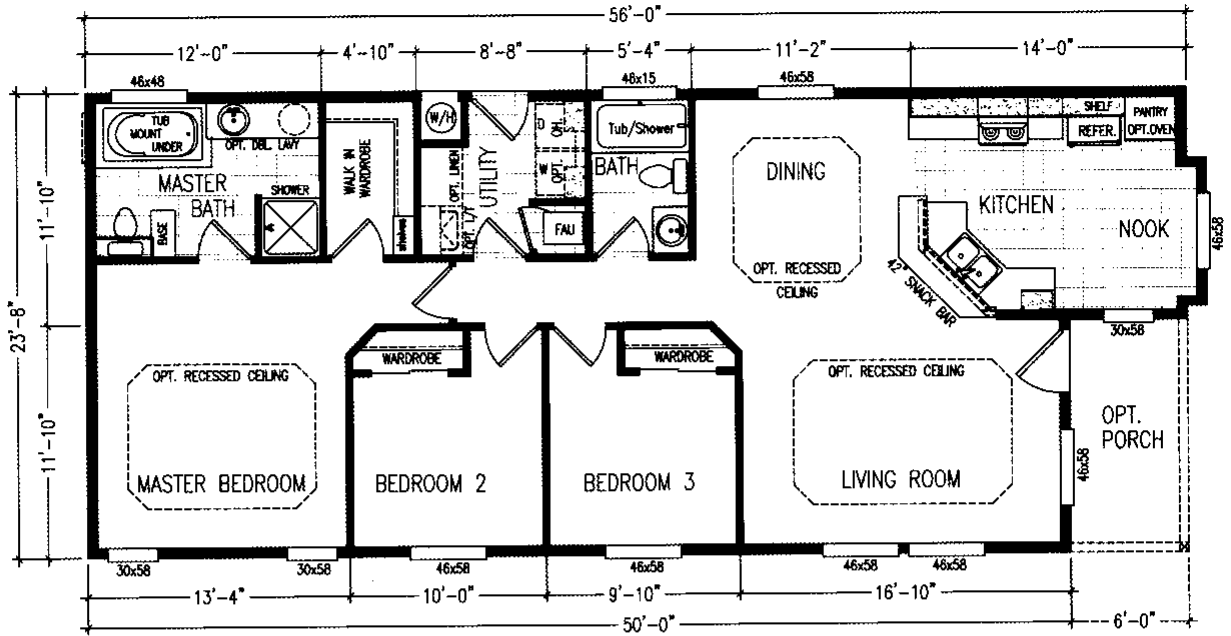


24

1260 SQUARE FEET - SEQUOIA

3 Bedroom, Nook - 2 Bath

MODEL 56712A

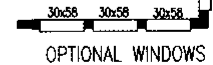
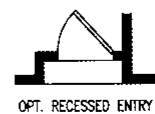
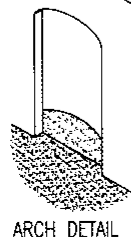
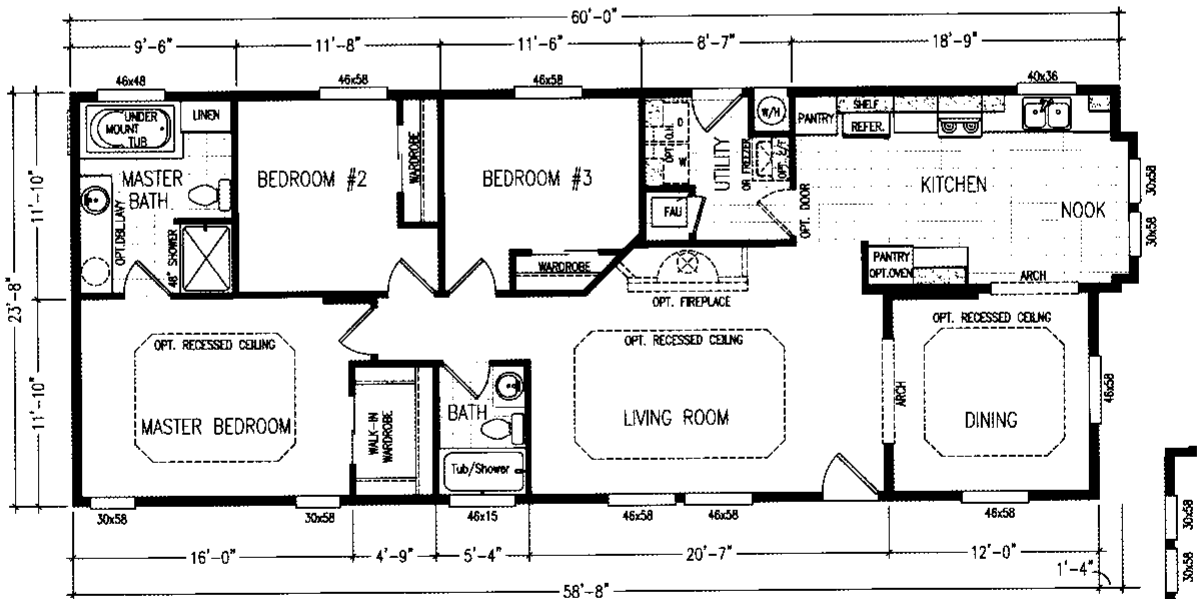


