

# ACCESSORY DWELLING UNITS (ADUs)

## ACCESSORY DWELLING UNITS (ADUs)

At Skyline Homes, we don't just build homes, we build dreams.

ADUs are becoming more popular because they are versatile. An ADU can serve as a private living space for a young adult returning from college, home for an elderly parent who needs to be closer to family, a home office, guest house, or possibly a home for rental income.

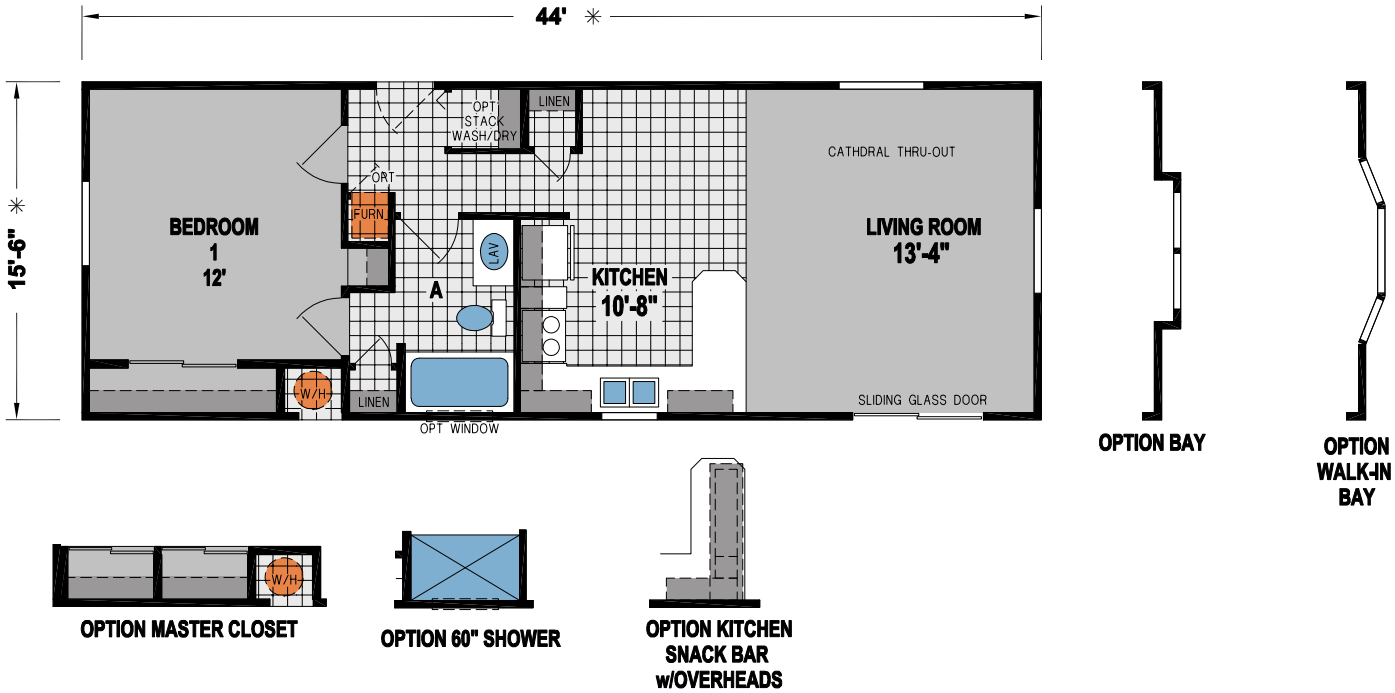
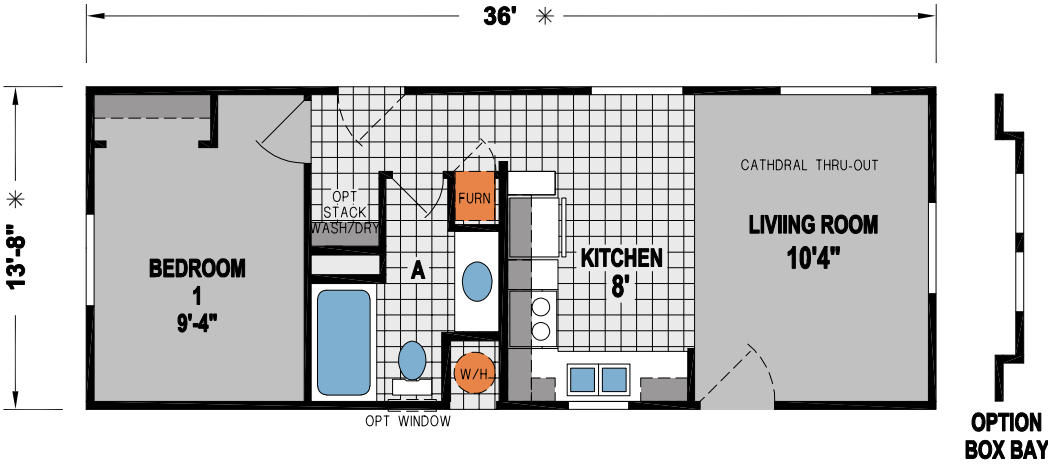
We design and build our ADUs with people in mind. From innovative and flexible designs, we are committed to providing features and finishes that can be enjoyed for a lifetime. We promise you will feel the difference of a Skyline Home. It's the feeling of comfort. A place you call home.





