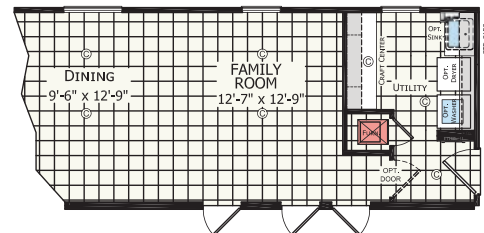
OPTIONAL UTILITY
K H F F □ □



OPTIONAL STUDY



OPTIONAL FRONT ENTRY



OPTIONAL FAMILY ROOM

- Contact Zone Manager for Modular Floor Plans

DIAMOND SECTIONAL

STANDARD FEATURES

STRUCTURAL

- Recessed Frame
- Detachable Hitch
- 48" OC Outriggers
- 2 x 4 Exterior Sidewalls - 16" OC
- (28') 2 x 6 Floor Joist - 16" OC
- (32') 2 x 8 Floor Joist - 16" OC
- R-11 Sidewall Insulation
- Upgrade R-11 Floor Insulation w/Additional R-11 Outside I-Beams
- R-28 Roof Insulation
- 5/8" OSB Decking
- 7/16" OSB Roof Sheathing
- 30lb PSF Roof Load

INTERIOR FINISH

- Main Panel T/O - Factory Designer Choice
- Accent Panels - VBP (Choice 1 Pattern Per House)
- 13 oz. Live Wire Carpet
- Tack Strip
- 5lb Rebond Carpet Pad
- Linoleum - Factory Designer Choice
- Wire Shelving in Closets
- Smoke Alarms w / Battery Backup
- Flat Wrapped Door Casing
- Flat Ceiling Cove
- Wrapped Door Jambs
- Wrapped Window Jambs
- Formica Countertops
- Self Edge Countertops
- 6" Interior Lights - VBP
- Finished Closets T/O

EXTERIOR

- 8' Sidewalls
- Nominal 3/12 Roof Pitch
- 25 Year Shingles
- Storm Board Sheathing
- Double 4" Vinyl Siding
- White Aluminum Fascia
- White Vented Soffit
- Raised Panel Shutters - Front Door Side
- Black Torch Light - Exterior Doors
- Upgrade Ice & Water Sheild

KITCHEN / BATHROOMS

- Black Standard Electric Range
- Black 30" Range Hood
- Black 18 CF Over/Under Refrigerator
- 30" O/H Cabinets
- Wrapped Flat Panel Cabinets
- Lined Overhead Cabinets w/Adj Shelf
- Corner Kitchen Cabinet (VBP)
- Center Shelves in Base (Kitchen VBP)
- Wrapped Cabinet Stiles
- Single Bank of Drawers - Kitchen
- Shelf Over Refrigerator
- Metal Faucets T/O
- 7" Stainless Steel Kitchen Sink
- 60" Fiberglass Tub/Shower Combo
- Round Commode
- Single Bank of Drawers - Baths - VBP
- China Lav Bowls
- 30" Lavs (VBP)
- Deluxe Drawer Guides
- Lighted Bath Fan
- Nickel Cabinet Knobs Throughout

WINDOWS & DOORS

- 6 Panel Residential Front Door (no storm)
- Cottage Rear Door (no storm)
- Low "E" Vinyl Grid Windows
- 2" Mini Blinds Throughout
- 2 Panel White Raised Panel Interior Doors
- 2-Mortised Hinges
- Brushed Nickel Round Knobs
- 3 Side Door Stop

HEATING / PLUMBING / ELECTRICAL

- Electric Furnace
- Aluminum Heat Ducts
- In-Line Floor Registers
- 200 AMP Service
- (1) Exterior Recept
- All Copper Wiring
- Plumb for Washer
- Wire for Electric Dryer
- Washer/Dryer Shelf
- PEX Water Lines
- 30 Gallon Electric Water Heater
- (1) Frost Free Exterior Faucet
- Main Water Shut Off
- Water Shut Offs Throughout
- Furnace Door
- Can Lights VOG
- 11" Ceiling Lights - Drywall

7 YEAR WARRANTY

VBP=Varies by plan

Note: Atrium Doors and Patio Door will no longer come standard with Grids

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 artist renderings and are not intended to be an accurate representation of the homes. Renderings and Floor Plans 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.