24

1412 SQUARE FEET - REDWOOD

3 Bedroom, Nook - 2 Bath

MODEL 60702A

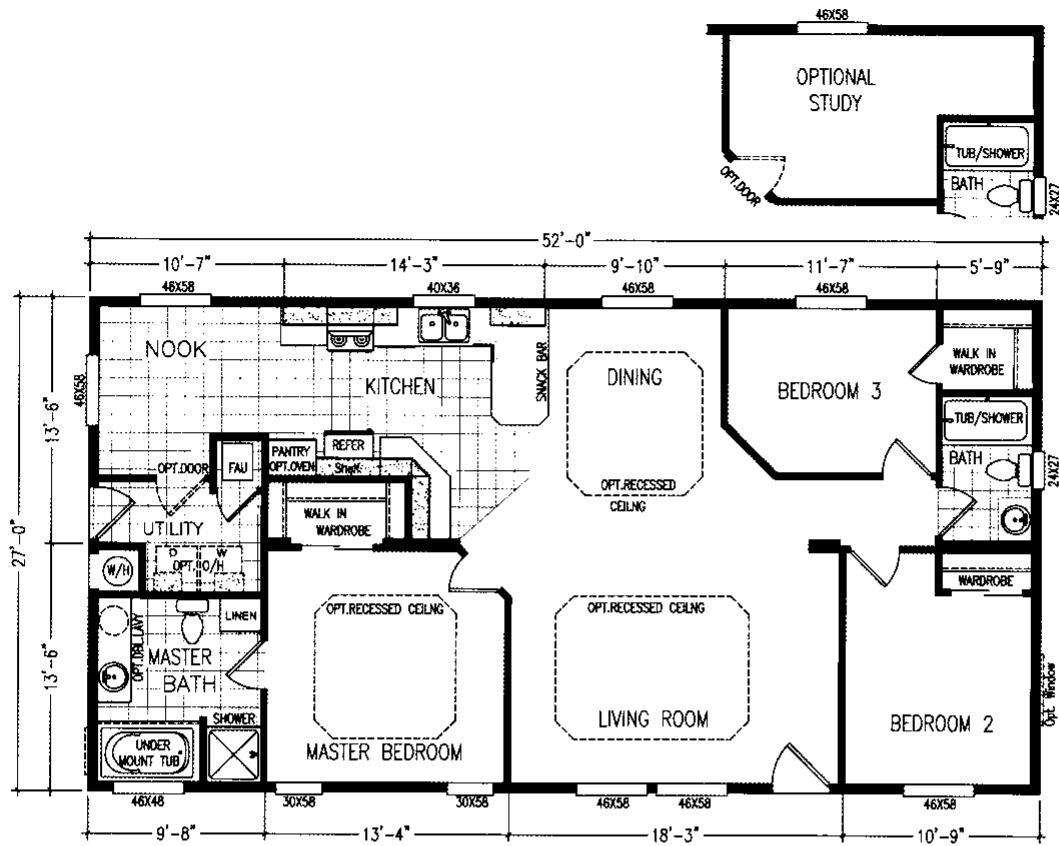


1404 SQUARE FEET - MILLBRAE

3 Bedroom, Nook - 2 Bath

MODEL 52702F

27