A117CT

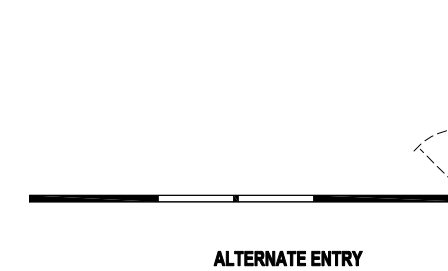
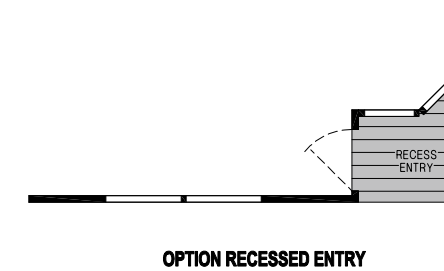
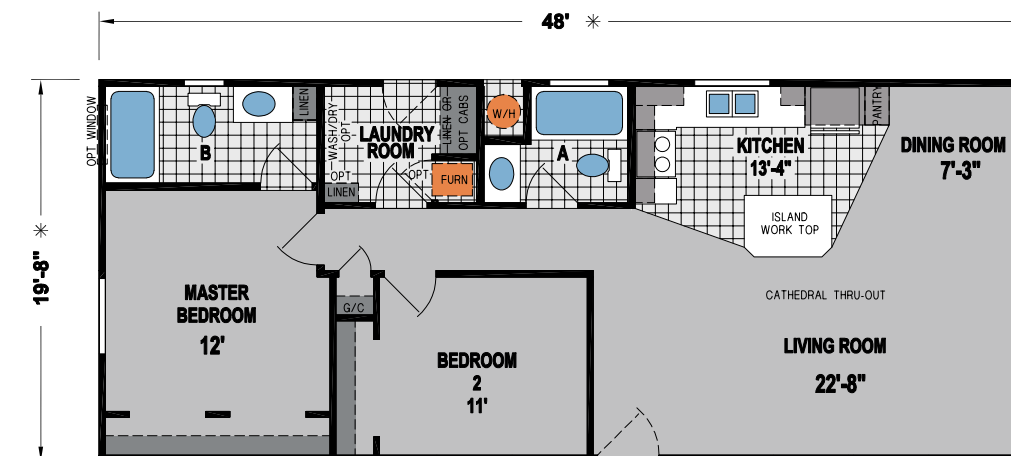
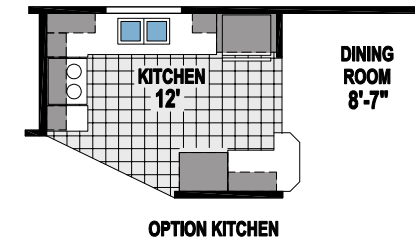
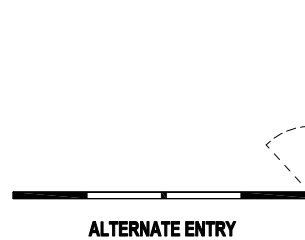
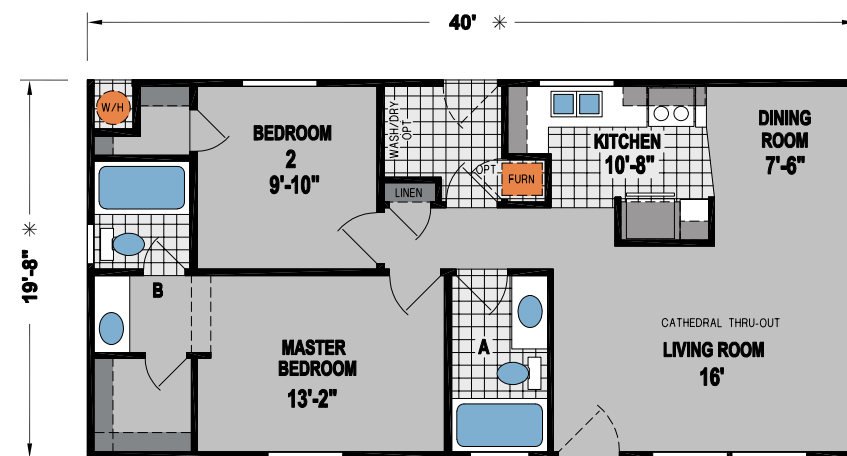
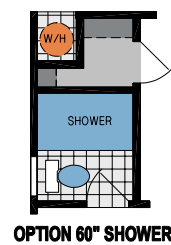
1 BED-1 BATH  
492 SQ.FT.