DIAMOND MODULAR

STANDARD FEATURES

STRUCTURAL

- 2 x 10 Floor Joists 16" O.C. **
- Returnable Modular Carrier
- 2 x 6 Exterior Sidewalls - 16" OC **
- 2 x 4 24" O.C. Interior Walls **
- R-40 Roof Insulation **
- R-19 Sidewall Insulation **
- 5/8" OSB T&G Floor Decking
- 7/16" OSB Roof Sheathing
- Water Resistant Roof Underlayment

INTERIOR FINISH

- 8' Flat Ceiling **
- Stomp Textured Ceilings
- Drywall T/O (required option)
Smooth Finish w/ Standard Primer**
- Finished Ceiling Joints Except Closets **
- 13 oz. Live Wire Carpet
- Tack Strip
- 5lb Rebond Carpet Pad
- Linoleum - Factory Designer Choice
- Entry Foyer at Front Door
- 2" Mini Blinds Throughout
- Wire Shelving in Closets
- Wire Washer/Dryer Shelf
- 2 Panel White Raised Panel Interior Doors
- 2-Mortised Hinges at Interior Doors
- Flat Wrapped Door Casing
- 3 Side Door Stop
- Wrapped Door Jambs
- Wrapped Window Jambs
- Wrapped Shoe Base Trim
- Wrapped Flat Panel Cabinets
- Wrapped Cabinet Stiles
- Cove Moulding at Top of O/H Cabs
- Concealed Cabinet Door Hinges
- Brushed Nickel Cabinet Knobs
- Formica Countertops
- Self Edge Formica at Countertops
- Ceramic Backsplash T/O **
- 6" Interior Lights - VBP
- Switched Walk-In Closet Lights - VBP
- Finished Closets T/O

EXTERIOR

- 8' Sidewall **
- (28' Wide) Nominal 3/12 Roof Pitch **
- (30' Wide) 5/12 Roof Required
- 25 Year 3-Tab Shingles
- OSB Wrap **
- Weather Wrap **
- Double 4 Dutch Lap Vinyl Siding
- Aluminum Fascia / Vinyl Soffit
- Vented Eaves All Around
- Raised Panel Shutters - Front Door Side
- Black Torch Light - Exterior Doors

KITCHEN / BATHROOMS

- Black Standard Electric Range
- Black 30" Range Hood
- Black 18 CF Over/Under Refrigerator
- Wrapped Flat Panel Cabinets
- Wrapped Cabinet Stiles
- Lined Overhead Cabinets w/Adj Shelf
- Corner O/H Kitchen Cabinet (VBP)
- 30" O/H Cabinets w / Fixed Shelf
- Shelf Over Refrigerator
- Center Shelves in Base (Kitchen VBP)
- Single Bank of Drawers - Kitchen
- Deluxe Drawer Guides
- 2 Knob Kitchen Faucet w / Sprayer
- Stainless Steel Kitchen Sink
- 60" One Piece Fiberglass Tub/Shower
- Single Bank of Drawers - Baths - VBP
- Round Commode
- China Vanity Sinks
- Metal Faucets T/O
- 30" Bath Lavs (VBP)
- Beveled Bathroom Mirrors
- Lighted Bath Fan

WINDOWS & DOORS

- 6 Panel Residential Front Door (no storm)
- 36" x 80" Fire Rated Rear Door **
- Dead Bolt Locks on Exterior doors
- Low "E" Vinyl Grid Windows

HEATING / PLUMBING / ELECTRICAL

- Electric Furnace
- Furnace Door
- Cold Air Returns In Ceiling **
- Fiberglass Heat Ducts ** Shipped Loose
- Toekick Baseboard Registers **
Kitchen & Baths
- Perimeter Drop-In Registers **
- 200 AMP Service With 30/40 Panel **
- (2) Exterior Recept **
- 12-2 Copper Wiring
- Wire for Electric Dryer
- TV/Ph Jack In Kitchen
- Plumb for Washer
- PEX Water Lines
- Schedule 40 PVC Drain & Vent Lines **
- 30 Gallon Electric Water Heater
- (1) Frost Free Exterior Faucet
- Water Shut-Offs T/O
- 11" Ceiling Lights

7 YEAR WARRANTY

** Modular Conversion Package

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