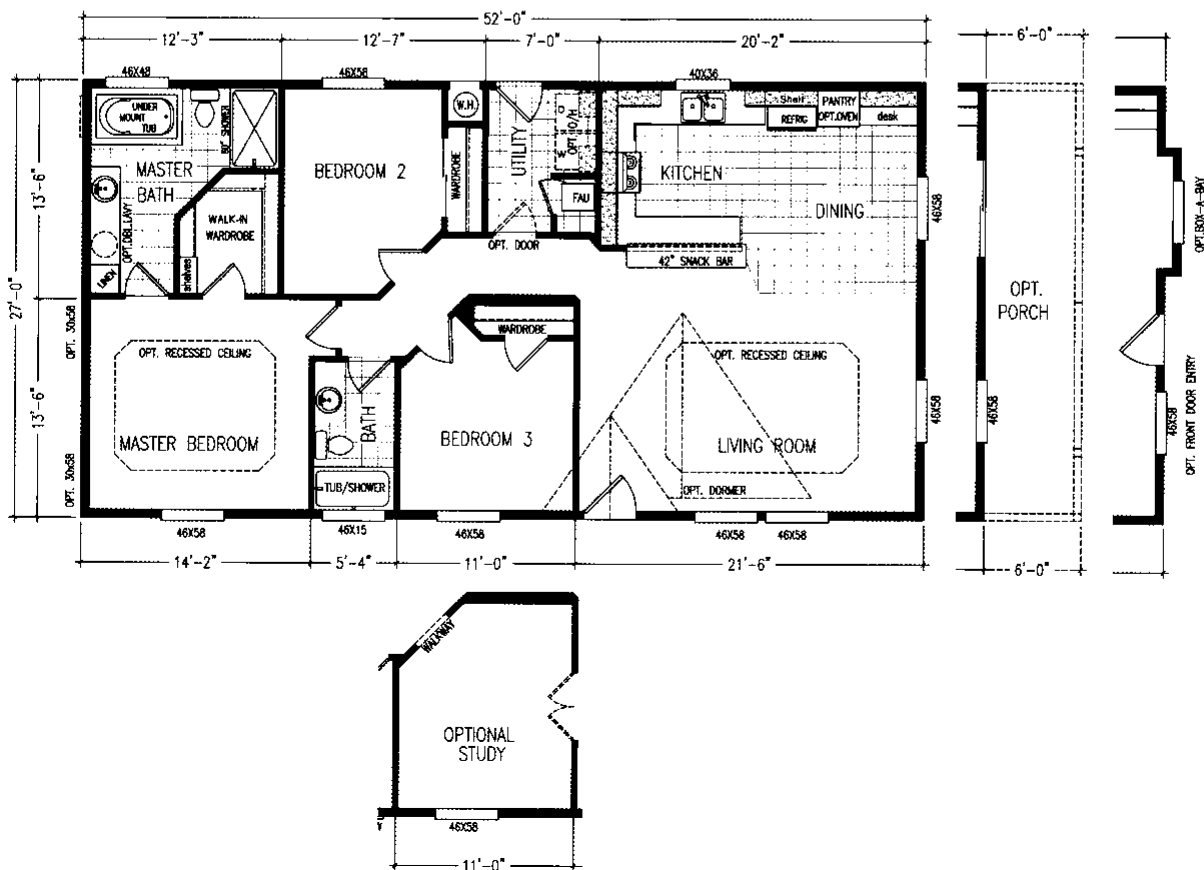


1404 SQUARE FEET - BRISBANE

3 Bedroom, Nook - 2 Bath

MODEL 52707F

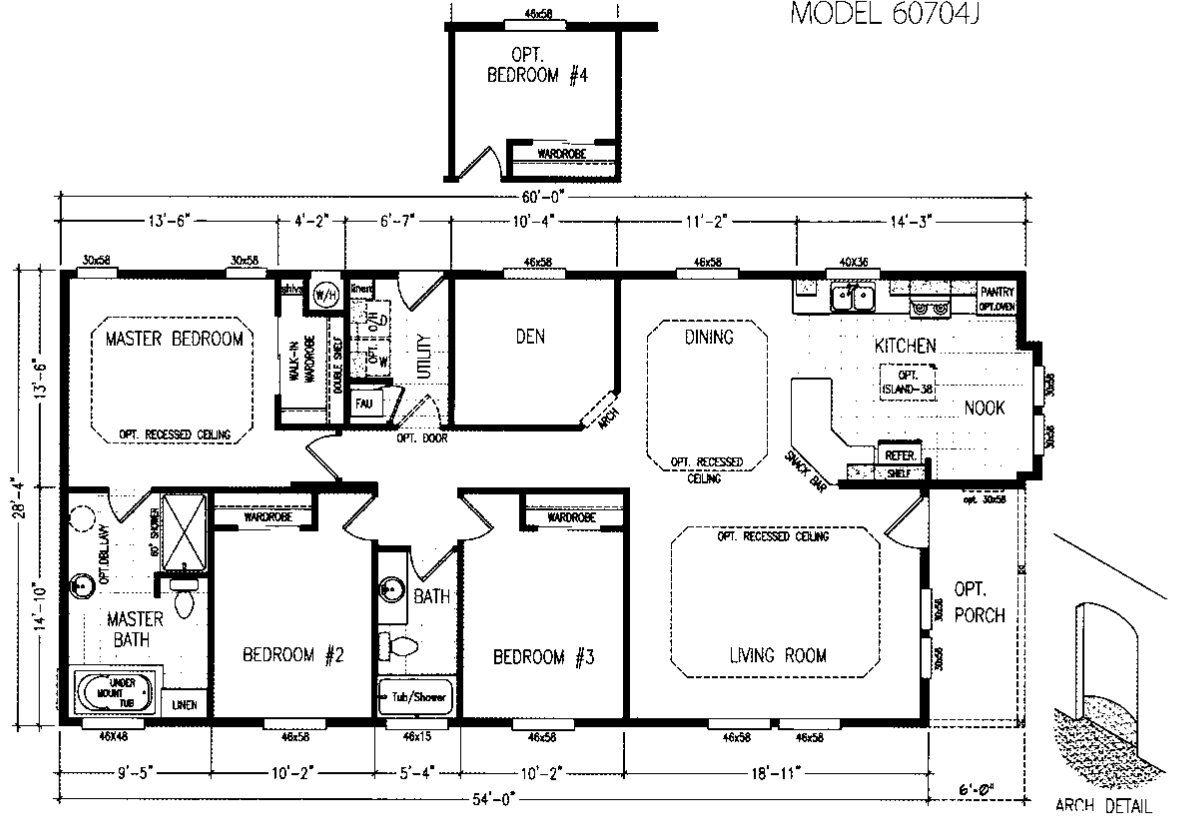
27



1620 SQUARE FEET - TAHOE

3 Bedroom, Den, Nook - 2 Bath