A500CT

1 BED-1 BATH  
682 SQ.FT.

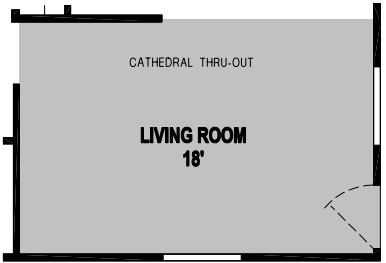
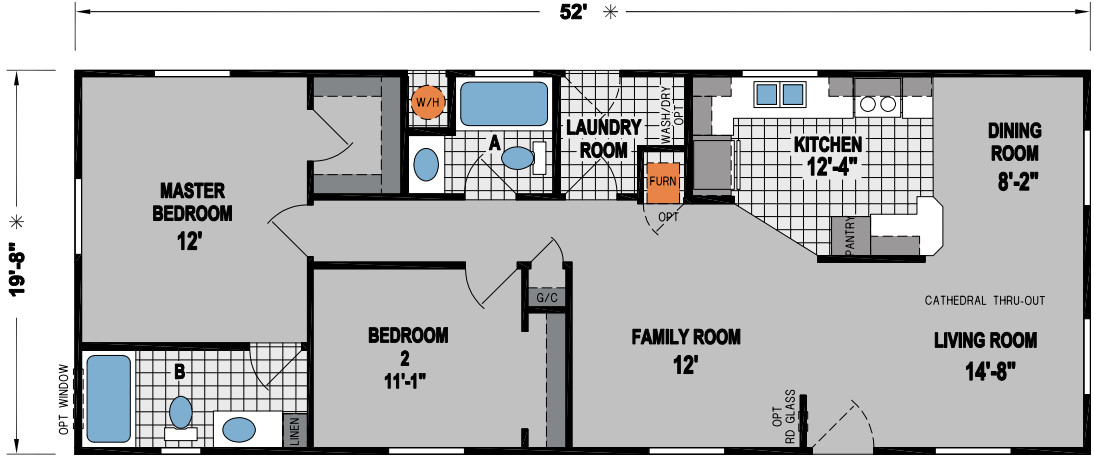
**2 BED-2 BATH**  
**786 SQ.FT.**



