The Biltmore

The Biltmore as shown features optional panel shutters, window mantles and grills, front door with sidelights and transom, front porch, bay window, eave returns and gable end vents. The roof dormers are a standard feature.

NOTE:
Masonry, dryvit and metal roof are site installed (options) by others. The second floor gable window is site installed.

The Biltmore
61'-3" x 43'-6"
3450 sq ft

First Floor

Second Floor

Artist’s renderings depict typical homes and may include some optional features.
Artist’s renderings depict typical homes and may include some optional features.

The Berkshire as shown features optional transom windows and grills, front door with sidelights and transom, lineals, plank shutters, shake siding, frieze boards and front porch and pergola. Standard features include 5/12, 9/12 and 12/12 roof pitches.

NOTE:
Masonry work and pergola is done onsite by others.

Berkshire
3075 sq ft
The Cambridge

The Cambridge standard features include 5/12 and 12/12 roof pitches, front gable dormers with palladium-style window, front porch with accent trim, fishscale siding and window panels, wide cornerposts and window lineals. Optional features shown include window grills and front door with sidelight.

NOTE:
Optional fourth bedroom plan.
Consult your Simplex Account Manager.

Cambridge
26'-9"/27'-6"x 51'-0"/62'-0"
2590 sq ft

First Floor

Dining Room 15-9 x 13-0
Family Room 17-6 x 14-3
Nook 8-10 x 13-0
Kitchen

Bedroom 1 16-0 x 13-0
Bedroom 2 16-0 x 13-0
Bedroom 3 12-5 x 13-0

Second Floor

Open To Above
Arch Top Window

Storage

Artist’s renderings depict typical homes and may include some optional features.
The Hyannis Cape as shown includes optional front door and sidelights, shake siding, wide cornerposts, window grills, lineals, and porch columns. The steel roof and stone columns are site provided options by others.

Hyannis
33’-9”/27’-6” x 44’-0”
2626 sq ft
The Sturbridge optional features as shown include porch, transom windows and grills, front door with sidelights and transom, shake siding, window lineals and plank shutters. Standard features include 5/12 and 12/12 roof pitches and front and rear shed dormers.

**Sturbridge**

27’-6” x 46’-0”

2450 sq ft

Artist’s renderings depict typical homes and may include some optional features.
Artist’s renderings depict typical homes and may include some optional features.

The Westport

The Westport optional features include a porch, sidelights and transom, window mantles and grills, eave returns on dormers, pilasters and lineals. The three front dormers with circle top windows and full shed dormer are a standard feature.

The Westport
27’-6” x 44’-0”/50’-0”
2360 sq ft

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The Northport

The Northport features optional raised panel shutters, window grills, front door with double sidelights and garage. Three front dormers are standard on this home.

Northport
27'-6" x 44'
1870 sq ft

The Eastport

The Eastport as shown shows an optional porch roof and decorative dormers with shakes and decorative vents. Additional options are the window transoms, grills, lineals, wide cornerposts, front door and transom, plank shutters and mantle.

Eastport
27'-6" x 30'-0"/31'-0"
1527 sq ft

NOTE:
The Eastport has (2) 4' front dormers standard. There are limited length extensions available with this plan.

Artist's renderings depict typical homes and may include some optional features.
Artist's renderings depict typical homes and may include some optional features.

The Westfield

The Westfield as shown features optional dormers, window grills and mantles, lower gable windows, front door with sidelights and transom. The fireplace chase as shown is also optional.

NOTE:
Bonus rooms are unfinished.

The Westfield
26'-0" x 46'-0"
1794 sq ft

First Floor

Bedroom 1
17-0 x 12-3

Living Room
17-3 x 12-3

Dining Room
12-10 x 12-3

Second Floor

Bedroom 2
9-7 x 12-3

Bedroom 3
10-11 x 8-11

Bedroom 4
11-0 x 12-3

Bonus Room
17-0 x 7-6

Bonus Room
17-3 x 7-6

Artist’s renderings depict typical homes and may include some optional features.
The Shoreham

The Shoreham includes a standard front porch and front shed dormer. Optional features shown include a Craftsman style front porch column and decking, cedar shakes, window lineals, wide corner posts, prairie grills in the top sash of the windows and decorative korbels.

Shoreham
41'-5" x 30'-0"
2775 sq ft

First Floor

- Dining Room: 14-0 x 13-0
- Family Room: 19-0 x 13-0
- Living Room: 15-0 x 13-0
- Kitchen: 14-8 x 13-0
- Optional Coffered Ceiling
- Pantry Cabinet
- Foyer
- Porch
- Optional Coffered Ceiling
- Pantry Cabinet

Second Floor

- Bedroom 1: 16-3 x 13-0
- Bedroom 2: 11-0 x 13-0
- Bedroom 3: 10-0 x 9-3
- Sitting: 15-0 x 11-6
- Optional Bonus Room: 23-6 x 15-7
- Optional Panelized Garage: 23-6 x 26-9

Optional Features:
- Coffered Ceiling
- Pantry Cabinet
- Bonus Room
- Panelized Garage

Artist’s renderings depict typical homes and may include some optional features.
The Bennington as shown includes many standard architectural enhancements. The large, high pitched roof, porch roof and tower dormer are standard roof features. The oval window and oval vents are also included. The elevation as pictured includes optional cedar shake siding, gable end eave returns, upgraded front entry door with sidelights, wide cornerposts, window lineals and window grills. The garage comes partially completed and partially panelized.

**NOTE:**
Front garage door is not included and is provided by others.

**Bennington**
27'-6" x 39'-9" x 62'-0"
1433 sq ft

**Suggested 2nd Floor Plan**
898 sq ft unfinished

Artist’s renderings depict typical homes and may include some optional features.
The Williamsburg

The Williamsburg as shown features optional dormers with arch windows, window grills, front door with sidelights and transom. The front porch with maintenance free decking and columns are a standard feature.

Williamsburg
41'-5" x 64'-0"
2250 sq ft

Suggested 2nd Floor Plan
1057 sq ft unfinished
The Chatham Cape as shown shows optional wide front dormers, window grills, panel-style shutters, twin sidelight front door, double entry lights and a colonial panel below the kitchen windows.

**NOTE:**
Overhang available only on outer gable ends.

**Chatham**
26’-0” x 52’-0”
1336 sq ft

**Suggested 2nd Floor Plan**
770 sq ft unfinished

Artist’s renderings depict typical homes and may include some optional features.
The Plymouth

The Plymouth as shown features optional window grills, front door, porch, roof dormers and garage. The recessed front entry is a standard feature.

The Plymouth
26'-0" x 42'-0"
1092 sq ft

Suggested 2nd Floor Plan
650 sq ft unfinished

The Cape Vincent

The Cape Vincent as shown features optional window mantles, lineals and grills, front door with sidelight and roof dormers.

Cape Vincent
26'-0" x 40'-0"
1040 sq ft

Suggested 2nd Floor Plan
595 sq ft unfinished

Artist's renderings depict typical homes and may include some optional features.
**The Saybrook**

The Saybrook as shown features optional window grills and front dormers. The full length front porch, and porch dormer are site provided by others.

The Saybrook

27’-6” x 36’

1829 sq ft

**The Cape Cottage**

The Cape Cottage as shown features optional raised panel shutters, window grills, sidelight at front door, roof dormers and garage.

The Cape Cottage

26’-0” x 29’-6”

767 sq ft

Suggested 2nd Floor Plan

438 sq ft unfinished

Artist’s renderings depict typical homes and may include some optional features

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**The Cape Cottage**

- **First Floor**
  - Bedroom 1: 10’-6” x 12’-3”
  - Living Room: 14’-3” x 12’-3”
  - Kitchen: 9’-0” x 12’-3”
- **Second Floor**
  - Bedroom 2: 8’-8” x 12’-6”
  - Bedroom 3: 8’-8” x 12’-6”

**The Saybrook**

- **First Floor**
  - Bedroom 1: 11’-6” x 13’-6”
  - Dining Room: 15’-0” x 12’-11”
  - Kitchen: 5’-0” x 7’-0”
- **Second Floor**
  - Bedroom 2: 11’-6” x 13’-6”
  - Bedroom 3: 9’-1” x 13’-6”

**Optional Front Dormers**
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Thank you for considering Simplex Industries. At Simplex, we have been building first homes, dream homes, vacation homes, multi-family homes, town homes and commercial structures for almost four decades.

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At Simplex we take pride in being a technologically advanced, very high quality modular builder. All of our construction takes place in one of our two climate controlled facilities located in Scranton, Pennsylvania. All of our units are delivered by our own drivers using our own fleet - yet another way Simplex puts a premium on quality and service.

Simplex Choices
This brochure outlines a number of popular plans, but this is not all we offer. Simplex is a true custom builder - we can build from our plans, your plans or somewhere in between. You and your customers are never forced to settle for anything less than exactly what you have in mind.

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Simplex is proud of our Planet Friendly Homes - a concept we developed several years ago that focused on producing "Green" homes and changed the way we design and build. During the design of your new home our thought process extends to the design of doors and windows as well as insulation and other factors that promote the concept of Green building and Green living. We also invite you to ask what our sister company, Simplex Solar, can do for you. Adding solar can reduce your hot water costs and reduce or eliminate your electric bill. Ask us about tax incentives that can help pay for your Simplex Solar System.

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Please feel free to visit us at www.simplexhomes.com to learn more about our company, as well as our sister companies which offer products featuring modern architecture design to solar panels and more.

Thank you again and we look forward to establishing a long relationship with you.

Sincerely,

Patrick Fricchione, Jr.
President, Simplex Industries, Inc.