MODEL 60704J

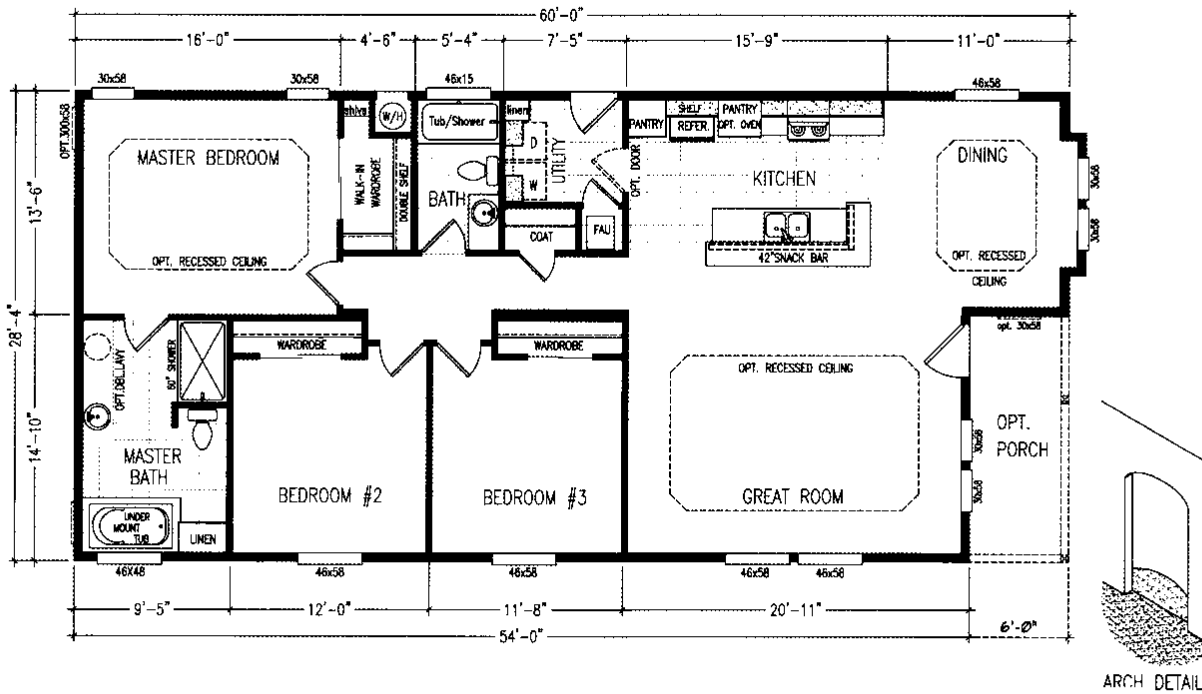
28



1620 SQUARE FEET - CASCADE

3 Bedroom - 2 Bath
MODEL 60706J

28

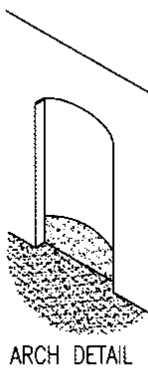
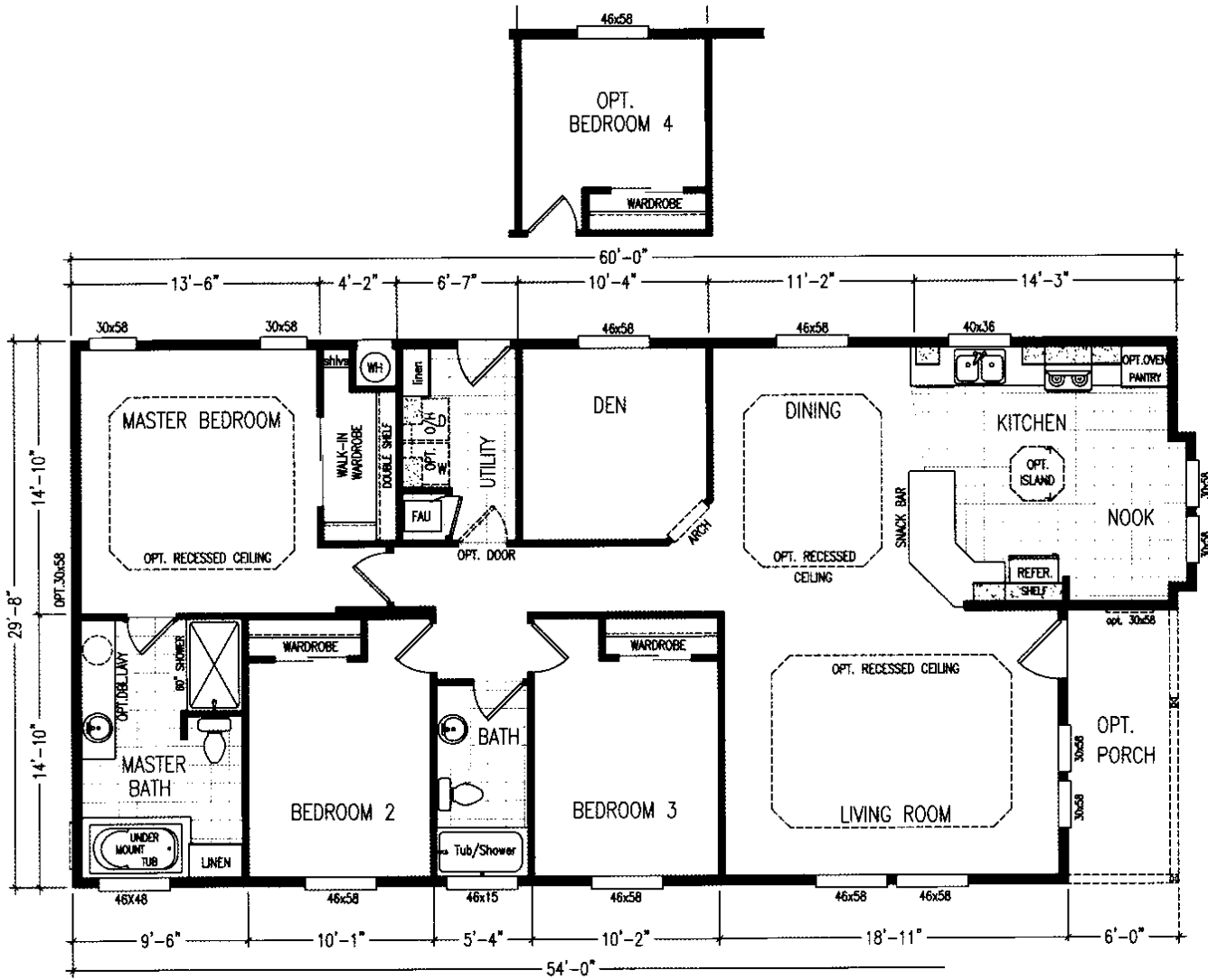