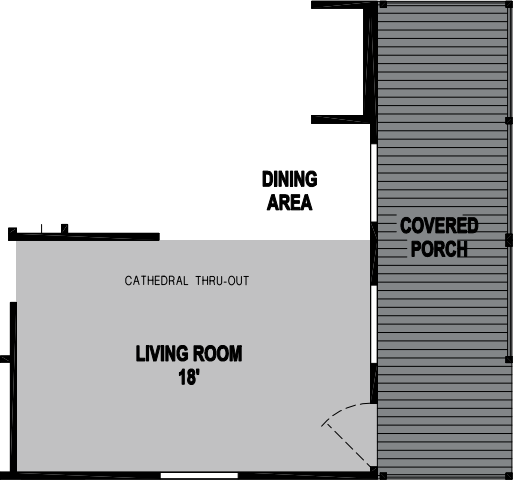
2 BED-2 BATH  
944 SQ.FT.

4607CTC

2 BED-2 BATH  
1022 SQ.FT.



OPTION DOOR LOCATION



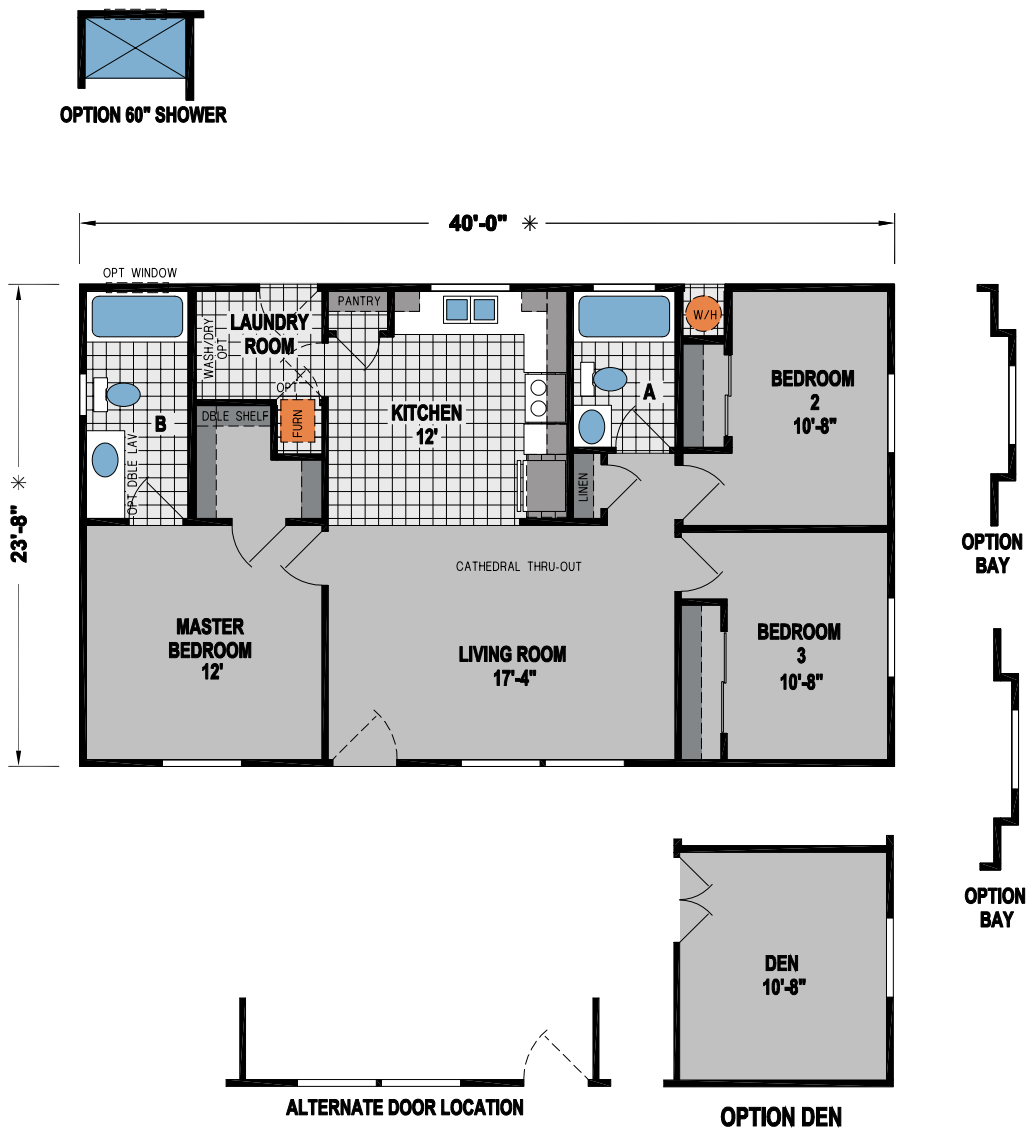
OPTION PORCH

K601CT

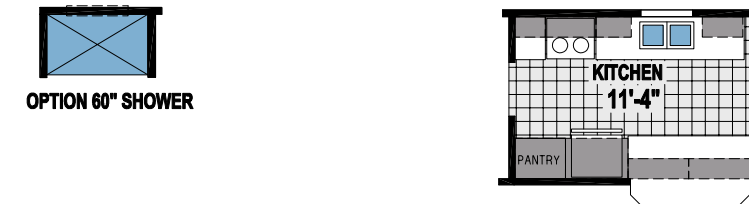
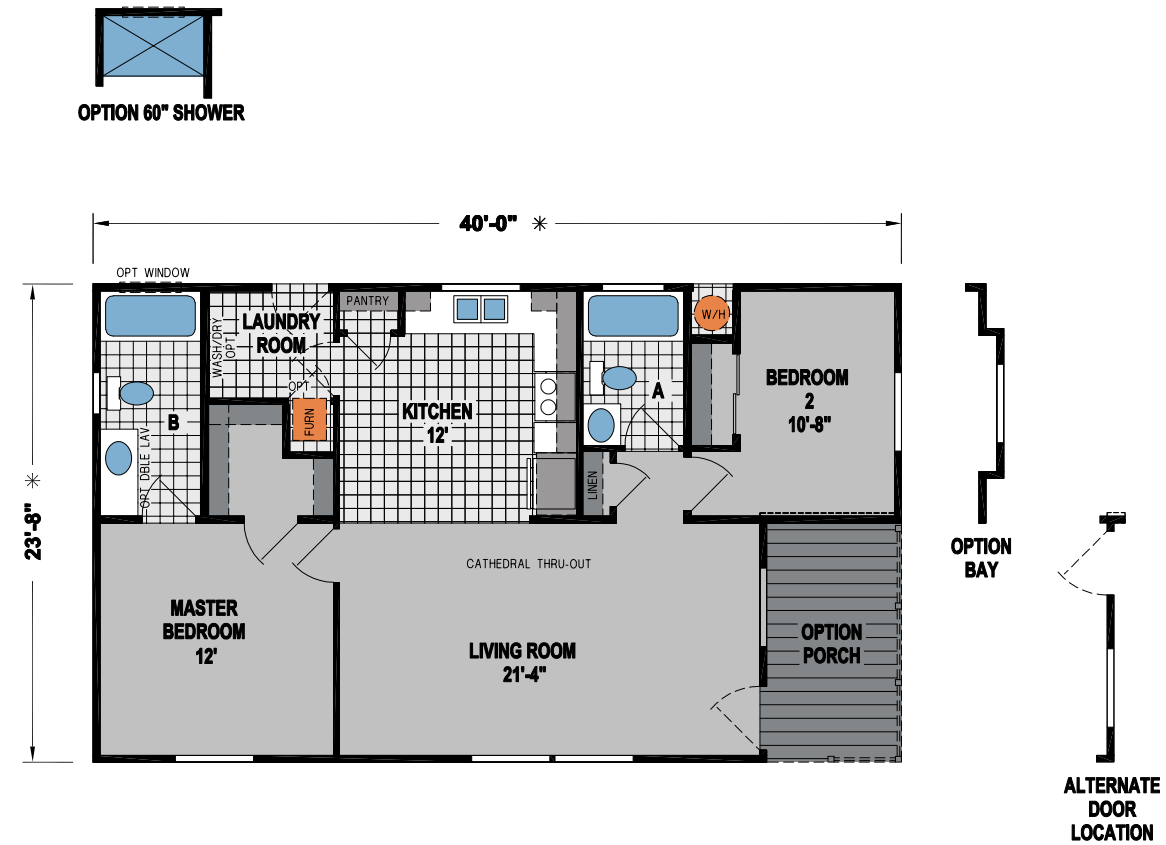
2 BED-1 BATH  
793 SQ.FT.

