Ranch Homes

Simplex Homes

Ranch Homes
Custom Select Homes
The Parkridge

The Parkridge as shown features an optional garage, front porch, eave returns, window mantles and grills, beaded siding, front door with sidelights and gable end vents. Standard exterior features include both 7/12 and 8/12 roof pitches. Because of design considerations, this is the only available roof pitch for this home. Additional standard features include a 48” neo angle shower and whirlpool tub on a corian platform in the master bath.

NOTE: There are no width extensions available on this home and length extensions are limited. Exterior brick and dryvit are site installed by others.

The Parkridge
84'-8” x 45'-0”
2411 sq ft

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

The Woodland Park as shown features optional decorative dormers, eave returns, gable end vents, window mantles and grills, upgraded front door with sidelights (2) exterior lights, panel shutters and shake siding. Standard features include a 9/12 non-storage truss, vaulted great room and foyer ceiling and a whirlpool tub in the master bath.

NOTE:
Exterior stone is site installed by others.

Woodland Park
59’-6” x 52’-9
2269 sq ft

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The Madison Park

The Madison Park as shown features an optional garage to compliment this modern lifestyle design. Additional options include the gable eave returns, raised panel shutters, decorative dormers, shake siding, window mantle, grills, and decorative eave vents. This home features a 9/12 non storage roof truss and whirlpool tub with spacious shower compartment in the master bath as standard features.

NOTE:
There are very limited extensions available to this home. Exterior porch and stone are site installed and provided by others.

Madison Park
63'-6" x 64'-0"
2440 sq ft

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

The Lexington Park as shown features a wide-open kitchen, great room and hearth room providing a classic contemporary feeling. The exterior features an optional high pitched saddle roof, gable dormer and porch, raised panel shutters, window grills and mantles, front door with single sidelight, gable eave returns and front projection side entry garage with decorative louvered vent.

Lexington Park
41'-3" x 58'-0"
1890 sq ft

Artist’s renderings depict typical homes and may include some optional features.
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The Christina
54’-3” x 51’-0”
1856 sq ft

The Christina / Carolyn

The Christina and Carolyn as shown features an optional front porch, window grills, window and roof trim boards, optional front door, boxed eave returns, projected palladium style window with circle top, decorative gable vent, elongated windows and garage. Standard roof pitches included on these homes are a combined 7/12 and 9/12 roof pitch.

NOTE:
When optioning a vaulted ceiling in great room, an 8/12 roof truss is used on this portion of the home.

The Carolyn
39’-6” x 47’-0”/53’-0”
1540 sq ft

Artist’s renderings depict typical homes and may include some optional features.
The Pinehurst exterior features include dormer and projected master bedroom area. The optional high pitched roof, shake siding, front door with sidelight, decorative circle vent, raised panel shutters, window grills and mantles and front entry garage provide traditional curb appeal.

The Pinehurst
27'-6" x 52'-0"
1417 sq ft

Artist’s renderings depict typical homes and may include some optional features
The Washburn "L-Ranch" as pictured features an optional high pitched roof, front door with sidelight, window mantles and grills. Standard exterior features include a roof rake and eave, porch with maintenance free decking and porch column.

NOTE: No length extensions are available on this plan. All exterior masonry is onsite by others.

The Washburn II
26'-0”/39'-0” x 46'-0”
1500 sq ft

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The Andover

The Andover as pictured has an optional family gathering front porch with Craftsman style columns (stonework not included) and maintenance free vinyl decking. A 7/12 roof pitch with cedar impression shakes is on the front gable and garage dormer along with lineals around all windows, wide vinyl corner posts, prairie style window grills in the top sash and (12) decorative korbels are options that highlight this elevation.

The Andover
27’-6” x 62’-0”

1595 sq ft

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The New Oxford

The New Oxford II ranch as pictured features optional dormer with shake siding, transoms above windows, window grills, gable, end eave with decorative corbels and shake siding, decorative gable end vent, full glass door with grills and lineals around windows and door.

NOTE:
Porch, metal roof and masonry are provided and installed by others.

New Oxford I
26'-0" x 34'-0"/26'-0" x 24'-0"  
1508 sq ft

New Oxford II
26'-0" x 34'-0"/26'-0" x 32'-0"  
1716 sq ft

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

The Livingston as shown features optional window grills, raised panel shutters, pilasters, wide cornerposts and a high pitch saddle roof and porch.

The Livingston III
27’-6” x 62’-0”
1705 sq ft

The Rochester

The Rochester as shown features optional window grills, and a large gable style porch with decorative circle vent.

NOTE:
Garage not included.

The Rochester III
27’-6” x 62’-0”
1705 sq ft

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

The Ashley II ranch may be enhanced with an optional saddle roof, porch and posts. The Ashley II plan features a wide-open kitchen and living area.

The Ashley II
26'-0" x 58'-0"
1508 sq ft

New Mansfield

Ranch may be enhanced with the features pictured on this elevation. They include an optional high pitched hip roof with a double dormer and front porch, decorative gable vent, window grills, raised panel shutters and gable end window.

The Mansfield II
26'-0" x 56'-0"
1456 sq ft

Artist’s renderings depict typical homes and may include some optional features.
The Somerset standard exterior features a saddle roof. Upgrades shown on this elevation include an optional beveled glass front door, additional window in bedroom 3 and window grills. The porch railing, posts, and decking are done onsite by others.

The Somerset II
27'-6" x 56'-0"
1540 sq ft

The Elmview elevation shows optional high pitched roof and dormer with a projected porch roof along with decorative gable vent, porch, window grills and garage.

The Elmview III
27'-6" x 54'-0"
1485 sq ft

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

Includes a recessed front as shown, flanked by optional boxed windows and double dormers with shakes. Wide corner and window trim boards along with colonial window panels and grills add intriguing curb appeal.

NOTE:
Garage not included.

The Springfield II
26'-0" x 52'-0"
1352 sq ft

New Vernon

The Vernon as pictured features optional window grills with lineal trim, wide cornerposts and dormer over front porch. Additionally the optional door with sidelights, craftsmen style porch, with decorative vents and shake siding give the Vernon unique charm and curb appeal.

The Vernon I
30'-6" x 50'-0"
1471 sq ft

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

The Amhurst as pictured features a standard double dormer with eave returns. Optional exterior amenities shown include a high pitched roof, oval glass door with sidelights, window mantles, grills and raised panel shutters, decorative gable vents and elongated dining room windows.

The Amhurst I
30’-6” x 50’-0”
1472 sq ft

The Briardale ranch as shown features an optional double roof dormer, raised panel shutters, window grills and garage.

The Briardale III
27’-6” x 50’-0”
1375 sq ft

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

The Beechdale, a traditional ranch, is shown with an optional front porch, decorative gable vent, shakes, window mantles, grills and raised panel shutters and garage.

The Beechdale IV
26'-0" x 42'-0"
1092 sq ft

New Huntington

Ranch and bi-level home (as pictured) are designed for narrow homesites. Both plans include gable eave returns and octagon vent. A front door sidelight is standard in the bi-level plan. Optional features shown are an octagon window, window grills and twin exterior lights.

NOTE:
Masonry work is done onsite by others.

New Huntington II
26'-0" x 52'-0"
1344 sq ft

Artist’s renderings depict typical homes and may include some optional features.
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**The Savannah II**

The Savannah exterior as shown features a standard front porch with eave returns, maintenance free porch columns, railings and decking. Optional features include a high pitch roof, shake siding, gable vent, projected palladium style window, window grills and garage.

**The Savannah II**

27’-6” x 38’-0”/60’-0”

1348 sq ft

**The Winchester**

Features a standard projected dining room, dormer and gable eave returns complimented by optional window mantles, grills, elongated window in the dining room, double sidelights, circle top window, gable vent and raised panel shutters.

**The Winchester II**

30’-6” x 50’-0”

1471 sq ft

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

The Bradley as pictured features a standard high pitched dormer with optional porch and high pitched roof, gable eave returns, shake siding with decorative trim boards around windows, wide corners and bottom band. The craftsmen style porch leads to an optional door with sidelights and transom.

Note:
Stonework and garage door are provided by others onsite.

The Bradley
30'-6" x 52'-0"
1522 sq ft

The Birchwood

The Birchwood as shown features a standard roof dormer with optional high pitched roof, decorative gable vent, eave returns, raised panel shutters, window grills and mantles, elongated dining room window, double sidelight and circle top window.

Note:
Masonry work and garage doors are done onsite by others.

The Birchwood
27'-6" x 54'-0"
1485 sq ft

Artist’s renderings depict typical homes and may include some optional features.
The New Oxford IV split level, as shown, features optional window grills, dormers, fish scale siding, high pitched roof with decorative gable end vent. The split-level foundation can provide space for a garage under (certain plans).

NOTE:
Site installed masonry by others. Garage doors not included.

New Oxford Split Level IV
26’-0” x 42’-0”/46’-0”, 26’-0” x 24’-0”
1768 sq ft

New Oxford Split Level I
26’-0” x 34’-0”/24’-0”
1508 sq ft
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Thank you again and we look forward to establishing a long relationship with you.

Sincerely,

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

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