1696 SQUARE FEET - LINCOLN

3 Bedroom, Den, Nook - 2 Bath

MODEL 60704Z

30

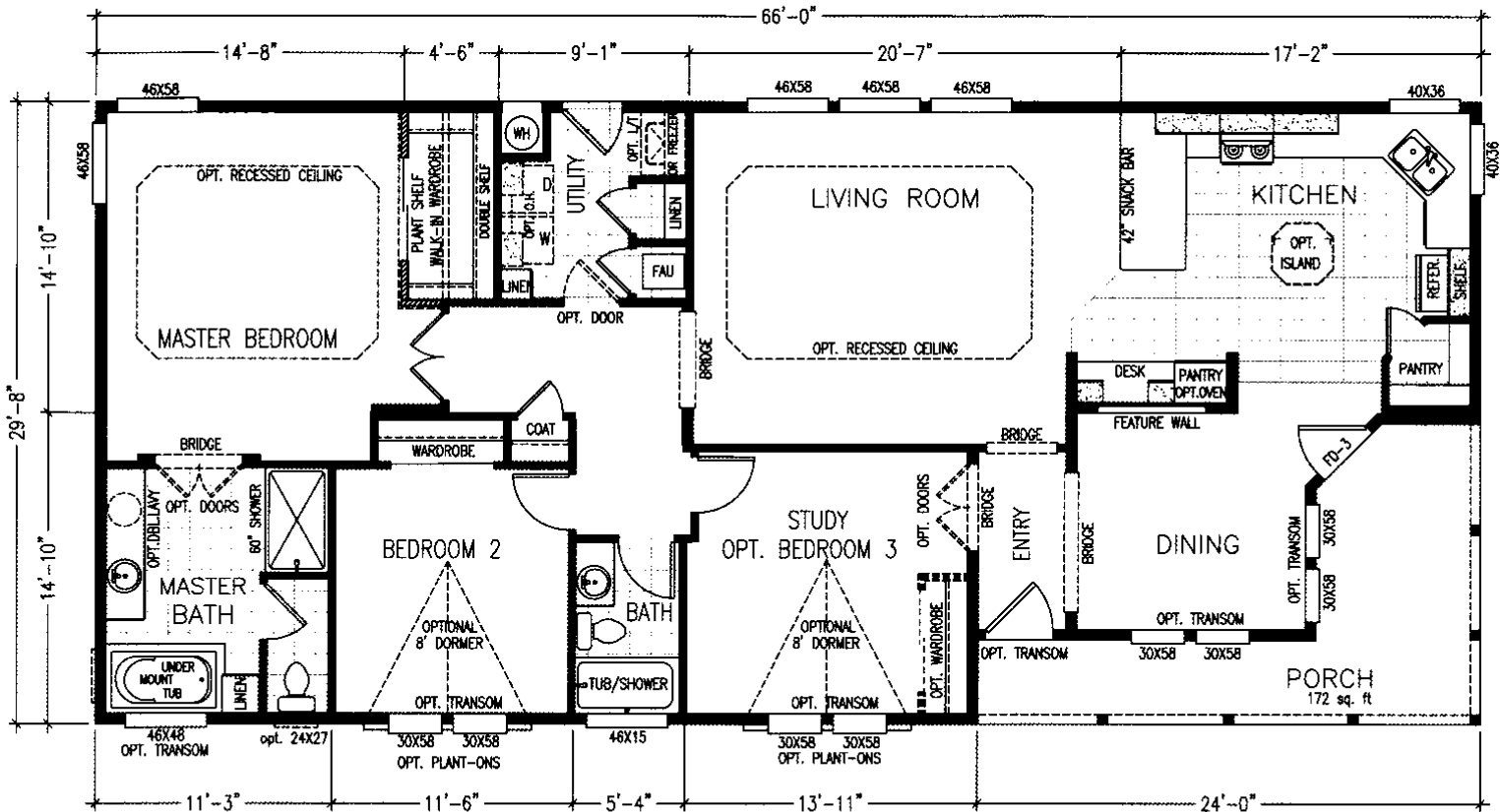


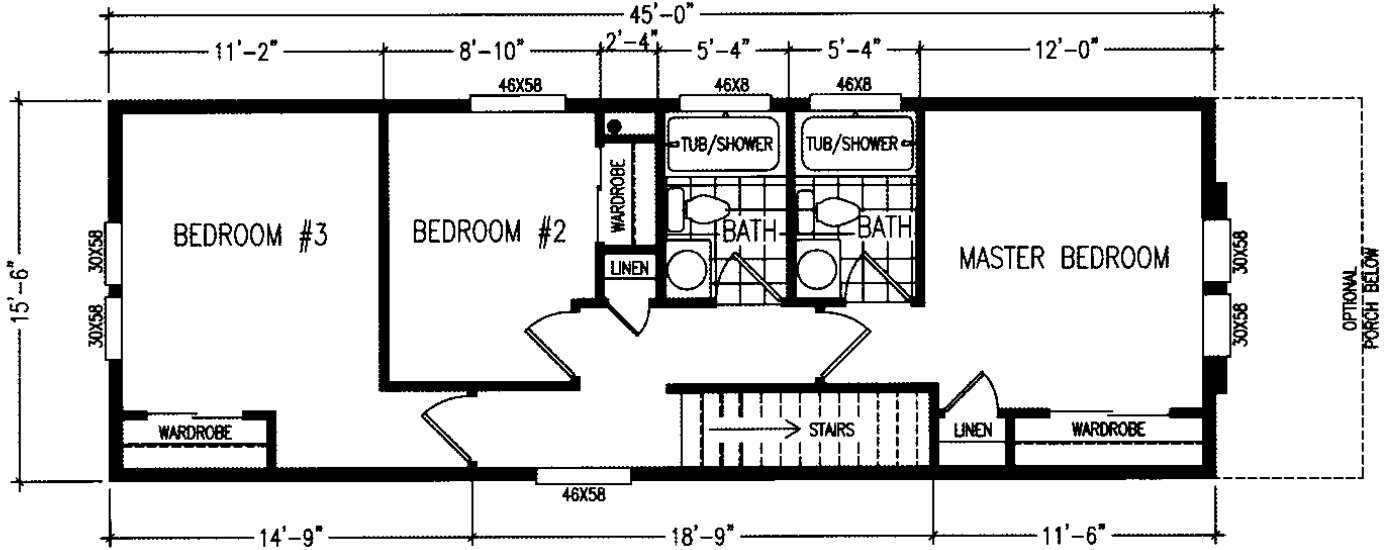
1785 SQUARE FEET - WINDSOR

2/3 Bedroom, Porch - 2 Bath

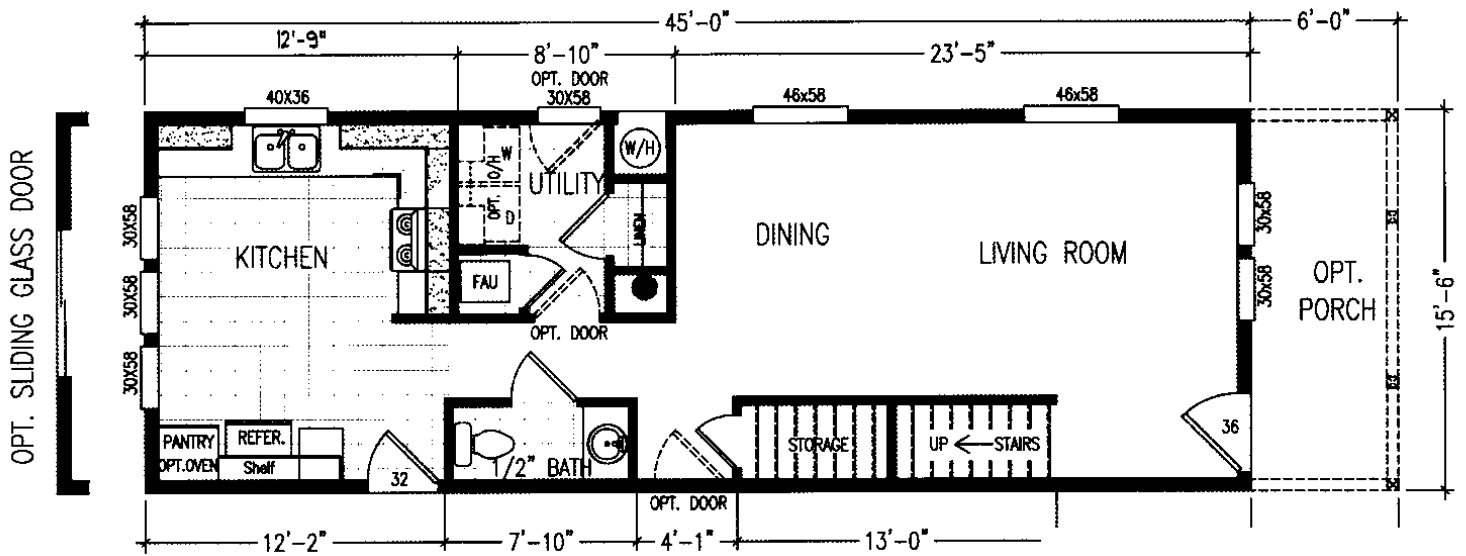
MODEL 66701Z

30





-8' CEILING UPPER LEVEL-



-9' CEILING LOWER LEVEL-

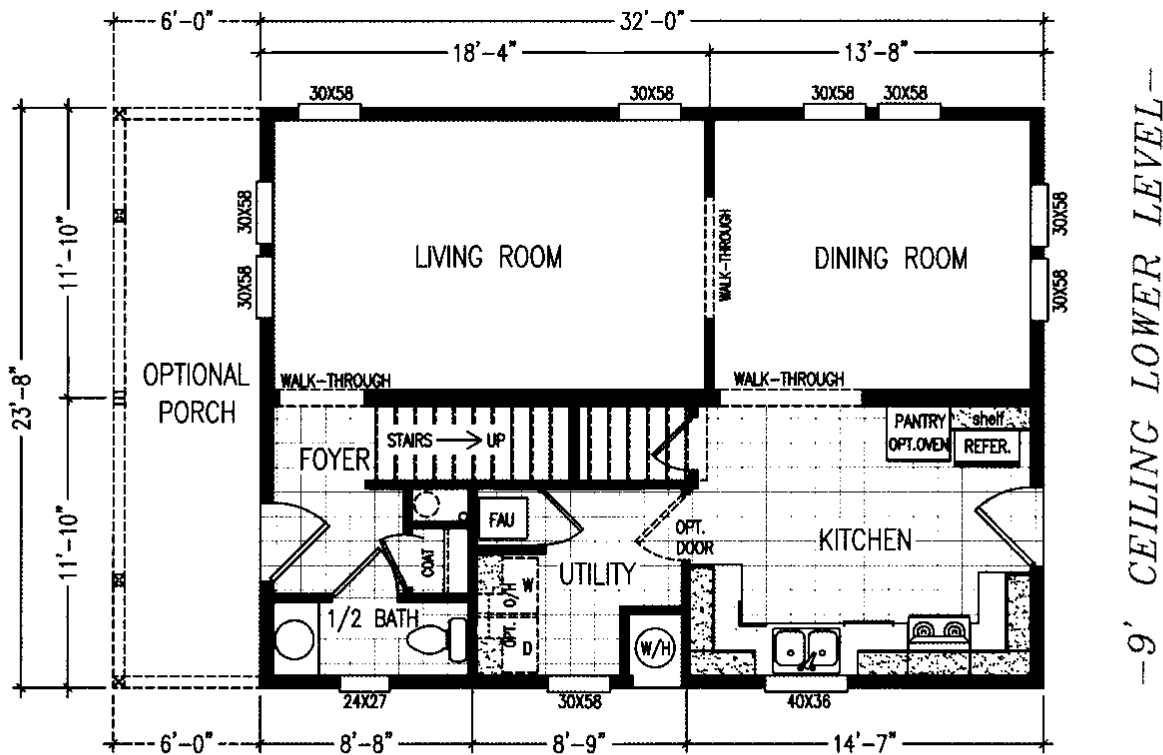
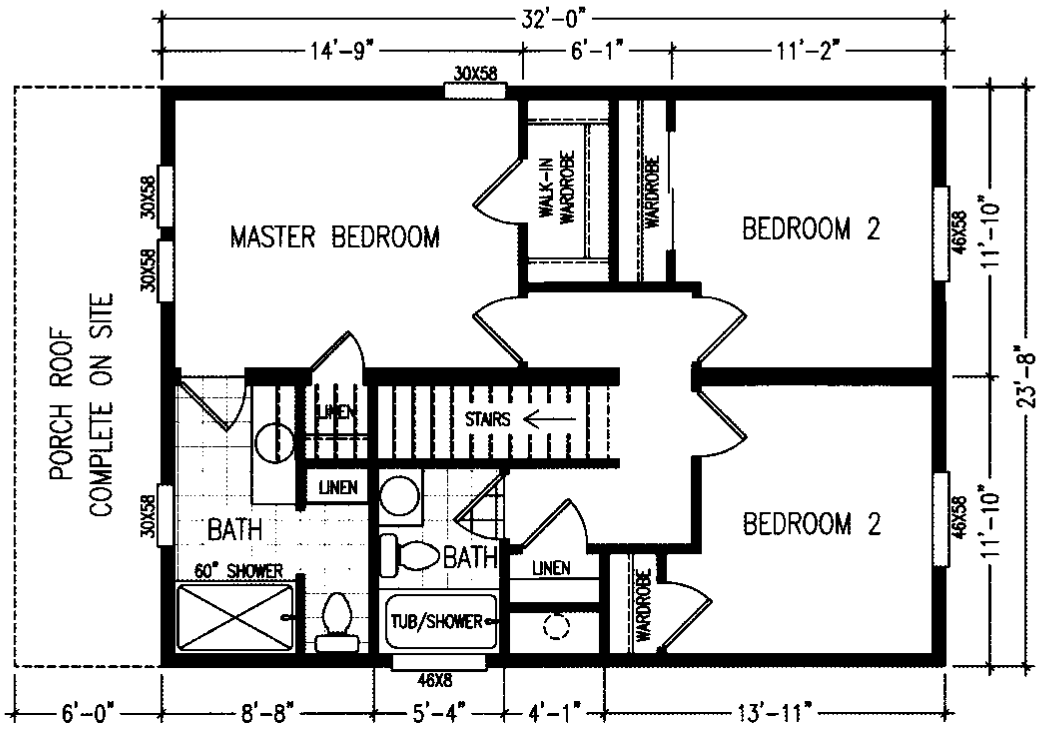
1515 SQUARE FEET - ORANGEVALE

3 Bedroom - 2.5 Bath

MODEL TS2706-1A



-8' CEILING UPPER LEVEL-



-9' CEILING LOWER LEVEL-

standard features

CONSTRUCTION & EXTERIOR

- **2x6 Exterior walls 16" on center**
Sturdy & delivers greater strength, allows for greater insulation values - thicker walls reduce outside noise
- **2x4 Interior wall studs throughout home**
Keeps walls straight & is less likely to twist – more resistant to noise transmission
- **2x8 Transverse floor joists on 16" center**
Reduces floor crowning & provides outstanding strength
- **16" Front overhang**
- **3/4" Floor decking**
Thick floors provide a solid foundation & hold more weight
- **15lb. Roofing felt**
Applied between the shingles & the roof sheathing - More durable than competitors Ply-Dry paper to protect the roof against water
- **R-38 Ceiling, R-19 Walls, R-11 Floor insulation**
Keeps you warm in winter & cool in summer
- **Vinyl frame dual glazed low-E glass windows with screens**
Vinyl frames considerably reduce the transfer of heat, cold, & condensation; will not rot, rust, chip or peel - Dual pane, insulated Low-E high performance glass to lower your energy costs
- **40 Gallon gas water heater**
- **36" 6-Panel fiberglass front entry door with deadbolt**
Insulated door with deadbolt for safety – fiberglass won't dent & never requires painting
- **32" 9-Lite fiberglass rear entry door with deadbolt**
The window lets in natural light to your utility room while the deadbolt provides safety
- **Exterior GFI receptacle**
- **Fiber cement vertical siding**
Won't rot, termite proof, & fire resistant
- **House wrap moisture & wind barrier**
Protects against water intrusion & air infiltration from the outside
- **Moisture resistant purple XP gypsum sheetrock in wet areas**
XP purple sheetrock provides extra protection against mold & mildew in wet areas
- **Exterior hose bib**
- **Rough sawn wood trim around all windows & doors**
Real wood provides greater depth & dimension
- **2x8 Rough sawn wood eave fascia**
Rigid wood provides a straight eave line & is strong enough to hold rain gutters
- **FLEXPEX plumbing with FLAIR-IT fittings**
Has been tested to withstand freezing down to -95° below 0° with no ill effects – minerals won't fuse to it

- **Laminated Veneer Lumber (LVL) heavy duty ridge beam**
Offers exceptional strength & stability which allows greater spans & open floor plans
- **Earthquake strapped water heater**
- **30 Year Architectural shingles**
Long lasting & great looking protection from the elements

INTERIOR

- **9 ft High flat ceiling throughout**
Spacious, increases your living area & your potential for natural light
- **Textured & painted interior walls**
- **3/4" Pine door jambs throughout**
Pine is strong & built to last
- **Pre-hung interior passage doors with three hinges & striker plate**
Pre-hung doors are square & three hinges make sure it stays that way – the hinges & striker plate are recessed into the jamb & the door
- **Designer brushed nickel lever door handles**
- **2 1/4" Painted enamel door casings**
Decorative door casings have an upscale look with easy to clean enamel paint
- **3 1/4" Baseboard molding throughout**
Protects walls while sweeping & vacuuming
- **2" White window blinds**
Attractive looking blinds provide privacy & won't kink
- **7/16" 6lb rebond carpet pad**
- **Wood cornice boxes over windows**
Custom made boxes enrich the interior appearance
- **Picture frame interior windows**
Traditional custom look is easy to clean
- **Rounded wall corners**
- **Plumb for washer & wire for dryer with overhead utility shelf**
- **Vented passage door conceals the furnace**
Reduces blower noise & provides a finishing touch in your utility room
- **Designer brushed nickel lighting with a chandelier in the dining room**
- **Programmable thermostat**
Helps to reduce utility bills
- **90% High efficient furnace**
Makes very little noise & will save you money on your utility bills

continued▶

standard features

BATHS

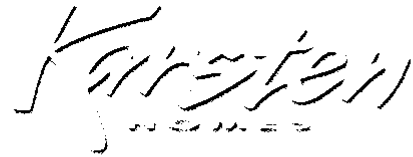
- **Solid surface countertop with backsplash & self-edge**
Color all the way through, easy to clean, repairable, no seams or loose tile edges, & will not delaminate
- **China sinks**
- **1 piece fiberglass stall shower master bath (most models)**
Durable, attractive, & easy to clean
- **Undermount fiberglass tub with molded arm rests (most models)**
Comfortable & relaxing tub that is easy to get into & has a sleek appearance
- **Chrome metal faucets with brass bodies**
- **36" high master bath sink cabinet**
Less bending over to reach the sink & thus easier on your back
- **1 piece 60" fiberglass tub/shower guest bath**
- **Elongated porcelain toilets with 2" fully glazed trap ways**
Problem free toilets with a smooth passage way, reduces blocking & snags
- **Wood cornice box above tub/shower**
- **Bank of drawers in the master bathroom**
Convenient storage space
- **Medicine cabinets in both bathrooms**

KITCHEN

- **Solid surface countertops with backsplash & self-edge**
Color all the way through, easy to clean, repairable, no seams or loose tile edges
- **Hardwood raised panel cabinet doors & cabinets throughout with hidden hinges**
Beautiful real wood cabinetry & doors, not only look great but are durable as well
- **Stainless sink with single lever faucet**
- **Drawers over doors**
Enhances storage space & keeps utensils close at hand
- **G.E. appliances including 18 cu. ft. refrigerator with icemaker & 30" free standing gas range**
- **Bank of drawers**

WARRANTY

- **1 & 10 year limited warranty**
An unmatched warranty designed to build a relationship of confidence with every Karsten homeowner



Your Authorized Karsten Retailer:

Because our company has a continuous product update process, specifications, floor plan lay-out and dimensions shown on this literature are subject to change without notice or obligations. Construction and design specifications as well as features presented are conceptual, therefore should not be used as actual construction data, and may not be offered in all series or models. Our Retailer will provide accurate, up-to-date information on available options and specifications for your home.