K610CT

3 BED-2 BATH  
946 SQ.FT.



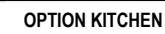
K610CTB  
2 BED-2 BATH  
867 SQ.FT.



K604CT  
2 BED-2 BATH  
1041 SQ.FT.



**3 BED-2 BATH**  
**1041 SQ.FT.**



**3 BED-2 BATH**  
**1173 SQ.FT.**



A3406CT

3 BED-2 BATH  
1173 SQ.FT.



# ACCESSORY DWELLING UNITS (ADUs)

## STANDARD FEATURES

### CONSTRUCTION

- 8' Sidewalls with Cathedral Ceiling
- 7'-6" Sidewall with Cathedral Ceiling (Single-Section Floor Plans)
- 2X6 Floor Joists (Per Plan)
- 2x8 Floor Joists (Per Plan)
- 2X4 Exterior Sidewalls
- R-33 Ceiling Insulation
- R-11 Wall Insulation
- R-22 Floor Insulation
- 20 lb. Roof Load
- 3:12 Roof Pitch
- 4:12 Roof Pitch (Single-Section Floor Plans)
- Tongue and Groove OSB Floor Decking
- Dual-Glazed Vinyl Framed Low-E Windows
- Steel Outriggers on Exterior Walls
- PEX Water Lines
- Shut-Off Values at All Sinks and Toilets

### EXTERIOR

- Vertical Cement Fiber Siding
- Class "A" Architectural Roof Shingles
- Exterior Window Trim
- Exterior Light at Front and Rear Doors
- 36" 6-Panel Front Door with Deadbolt, Peephole and Knocker
- 32" Cottage Rear Door with Deadbolt, Peephole and Knocker
- Sliding Glass Door (Floor Plan Specific)
- 12" Front Overhang
- 12" Rear Overhang
- 6" Side Eaves (Per Plan)
- Semi-Gloss Exterior Paint

### INTERIOR

- 8' Cathedral Ceiling
- 7'-6" Cathedral Ceiling (Single-Section Floor Plans)
- ½" Tape and Texture Drywall Throughout
- Sculptured Floor Molding and Door Casing
- Hand-Finished Knock-Down Wall Texture
- Low Sheen Interior Paint
- 2-Panel By-Pass Closet Doors (Floor Plan Specific)
- 2-Panel Interior Doors with 3-Mortised Nickel Hinges
- Lever Door Handles with Satin Nickel Finish
- Shaw® Carpet
- 3/8" Rebond Capet Pad
- Vinyl Flooring in Kitchen, Dining Room, Bathrooms and Utility Room (Per Plan)
- 2" Faux Wood Blinds with Faux Wood Valance
- Double Wood Shelf and Pole in Master Bedroom Wardrobe
- Single Wood Shelf and Pole in Guest Bedroom Wardrobe
- Wood Shelving in Hall Closet and Linen Closets
- Wood Shelf and Pole Above Washer/Dryer Area (Floor Plan Specific)
- Toe-Kick Registers in Kitchen and Bathrooms

### KITCHEN

- Hardwood Shaker Style Cabinets
- 42" Tall Overhead Cabinets Kitchen
- 30" Tall Overhead Cabinets Kitchen (Single-Section Floor Plans)
- Crown Molding on All Overhead Cabinets
- ¾" Adjustable Base and Overhead Shelves
- Large Kitchen Island (Floor Plan Specific)
- Full Extension Ball Bearing Drawer Guides
- Whirlpool® Brand Name Appliances with Choice of Black or White
- 18.1 Cu. Ft. Frost-Free Refrigerator
- 30" Deluxe Gas Range with Electronic Ignition, Window, Clock and Timer
- 30" Range Hood Vent
- Dining Room Chandelier
- Deep Stainless Steel Self Rimming Sink
- Single-Lever Faucet with Pull-Out Sprayer with Chrome Finish
- Bank of Drawers
- Laminate Countertop
- Laminate Crescent Edge
- 6" Laminate Backsplash

### ELECTRICAL / HEATING AND PLUMBING

- 100 AMP Exterior Electrical Panel Box
- G.F.I. Protected Outlets in Kitchen and Baths
- Exterior G.F.I. Protected Outlet
- USB Receptacle in Kitchen Area
- Smoke Detectors with Battery Back-Up
- Switch Wall Outlet in Living Room and Bedrooms
- Dining Room Chandelier
- Shut-Off Valves Throughout
- Silent Rocker Light Switches
- 3-Way Switch in Hall and Utility Room
- 40-Gallon Gas Water Heater
- Down Flow Gas Furnace
- Manual Thermostat
- Plumb for Washer
- Prep for Gas Dryer
- Recessed Dryer Vent Box

### BATHROOMS

- 60" One-Piece Fiberglass Tub / Shower
- China Self Rimming Sink with Overflow and Pop-Up Drain
- Single-Lever Diverter with Chrome Finish
- Dual-Control Faucets with Chrome Finish
- Elongated Water-Saver Commode
- Vanity Light Fixture
- Vanity Mirror with Beveled Edge
- Ceiling Exhaust Fan with Light
- 36" High Countertop
- Laminate Countertop
- Laminate Crescent Edge
- 6" Laminate Backsplash
- Full Extension Ball Bearing Drawer Guides
- Linen Closet – Master Bathroom
- Drawer Bank – Master Bathroom
- Beveled Medicine Cabinet
- Ventilation Window
- Towel Bar and Tissue Holder with Satin Nickel Finish
- Privacy Lock

### POPULAR OPTIONS

- 2x6 Exterior Walls with R-19 Insulation
- Tankless Gas Water Heater
- Radiant Roof Barrier
- Skylights or Solar Tubes
- WUI Compliant Windows
- Fire Sprinkler System
- Upgrade Whirlpool® Appliance Package
- Tile Shower with Shower Barn Door
- Laminate Floors
- Upgrade Exterior Package
- Foundation Ready

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. All floor plans and features are subject to local code approval. \*Skyline is a brand of Champion Home Builders, Inc.

## BUILDING YOUR HOME TO GREEN STANDARDS

- Engineered for efficient use of materials
- 80% of construction waste reused or recycled
- Use of engineered lumber
- Low V.O.C. adhesives and paint
- Formaldehyde-free insulation
- Sealed and tested ducting system
- High efficiency toilets
- Efficient distribution plumbing system
- Mechanical fresh air ventilation system





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Member:

