SINGLE-LEVEL GUIDE

ROCHESTER
HOMES

OUR STANDARD FEATURES

WARRANTY
One year, 10 year structural as described on web page www.rochesterhomesinc.com (ID102006)

The Rochester series is our flagship line of customizable homes that come in several different sizes and combinations of units. We take pride in the Rochester series being built to the highest quality standards, offering many desirable options, and being the most valuable home you can build. All of the 26', 28' & 30' wide floor plans shown in this book are available in the Rochester series. Custom floor plans are our specialty.

THE ADVANTAGE SERIES
The Advantage series is designed to give you the quality of a Rochester modular home while saving you thousands of dollars on your total project. By offering these plans in only one size, 26' wide, and by grouping and offering fewer options, we are able to cut costs from production. The end result is one of the highest quality modular homes for the most competitive price. All of our 26' wide plans are available in the advantage series.

6/9/2021

HOUSE FLOOR WIDTH & ROOF
Floor width 30', 28', 26' per print, increase length & width optional
Floor crawl space model, basement prep available
Roof truss 6/12 24"oc, (available 9/12), 16"oc available
Roof eave and rake 10"
Roof sheeting 7/16"
Roof sub fascia 2x6
Roof attic access
Ceiling drywall 5/8"
ADVANTAGE 26' WIDE ONLY
ADVANTAGE 6/12 ROOF PITCH ONLY

STRUCTURAL
Floor joist 2x10 16" oc #2 SPF or better
Floor deck ¾" Tongue & Groove, screwed and glued, Cut back at mate line
Floor band joist doubled sidewall, mate line
Ceiling 8' height throughout (available 9')
Walls exterior 2x6 16" oc, double top plate, ½" drywall
Walls interior 2x4 16" oc ½ drywall
Walls mate line 2x3 16" oc ½ drywall
ADVANTAGE 8' CEILING HEIGHT ONLY
ADVANTAGE 24" O.C. WALLS INTERIOR

HEATING
Heat registers and boots
Main Duct and furnace not provided std. (see options)

PLUMBING
1/2" PEX supply lines stubbed through floor per code
PVC drain lines stubbed through floor
Shut offs all exposed supply lines
Freeze proof faucet installed
Delta single lever faucets, vanity, tubs, kitchen sink- lifetime warranty
Delta spray attachment kitchen sink
Stainless steel double bowl sink kitchen
Gerber elongated commode and tank
China lavs with overflows
Fiberglass tub & shower/enclosures, per print
All network of plumbing not included under floor (some available)

ELECTRICAL
200-amp Siemen service panel 40/40
Copper romex 12-2 wire all general circuits
Copper romex wire other circuits sized accordingly
Ground fault protection per code
Arc fault protection all bedrooms
220V provided for dryer per plan
Smoke and carbon monoxide detectors per code
3-way switches per plan
Ceiling lights, double bulb, all rooms except living room
LED Recessed flush mount canister lights in kitchen
Porch light by all exterior doors
Pendant lights over mirror all baths
Broan light vent combination all baths
Microwave prep standard over future range location
Attic light
Door chime front door
One Telephone jack, choose from suggested locations
Outside recept front and rear
Tamper resistant recepts
All UTL circuits GFCI, all KIT circuits ARC fault AFCI, DW GFCI protected
ADVANTAGE OPTION 220V FOR DRYER
ADVANTAGE 14-2 WIRE ALL GENERAL CIRCUITS

EXTERIOR FINISH, WINDOW, DOOR & INSULATION
Tyvek House wrap around entire house, gables included
Ice dam protection eaves
R-21 paperback batt insulation all exterior walls
R38 blown attic insulation
Vinyl 4x4 siding, prepped for sill plate fastening
Vented vinyl soffit
Aluminum fascia
Owens Corning TruDefinition Duration shingles-limited Lifetime warranty
Silverline single hung windows (see Window Options)
Vinyl casement window over kitchen sink- per plan
Grids between glass
Tip out sash Low E2 Argon filled glass with Passive Solar glazing
15" raised panel shutters all windows
Dead bolts keyed alike
Thermatru Fiberglass front door peep hole and knocker 3'0" X 6'8" with lever action Schlage lockset
Thermatru Steel rear door 20-minute fire rated 2'8" X 6'8" with lever action Schlage lockset
Caulking under all exterior walls
ADVANTAGE SHUTTERS FRONT ONLY

CABINET
Merillat Spring Valley Maple stained, recessed panel per plan
30" Overhead wall cabinets
Crown molding over all wall cabinets
Wall cabinets over washer and dryer, per plan
Lazy Susan in corner plan
Raised angle wall cabinet in corner per plan
Raised Pantry Cabinet per plan
Bank of drawers in base cabinets - bathrooms
Laminate counters with rolled edge and Post Form back splash
ADVANTAGE SHELF OVER W/D

INTERIOR DOOR AND TRIM
White hollow core smooth painted interior doors, choose between 3 styles,
32" where applicable
Colonial style wood base and door casing painted white finish
Mortised hinges all doors
Lever action passage and privacy locksets
Colonial style wood casing and jamb painted white finish all windows
2 ¼" mirror trim stained to match door/window trim color
All interior decorative wood components added will match trim color

FLOOR COVERING
FHA certified wear dated Anso nylon carpet 35oz. ship loose not installed
5 lb rebond carpet pad ship loose
Vinyl roll goods installed in wet areas, per plan
ADVANTAGE 16 OZ CARPET SHIPPED LOOSE

INTERIOR FINISH
Smooth wall finish painted white with hi-build primer
Stipple finish ceiling painted white with hi-build primer
Flush transition at ceiling line no beam
Epoxy coated wire shelves closets
Closet organizer system in Bedroom 1 walk in closets, per print

APPLIANCES
Microwave prep over stove area
No appliances standard

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AMERICAN R31-26 | 1,040 SQ FT | 2 BED | 2 BATH

04 **JEFFERSON** R34-26 | 1,144 SQ FT | 2 BED | 2 BATH
MADISON R37-26 | 1,144 SQ FT | 3 BED | 2 BATH

05 **WAYNE** R44-26 |1,144 SQ FT | 3 BED | 2 BATH
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06 **LIVERPOOL** R27-26 | 1,248 SQ FT | 3 BED | 2 BATH
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08 **HERITAGE** R29-26 | 1,352 SQ FT | 3 BED | 2 BATH

09 **DAVENPORT** R39-26 | 1,352 SQ FT | 3 BED | 2 BATH
NEWPORT R8-26 | 1,352 SQ FT | 3 BED | 2 BATH

10 **BEAVER CREEK** R10-26 | 1,352 SQ FT | 3 BED | 2 BATH
ELKINS R46-26 | 1,560 SQ FT | 3 BED | 2 BATH

11 **ST PAUL** R40-26 | 1,560 SQ FT | 3 BED | 2 BATH
CARRINGTON R17-26 | 1,560 SQ FT | 3 BED | 2 BATH

12 **LAKELAND** R41-26 | 1,664 SQ FT | 4 BED | 2 BATH
KIMBERLY JR40-30 | 1,240 SQ FT | 2 BED | 1 BATH

14 **SILVER GROVE** R42-28 | 1,402 SQ FT | 2 BED | 2 BATH

16 **JAMESTOWN** R11-28 | 1,344 SQ FT | 3 BED | 2 BATH

18 **ASHBY** JR45-30 | 1,640SQ FT | 3 BED | 2 BATH

20 **LINCOLN** JR36-30 | 1,480 SQ FT | 3 BED | 2 BATH
HOBART JR29-30 | 1,920 SQ FT | 3 BED | 2 BATH

22 **JOSEPH SERIES** JR24-30 | 1,560 SQ FT | 3 BED | 2 BATH
EJR24-30 | 1,868 SQ FT | 4 BED | 2 BATH

24 **DUBLIN SERIES** JR41-30 | 1,560 SQ FT | 3 BED | 2 BATH
EJR41-30 | 2,010 SQ FT | 3 BED | 2 BATH

26 **ADELAIDE SERIES** JR35-30 | 1,560 SQ FT | 3 BED | 2 BATH
EJR35A-30 | 2,010 SQ FT | 3 BED | 2 BATH

28 **DAVIS SERIES** R30-28 | 1,456 SQ FT | 3 BED | 2 BATH
ER30-28 | 1,764 SQ FT | 4 BED | 2 BATH

30 **MONROE** R47-28 | 1,495 SQ FT | 3 BED | 2 BATH

32 **ALBANY SERIES** JR9-30 | 1,680 SQ FT | 3 BED | 2 BATH
JR9A-30 | 1,840 SQ FT | 3 BED | 2 BATH

34 **TOWNSLAND** JR39-30 |1,600 SQ FT | 3 BED | 2 BATH
ALICE SPRINGS JR33-30 | 1,760 SQ FT | 3 BED | 2 BATH

36 **DOUGLAS** JR34-30 | 1,720 SQ FT | 3 BED | 2 BATH
VICTORIA JR31-30 | 1,840 SQ FT | 3 BED | 2 BATH

38 **ALLEN TOWNE SERIES** JR22-30 | 1,680 SQ FT | 3 BED | 2 BATH
JR22A-30 | 1,920 SQ FT | 4 BED | 2 BATH

40 **JUDE** ER47-30 | 1,881 SQ FT | 3 BED | 2 BATH

42 **ROOSEVELT SERIES** JR4A-30 | 1,920 SQ FT | 3 BED | 2 BATH
EJR4A-30 | 1,600 SQ FT | 4 BED | 2 BATH

44 **PATRIOT SERIES** JR13-30 | 1,920 SQ FT | 3 BED | 2 BATH
EJR13-30 | 2,228 SQ FT | 4 BED | 2 BATH

46 **JASPER** JR46-30 | 1,920 SQ FT | 3 BED | 2.5 BATH

48 **INDEPENDENCE** JR8-30 | 2,000 SQ FT | 3 BED | 2 BATH
PERTH JR27-30 | 2,000 SQ FT | 3 BED | 2 BATH

50 **NORWOOD** EJR35B-30 | 2,010 SQ FT | 4 BED | 3 BATH
BRISBANE JR26-30 | 2,280 SQ FT | 4 BED | 3 BATH

52 **MILLARK** ER12-30 | 1,560 SQ FT | 3 BED | 2.5 BATH
ER12A-30 | 2,010 SQ FT | 3 BED | 2 BATH

54 **FRANKFORT** ER9 | 1,436 SQ FT | 2 BED | 2 BATH
ARISTOCRAT ER7-28 | 1,872 SQ FT | 3 BED | 2 BATH

56 **COLUMBUS** ER11-30 | 2,360 SQ FT | 3 BED | 3 BATH

58 **EXECUTIVE SERIES** ER3-28 | 1,795 SQ FT | 3 BED | 2 BATH
ER3A-30 | 1,930 SQ FT | 3 BED | 2 BATH

MOST POPULAR FLOORPLANS

08 HERITAGE

SILVER GROVE 14

20 LINCOLN

JOSEPH SERIES 22

42 ROOSEVELT SERIES

MILLARK 52

AdVantage
Competitively priced 26' wide floorplans

matterport
3D Tours available on our website

ROCHESTER HOMES

RUDY

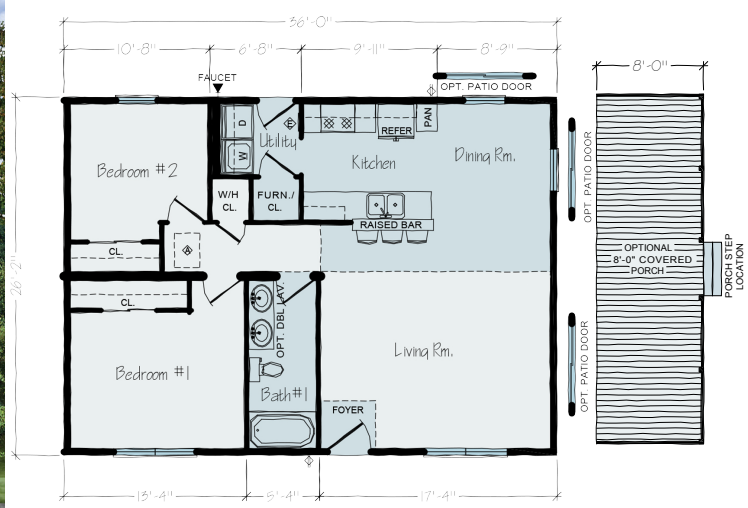
R32-26

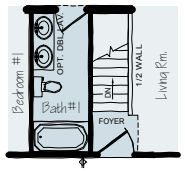
SQUARE FT. 936

BEDROOMS 2

BATHROOMS 1

Advantage





OPT. BASEMENT STAIRWELL LAYOUT

AMERICAN

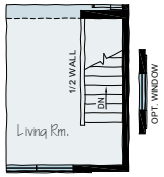
R31-26

SQUARE FT. 1,040

BEDROOMS 2

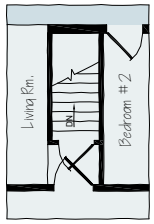
BATHROOMS 2

Advantage



OPT. BASEMENT STAIRWAY LAYOUT

JEFFERSON



BASEMENT OPTION

ROCHESTER HOMES

R34-26

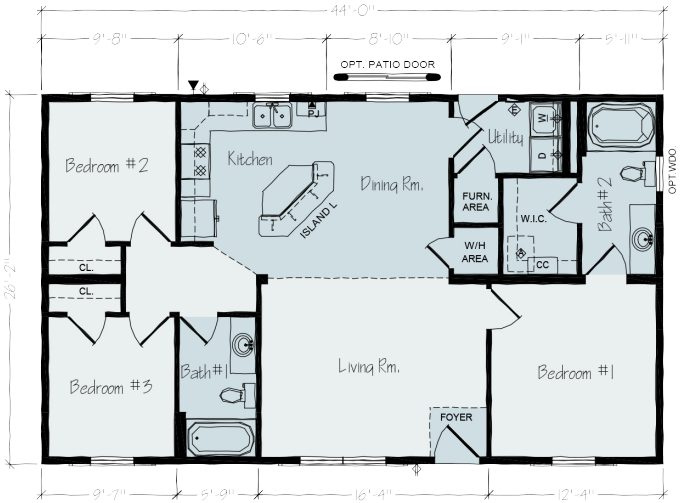
SQUARE FT. 1,144

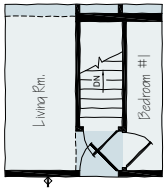
BEDROOMS 2

BATHROOMS 2

Advantage

MADISON





BASEMENT OPTION

R37-26

SQUARE FT. 1,144

BEDROOMS 3

BATHROOMS 2

Advantage

ROCHESTER HOMES

WAYNE

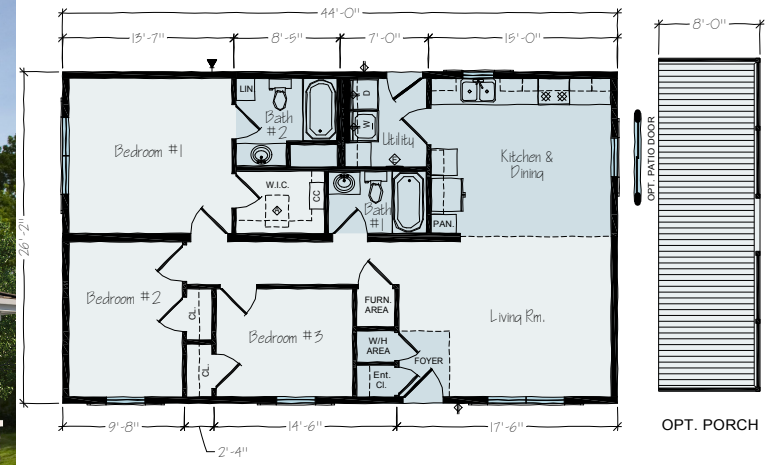
R44-26

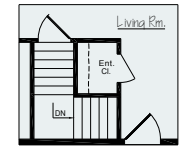
SQUARE FT. 1,144

BEDROOMS 3

BATHROOMS 2

AdVantage





BASEMENT OPTION

CANTON

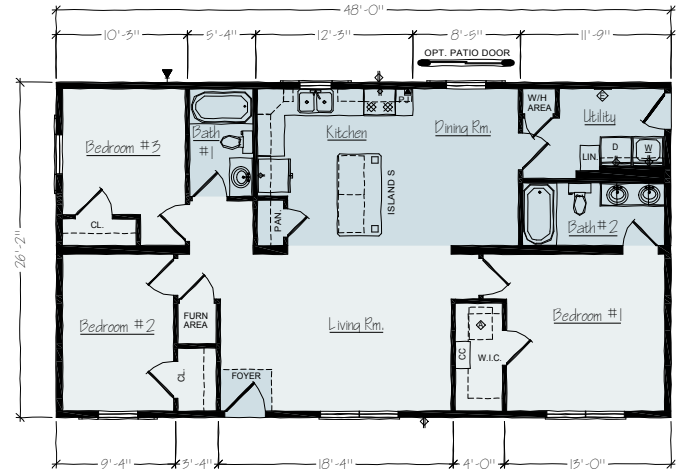
R45-26

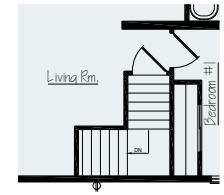
SQUARE FT. 1,248

BEDROOMS 3

BATHROOMS 2

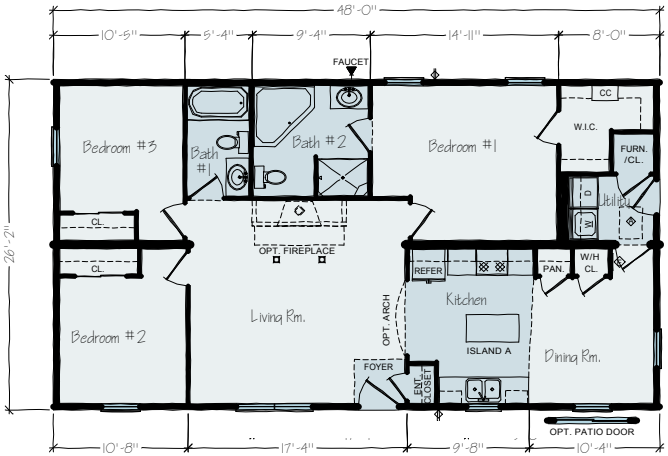
AdVantage

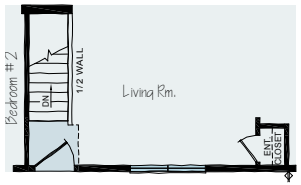




BASEMENT OPTION

LIVERPOOL





OPT. BASEMENT
STAIRWAY LAYOUT
(LAYOUT ONLY WORKS FOR 28' OR 30' WIDE)

ROCHESTER HOMES

R27-26

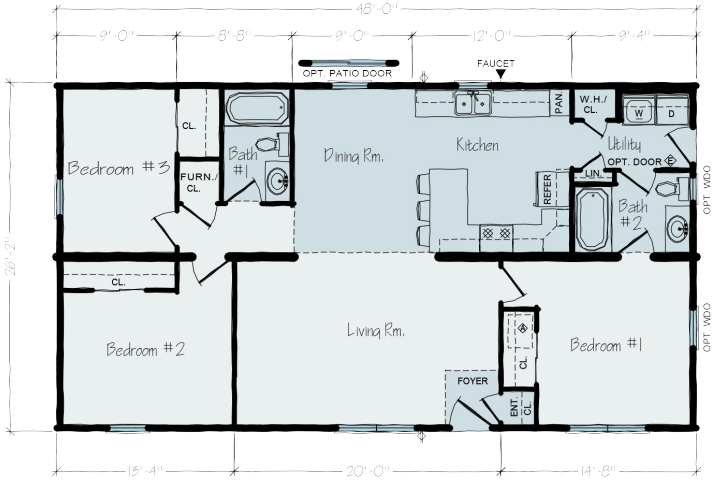
SQUARE FT. 1,248

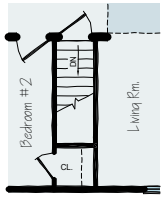
BEDROOMS 3

BATHROOMS 2

AdVantage

PHOENIX





OPT. BASEMENT

R4-26

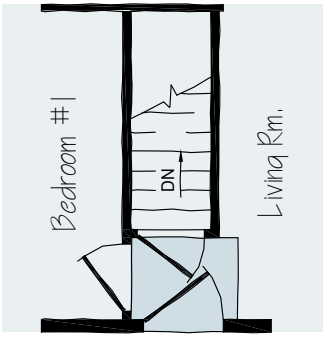
SQUARE FT. 1,248

BEDROOMS 3

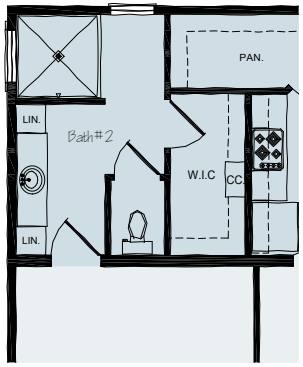
BATHROOMS 2

AdVantage

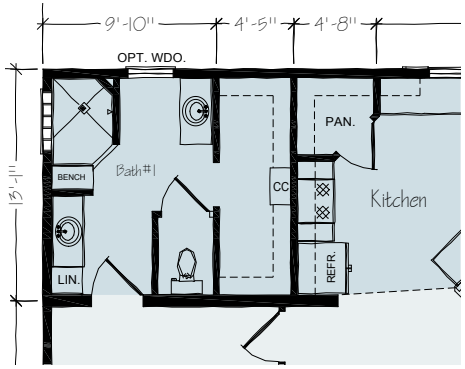
HERITAGE



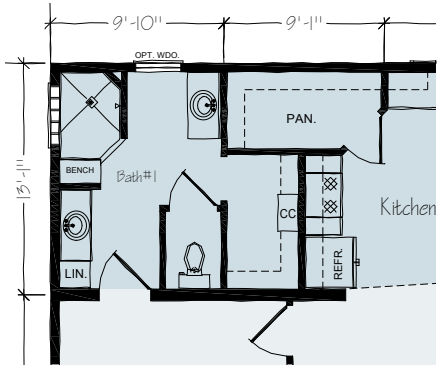
OPT. BASEMENT STAIRWAY LAYOUT
(LAYOUT ONLY WORKS FOR 28' OR 30' WIDE)



HERITAGE SHOWER OH!



BATHROOM OPTION H



BATHROOM OPTION I

ROCHESTER HOMES

R29-26

SQUARE FT. 1,352

BEDROOMS 3

BATHROOMS 2

The Heritage Series is our most popular value-engineered floor plan, with wide-open spaces included in the ranch home. It also has an eat-in island in the kitchen with three bedrooms and two baths.
The Heritage Series also has a split-bedroom floor plan, meaning the master bedroom is on the opposite side of the house from he two others, which also share a bathroom.

matterport

AdVantage

ROCHESTER HOMES

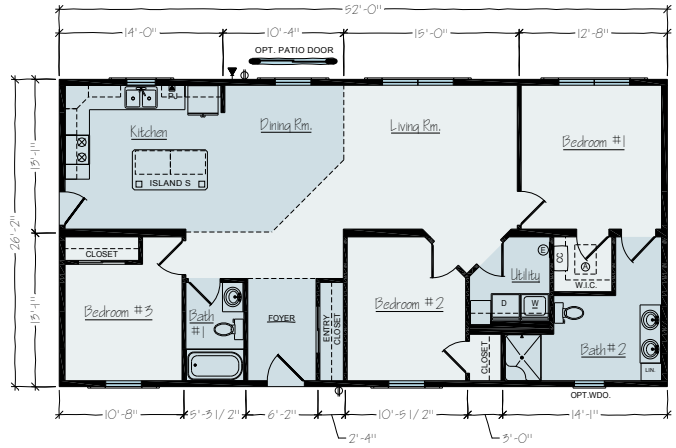
DAVENPORT

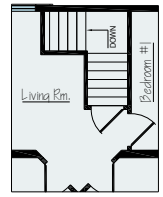
R39-26

SQUARE FT. 1,352

BEDROOMS 3

BATHROOMS 2





BASEMENT OPTION

AdVantage

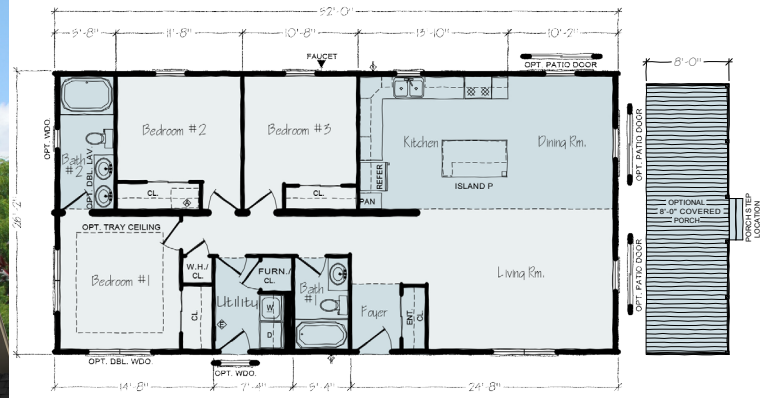
NEWPORT

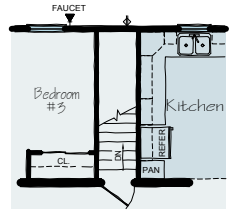
R8-26

SQUARE FT. 1,352

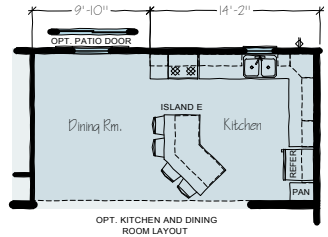
BEDROOMS 3

BATHROOMS 2





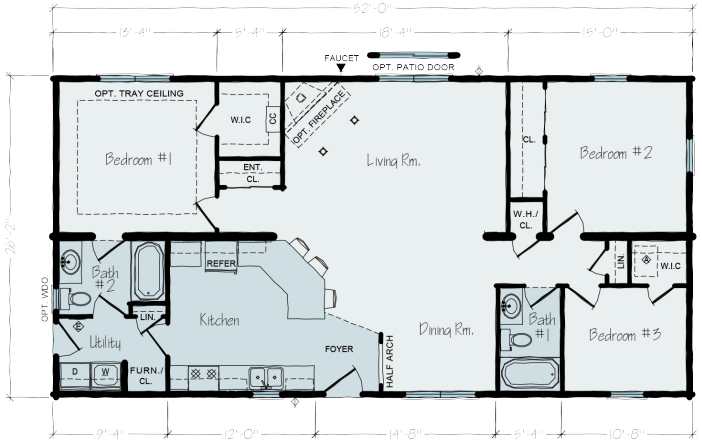
OPT. BASEMENT STAIRWELL LAYOUT

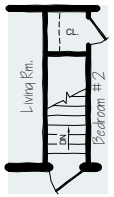


OPT. KITCHEN AND DINING ROOM LAYOUT

AdVantage

BEAVER CREEK





OPT. BASEMENT STAIRWELL LAYOUT

ROCHESTER HOMES

R10-26

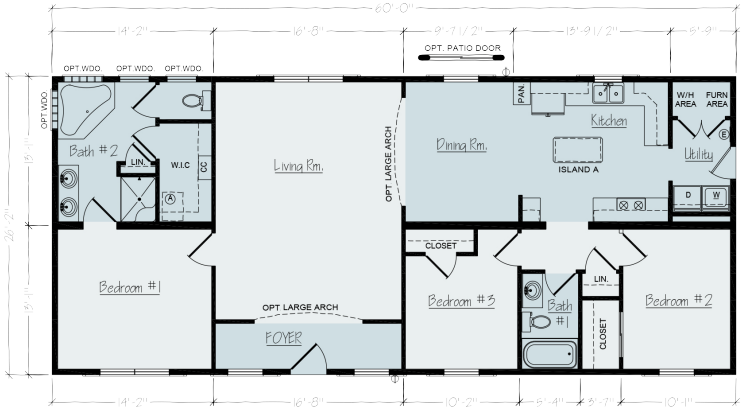
SQUARE FT. 1,352

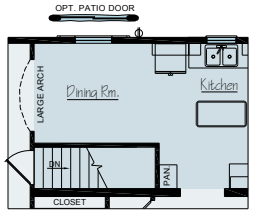
BEDROOMS 3

BATHROOMS 2

AdVantage

ELKINS





BASEMENT OPTION

R46-26

SQUARE FT. 1,560

BEDROOMS 3

BATHROOMS 2

matterport

AdVantage

ROCHESTER HOMES

R40-26

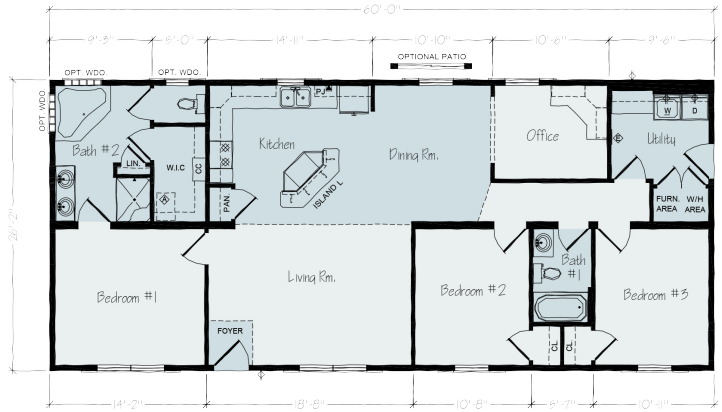
SQUARE FT. 1,560

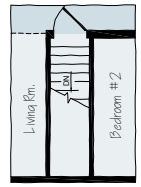
BEDROOMS 3

BATHROOMS 2

AdVantage

ST PAUL





BASEMENT OPTION

R17-26

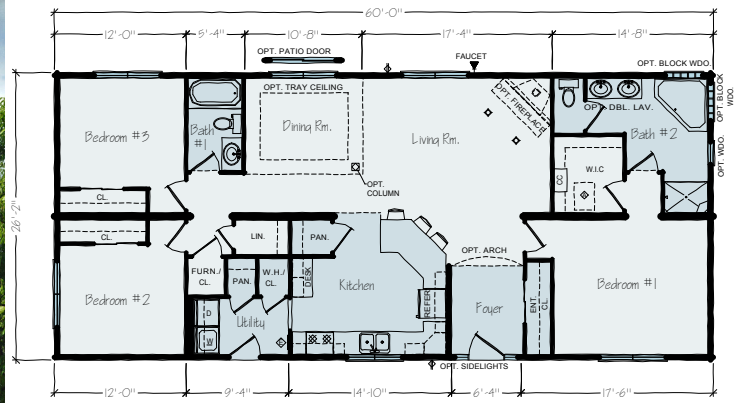
SQUARE FT. 1,560

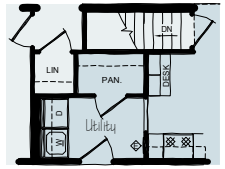
BEDROOMS 3

BATHROOMS 2

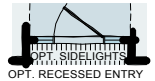
AdVantage

CARRINGTON



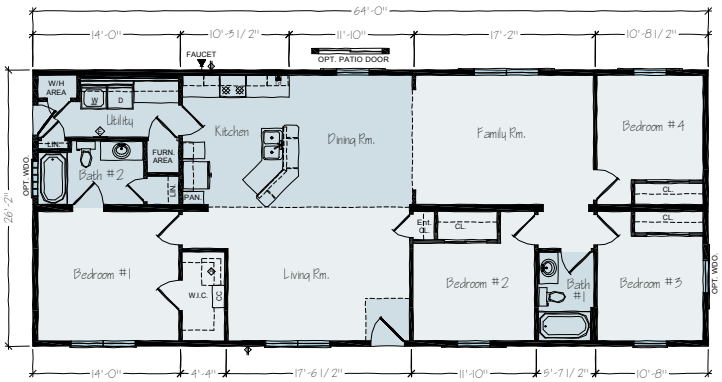


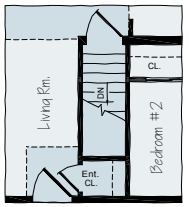
OPT. BASEMENT STAIRWELL LAYOUT



OPT. RECESSED ENTRY

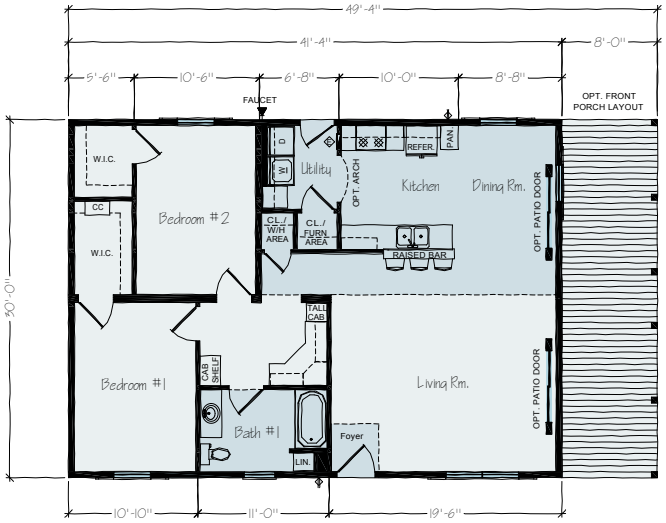
LAKELAND

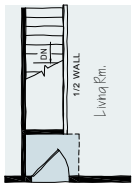




BASEMENT OPTION

KIMBERLY





OPT. BASEMENT STAIRS

ROCHESTER HOMES

R41-26

SQUARE FT. 1,664

BEDROOMS 4

BATHROOMS 2

AdVantage

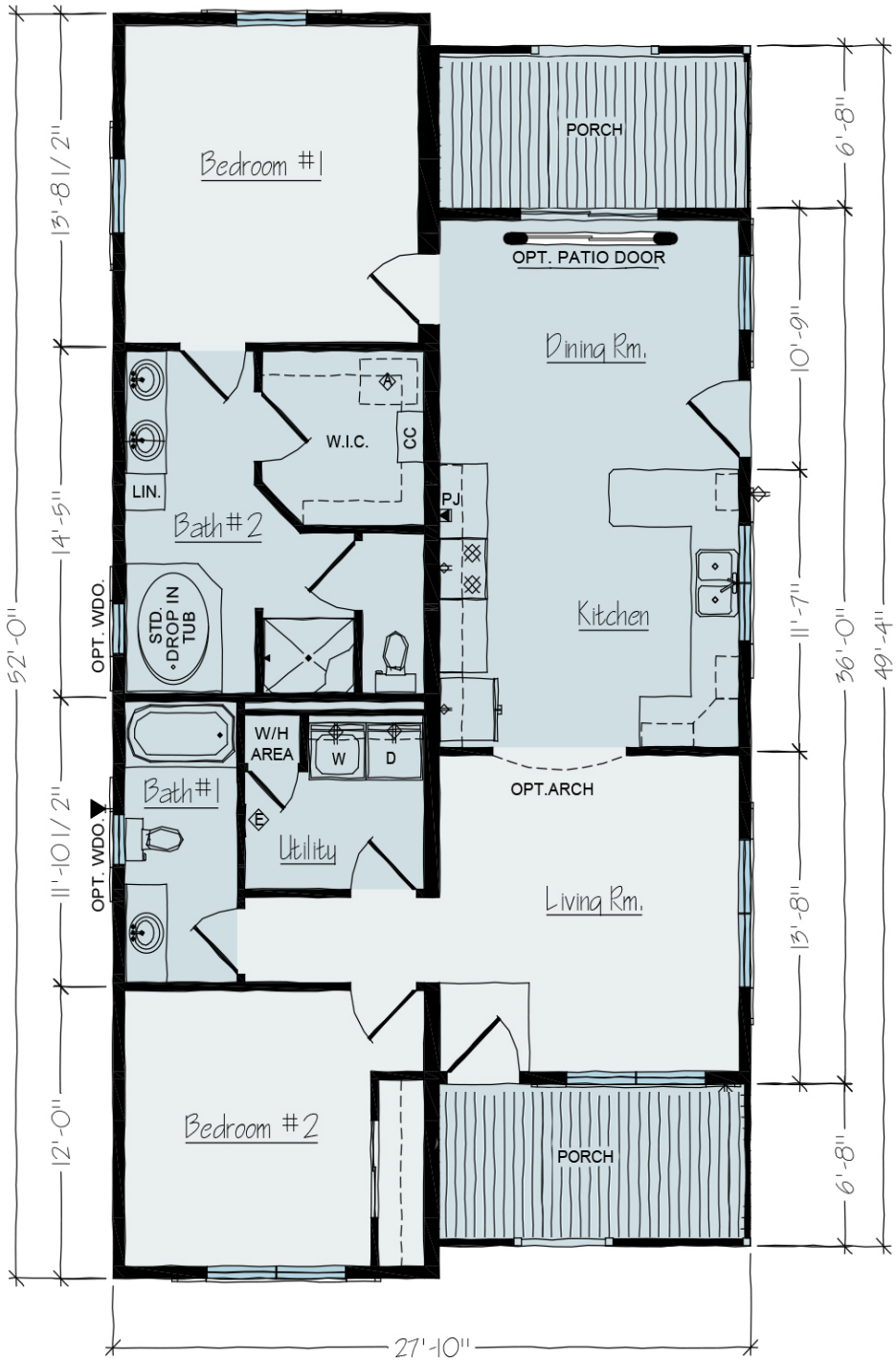
JR40-30

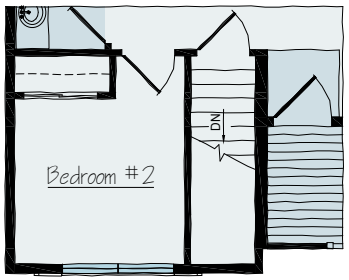
SQUARE FT. 1,240

BEDROOMS 2

BATHROOMS 1

SILVER GROVE





BASEMENT OPTION

ROCHESTER HOMES

R42-28

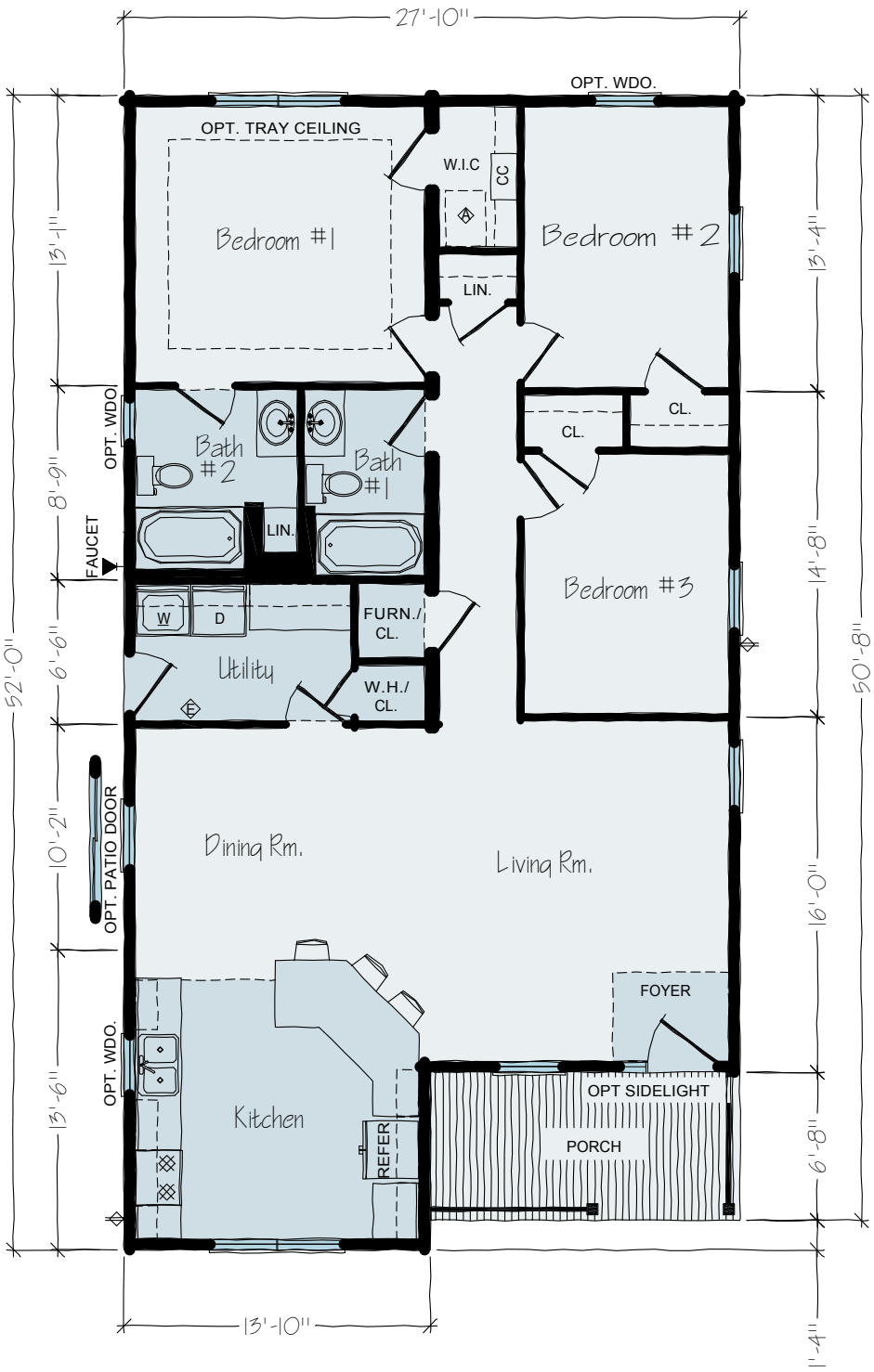
SQUARE FT. 1,402

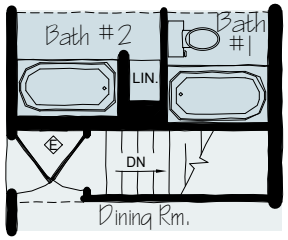
BEDROOMS 2

BATHROOMS 2

This home makes outstanding use of its 1,402 square feet. The kitchen opens to the living room and dining area with a snack-bar peninsula, which provides the perfect spot for quick meals. Optional patio doors are available in the dining room for outdoor entertaining. The master suite features a walk-in closet and a full bath for ultimate privacy. Two porch areas allows to enjoy the outdoors on either end of the home.

JAMESTOWN





OPT. BASEMENT STAIRWELL LAYOUT

ROCHESTER HOMES

R11-28

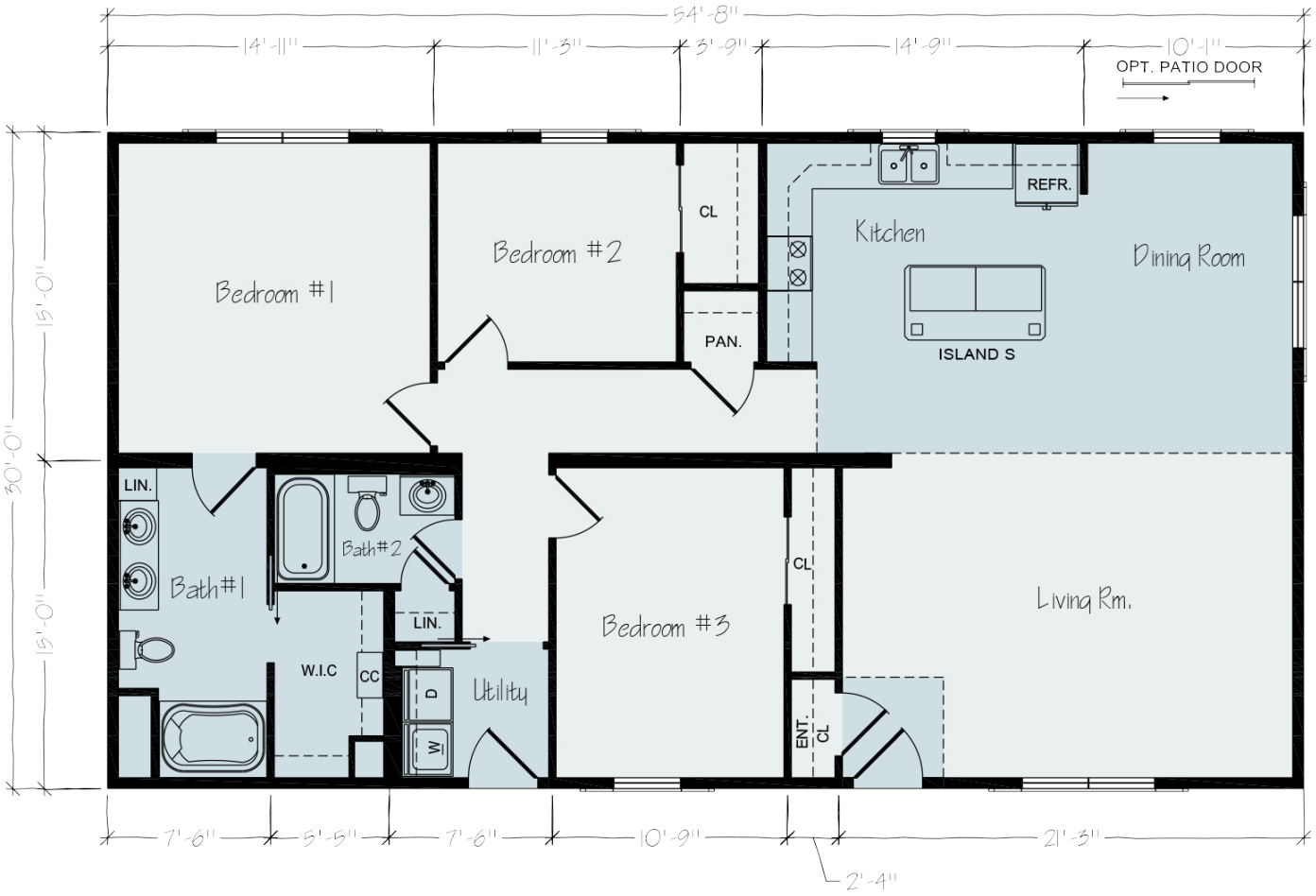
SQUARE FT. 1,344

BEDROOMS 3

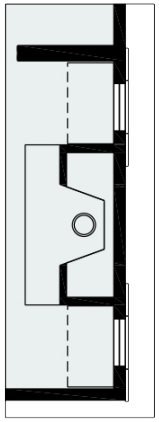
BATHROOMS 2

At 1,344 square feet, the Jamestown is a three-bedroom, two-bathroom, open concept home. Stay connected to the rest of the home while seated at the eat-in bar. Increase this home's curb appeal by upgrading to a 9/12 or 12/12 roof pitch.

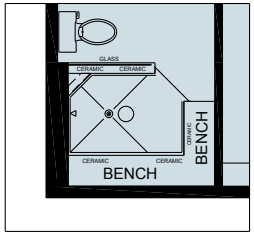
ASHBY



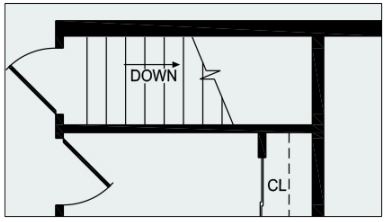
UPGRADE FIREPLACE FOR LIVING ROOM



UPGRADE SHOWER OPT.



BASEMENT OPT.



ROCHESTER HOMES

JR45-30

SQUARE FT. 1,640

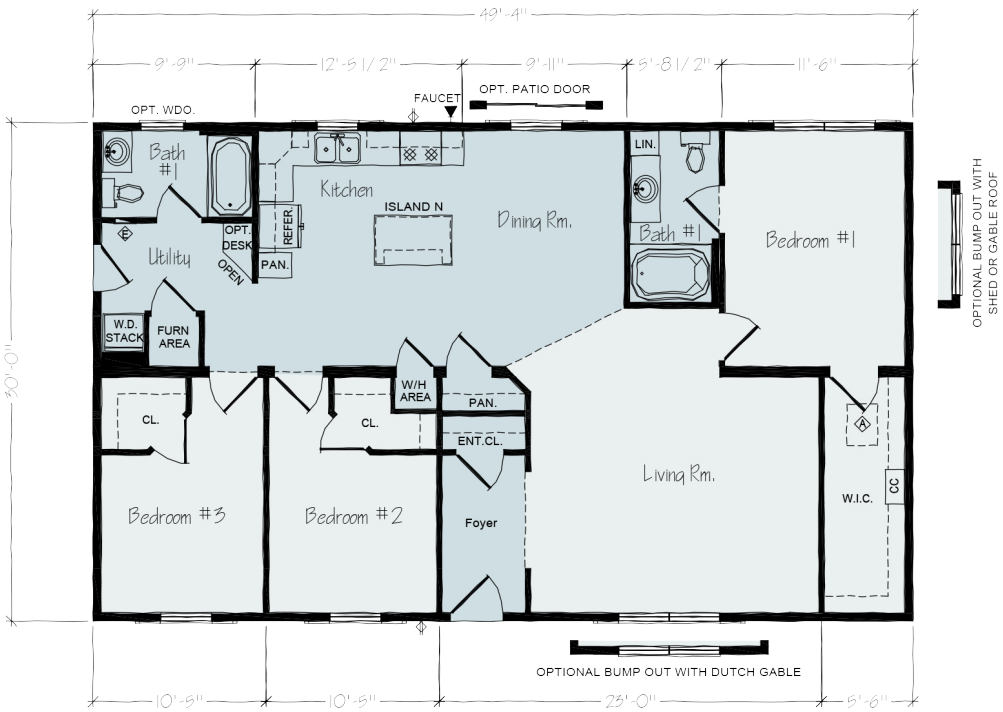
BEDROOMS 3

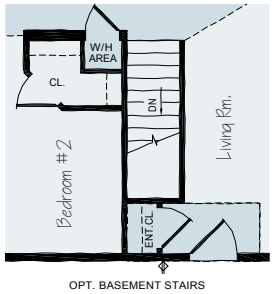
BATHROOMS 2

This floorplan was a popular online sensation that struck the hearts of many. This floorplan is a three-bedroom, two-bathroom, 1,640 square foot home. Create lasting memories with your family in this large kitchen. The master bathroom features a double vanity and a large walk-in closet!

LINCOLN

HOBART





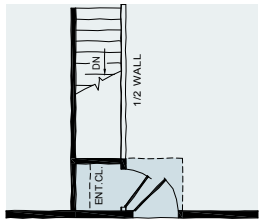
ROCHESTER HOMES

JR36-30

SQUARE FT. 1,480

BEDROOMS 3

BATHROOMS 2



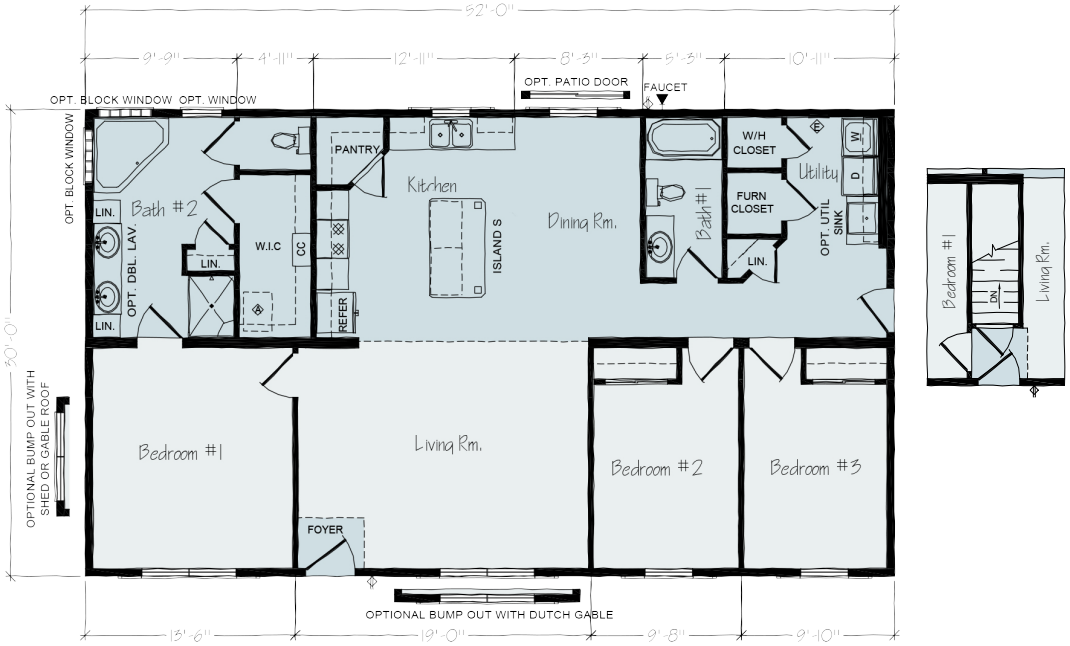
JR29-30

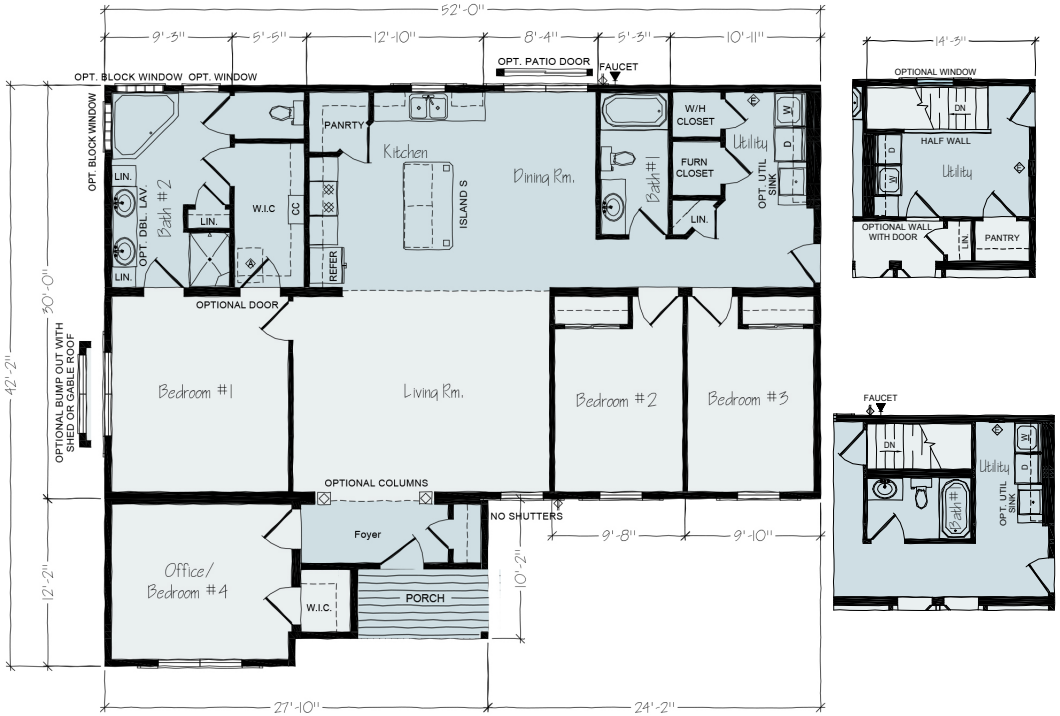
SQUARE FT. 1,920

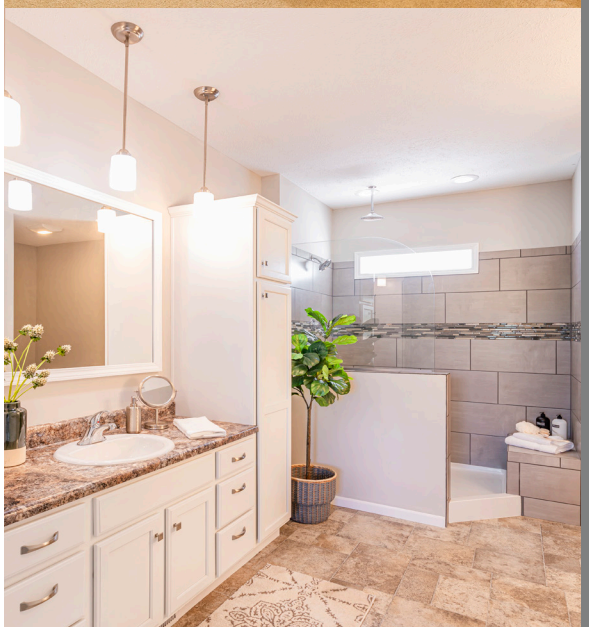
BEDROOMS 3

BATHROOMS 2

JOSEPH SERIES







ROCHESTER HOMES

JR24-30

SQUARE FT. 1,560

BEDROOMS 3

BATHROOMS 2

matterport

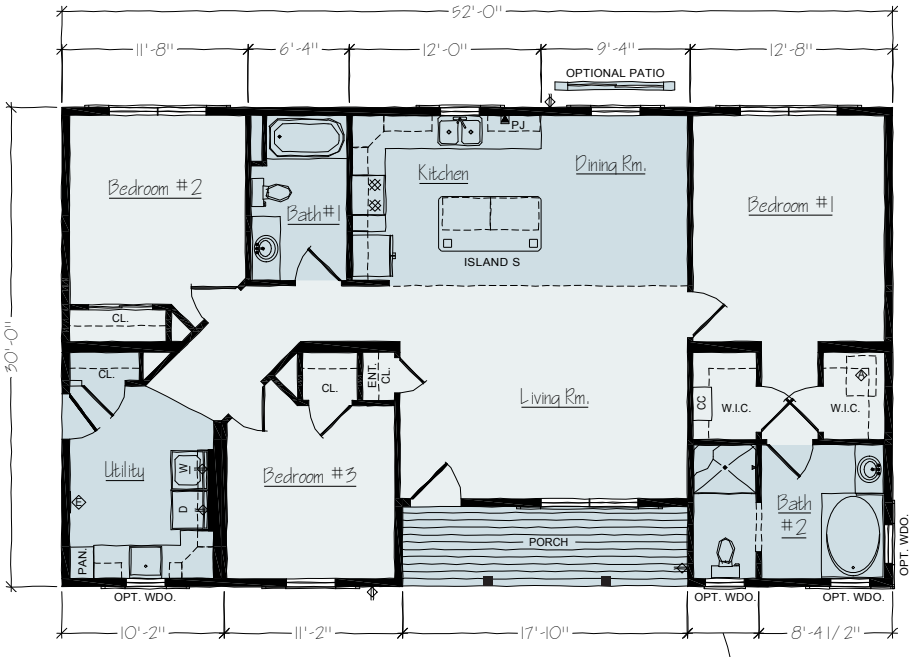
EJR24-30

SQUARE FT. 1,868

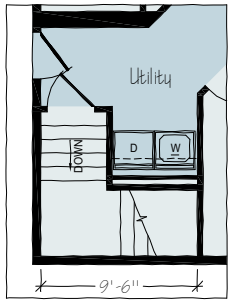
BEDROOMS 4

BATHROOMS 2

DUBLIN SERIES



BASEMENT OPT.



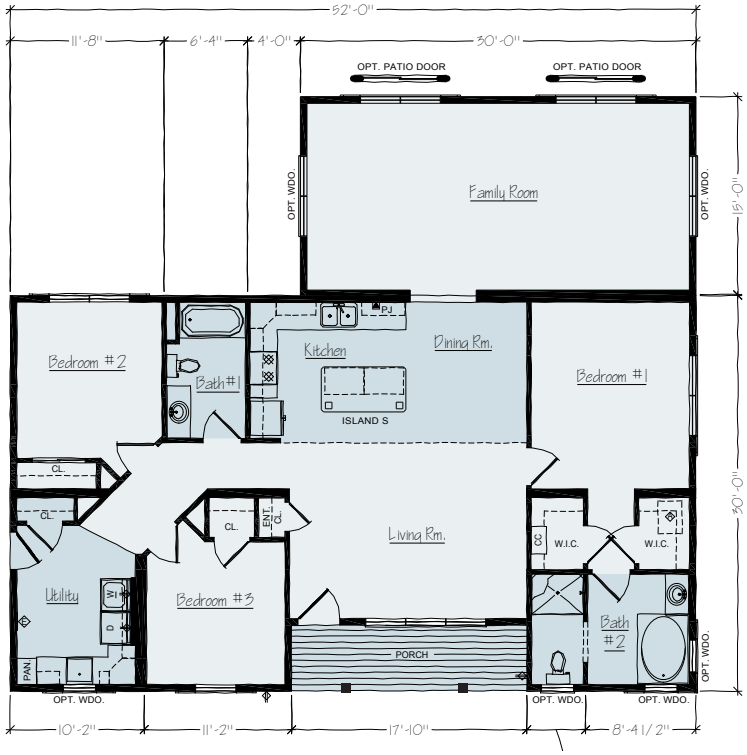
ROCHESTER HOMES

JR41-30

SQUARE FT. 1,560

BEDROOMS 3

BATHROOMS 2



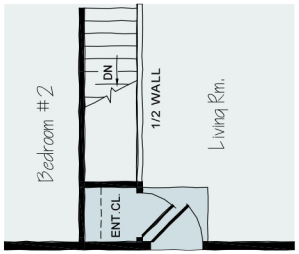
EJR41-30

SQUARE FT. 2,010

BEDROOMS 3

BATHROOMS 2

ADELAIDE SERIES



ROCHESTER HOMES

JR35-30

SQUARE FT. 1,560

BEDROOMS 3

BATHROOMS 2

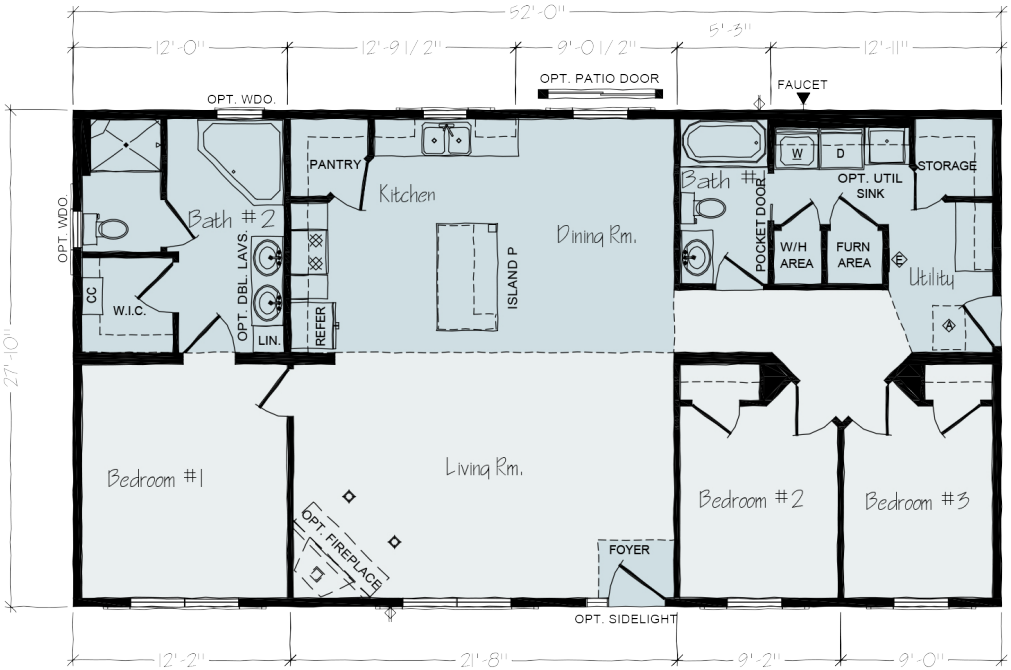
EJR35A-30

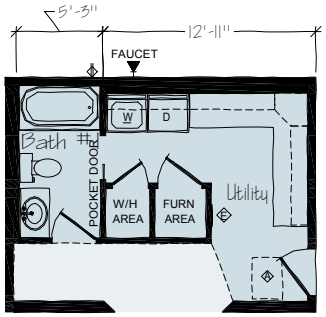
SQUARE FT. 2,010

BEDROOMS 3

BATHROOMS 2

DAVIS SERIES





OPT. UTILITY ROOM CABINETS REPLACING STD STORAGE

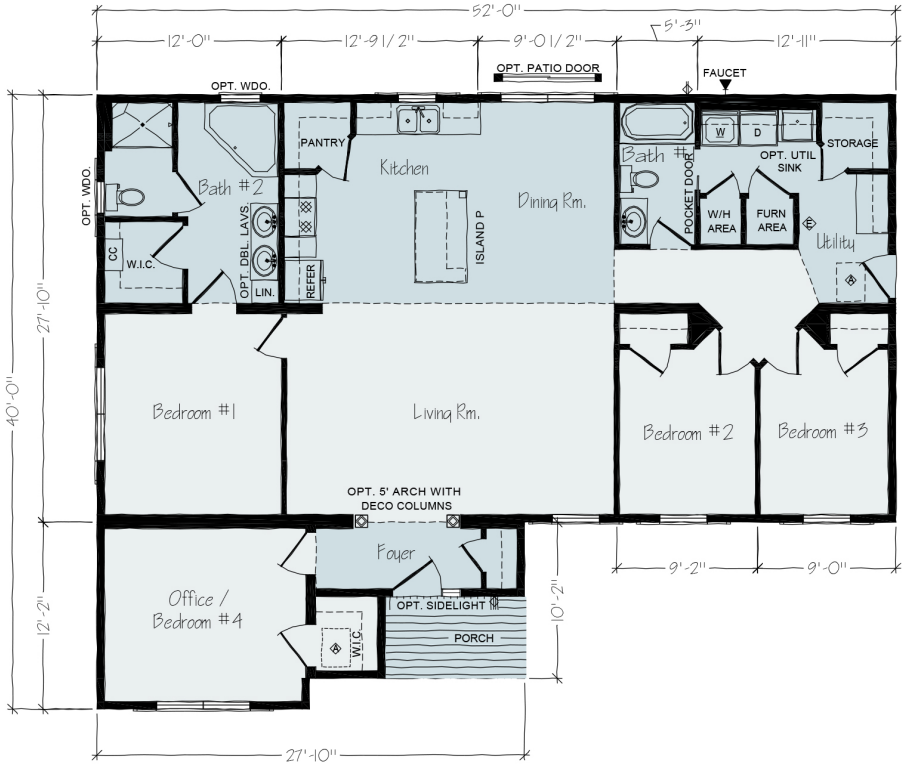
ROCHESTER HOMES

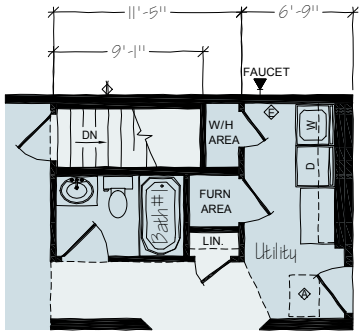
R30-28

SQUARE FT. 1,456

BEDROOMS 3

BATHROOMS 2





OPT. STAIRWAY LAYOUT

ER30-28

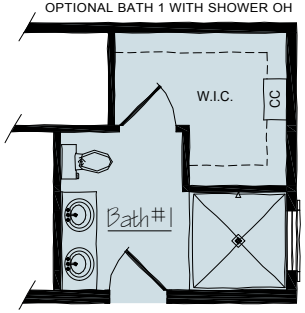
SQUARE FT. 1,764

BEDROOMS 4

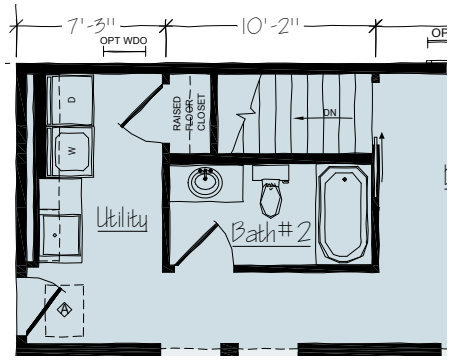
BATHROOMS 2

MONROE

OPTIONAL BATH 1 WITH SHOWER OH



OPT. BASEMENT STAIRS



ROCHESTER HOMES

R47-28

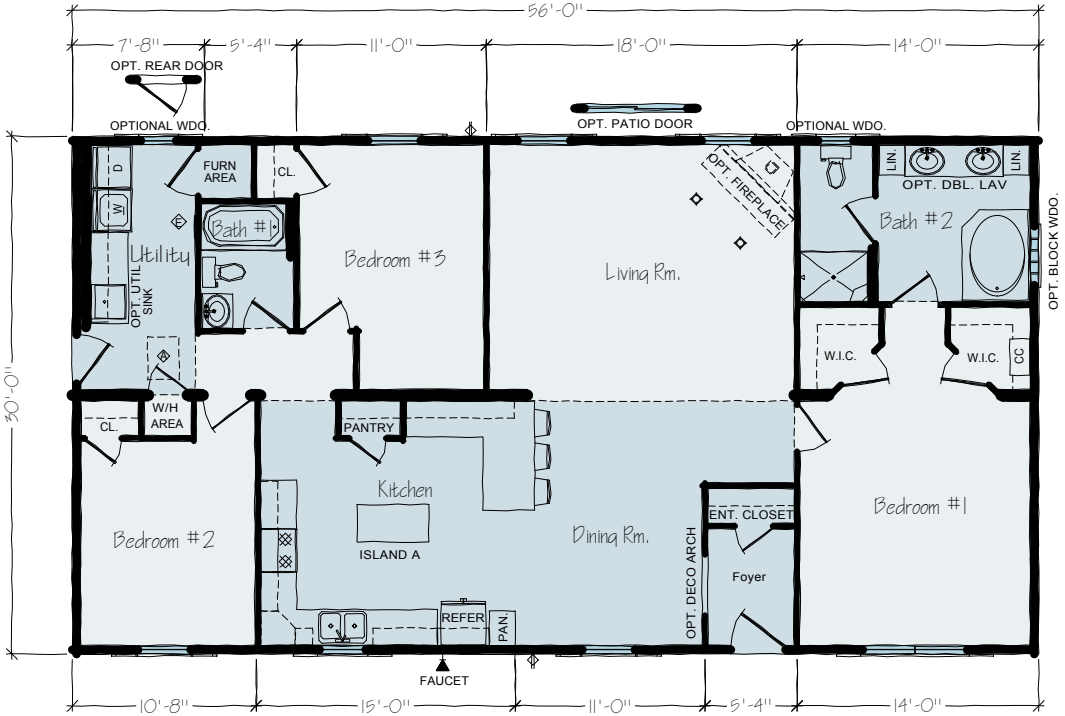
SQUARE FT. 1,495

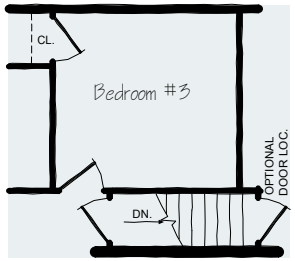
BEDROOMS 3

BATHROOMS 2

Showcasing 1431 square feet, the Monroe is a three-bedroom, two-bathroom home with many terrific features. The open concept living room, kitchen, and dining room separate the master suite from the two spare bedrooms for added privacy. The kitchen has all the storage needed with its substantial walk-in pantry. The master suite offers a double sink vanity and spacious walk-in closet. Other standout features include a large utility with bench and extra storage cabinets and a kitchen island.

ALBANY SERIES





OPTIONAL BASEMENT STAIRWAY LOCATION

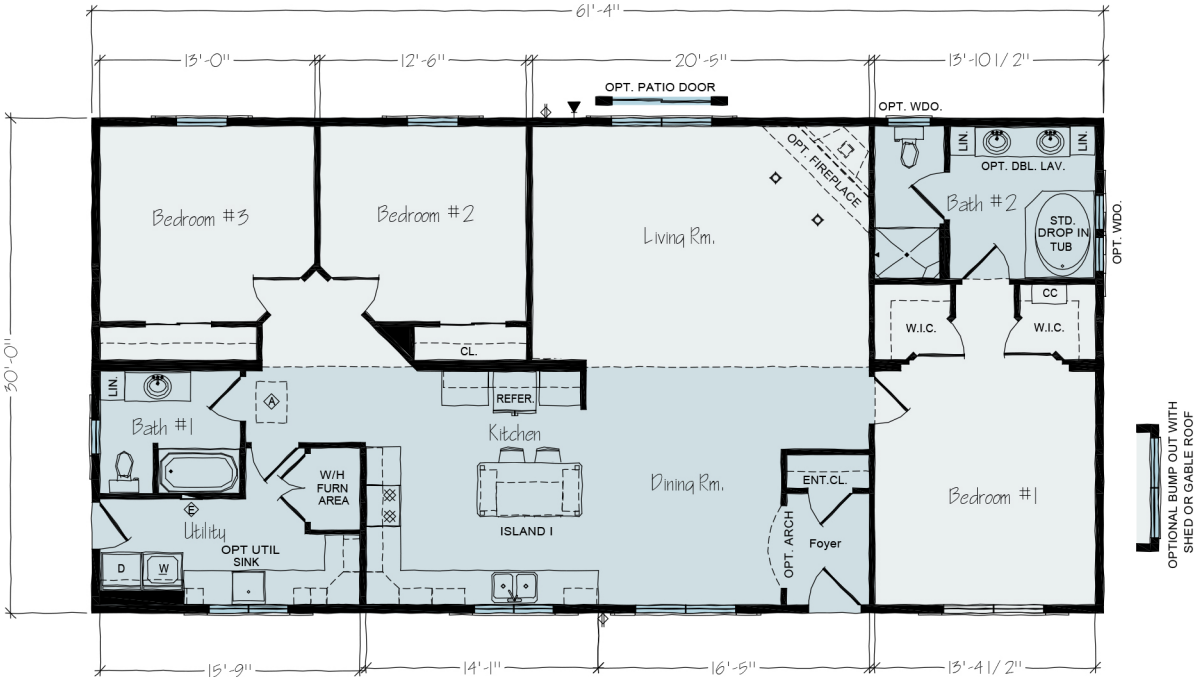
ROCHESTER HOMES

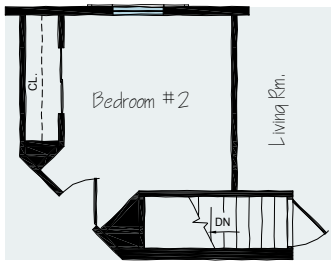
JR9-30

SQUARE FT. 1,680

BEDROOMS 3

BATHROOMS 2





OPT. BASEMENT STAIRS

JR9A-30

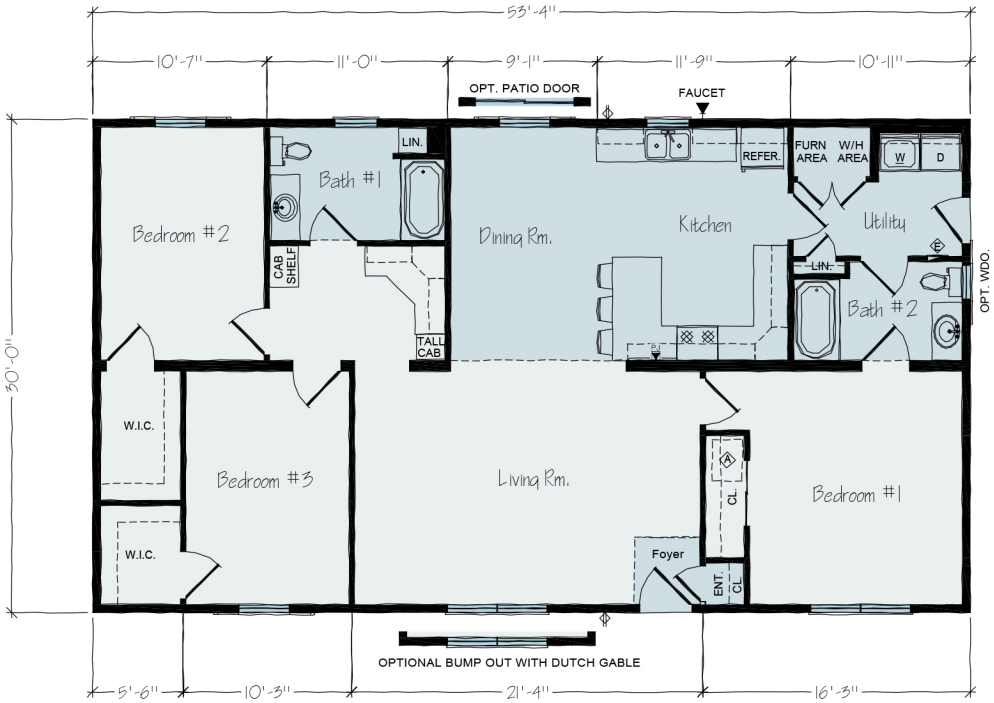
SQUARE FT. 1,840

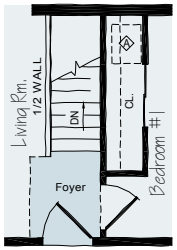
BEDROOMS 3

BATHROOMS 2

TOWNSLAND

ALICE SPRINGS





OPT. BASEMENT STAIRS

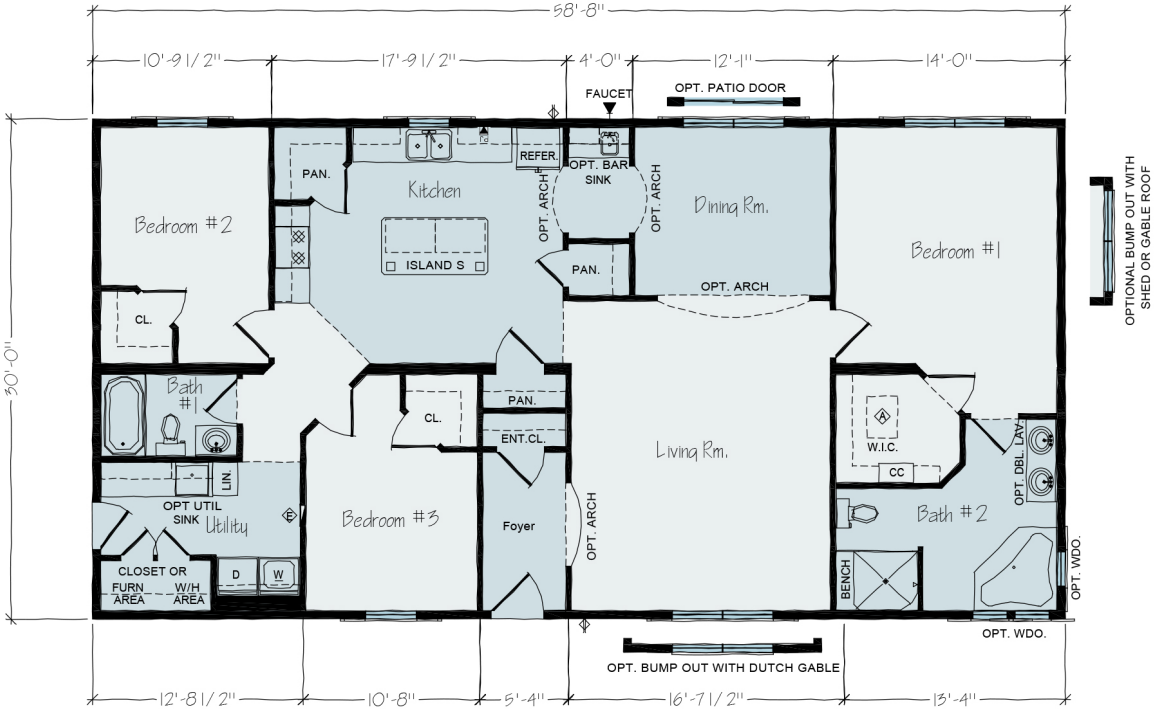
ROCHESTER HOMES

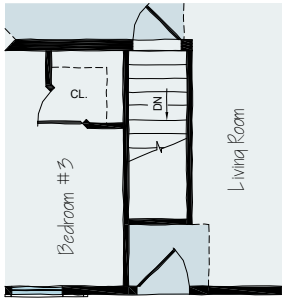
JR39-30

SQUARE FT. 1,600

BEDROOMS 3

BATHROOMS 2





OPT. BASEMENT STAIRS

JR33-30

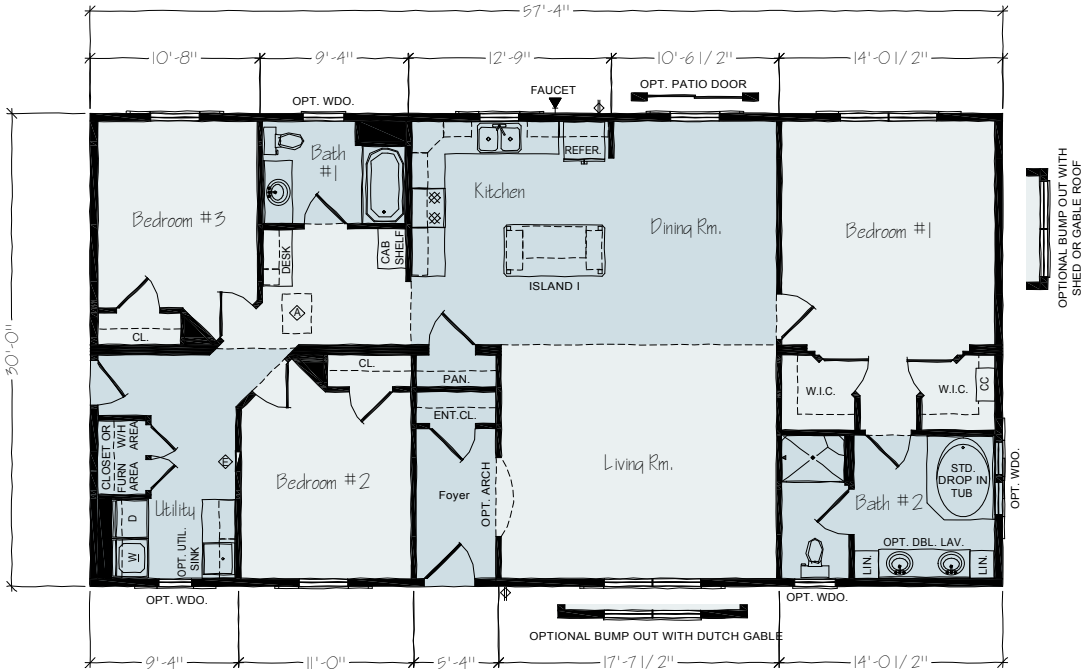
SQUARE FT. 1,760

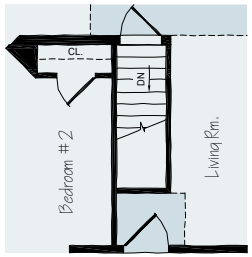
BEDROOMS 3

BATHROOMS 2

DOUGLAS

VICTORIA





OPT. BASEMENT STAIRS

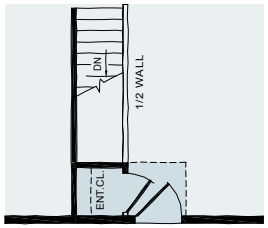
ROCHESTER HOMES

JR34-30

SQUARE FT. 1,720

BEDROOMS 3

BATHROOMS 2



OPT. BASEMENT STAIRS

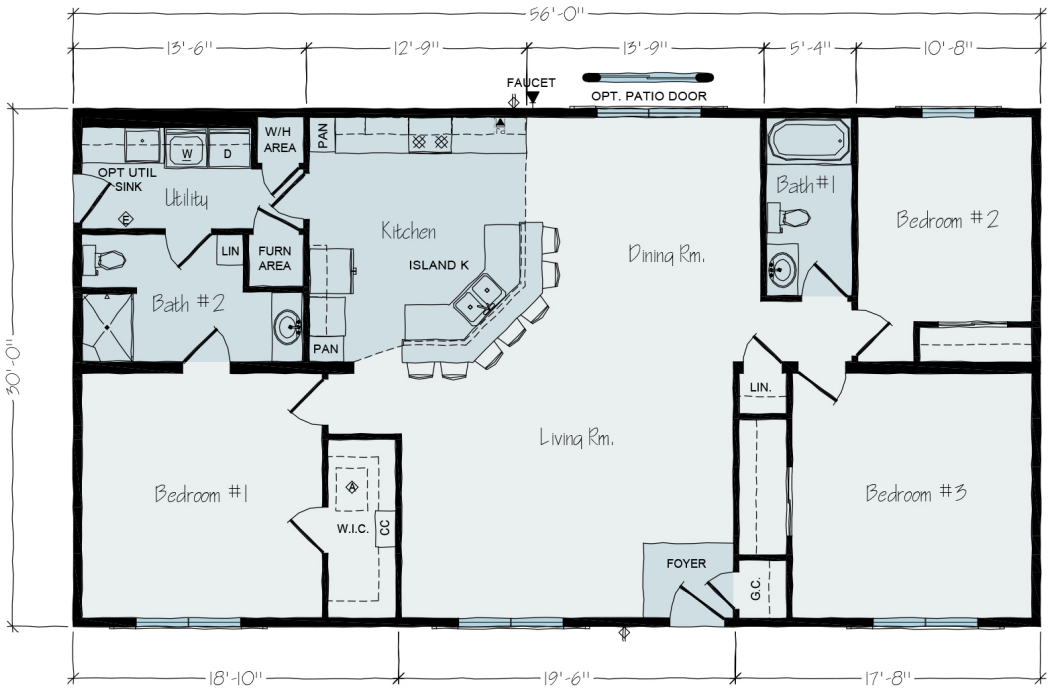
JR31-30

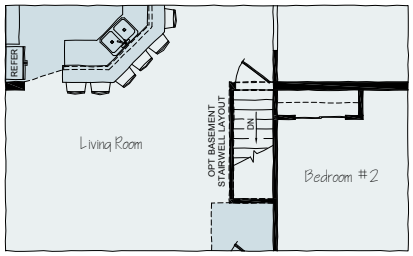
SQUARE FT. 1,840

BEDROOMS 3

BATHROOMS 2

ALLEN TOWNE SERIES





OPT. STAIRWAY LAYOUT

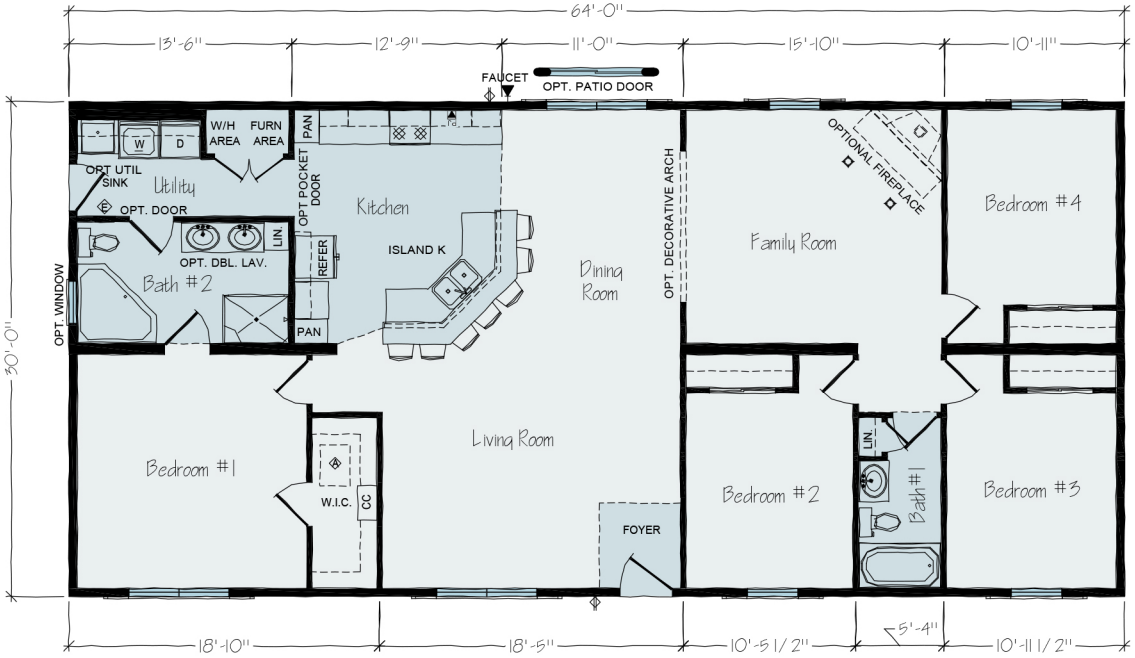
ROCHESTER HOMES

JR22-30

SQUARE FT. 1,680

BEDROOMS 3

BATHROOMS 2



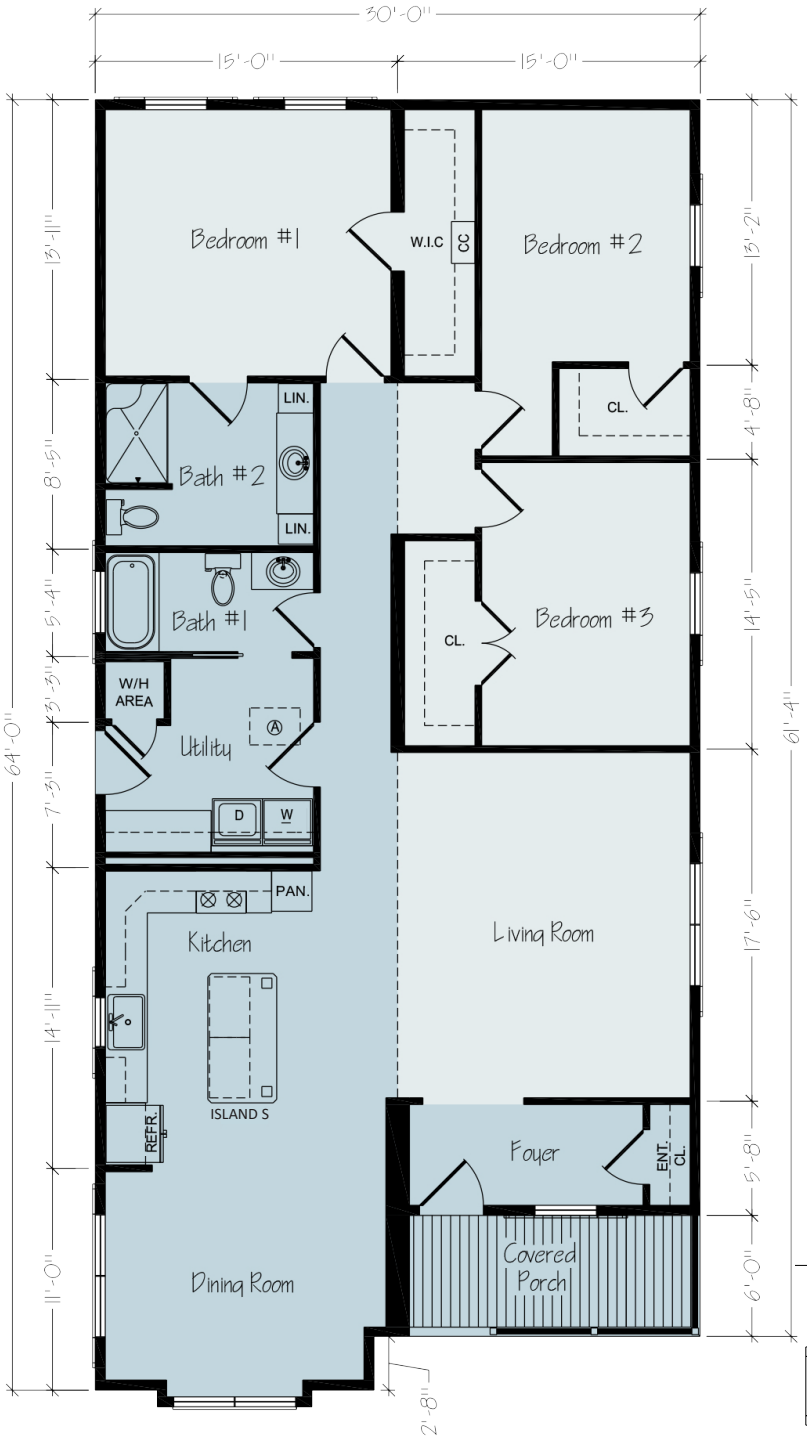
JR22A-30

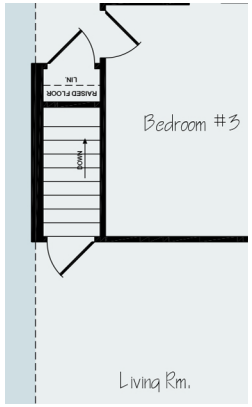
SQUARE FT. 1,920

BEDROOMS 4

BATHROOMS 2

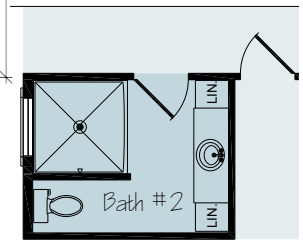
JUDE

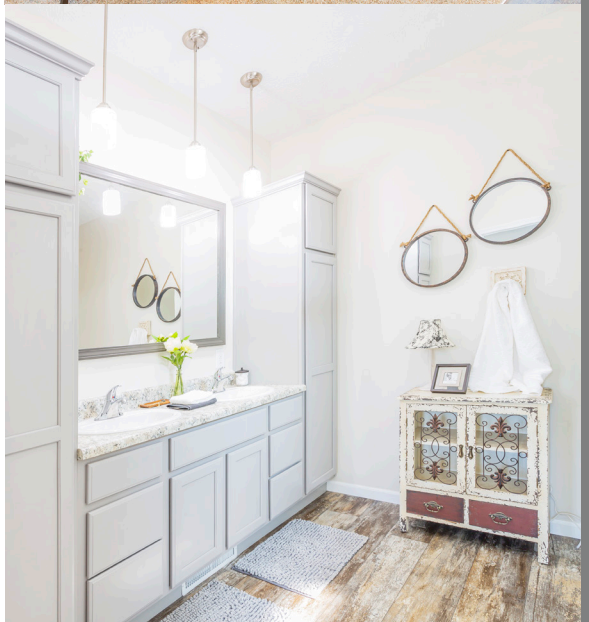




OPT. BASEMENT STAIRS

SHOWER OH! OPTION





ROCHESTER HOMES

JR47-30

SQUARE FT. 1,881

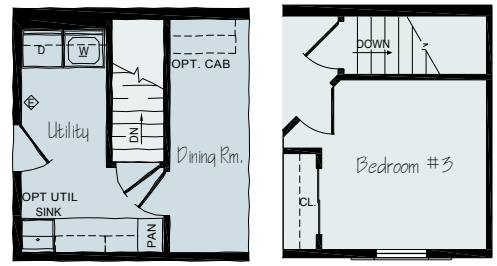
BEDROOMS 3

BATHROOMS 2

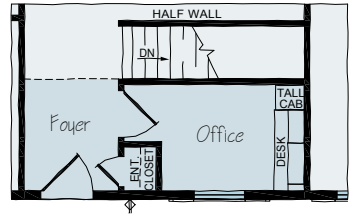
This 1,800 square foot home is a showstopper. It has an open concept – living room, kitchen, dining room- floor plan, and the bedrooms are grouped together near the utility room for easy access laundry. It features a front porch for outdoor relaxation. It also features a beautiful optional arch opening from the foyer area to the living room.

matterport

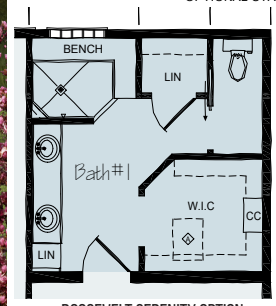
ROOSEVELT SERIES



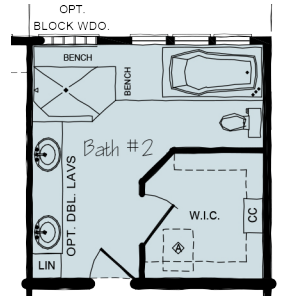
OPTIONAL BASEMENT LAYOUT



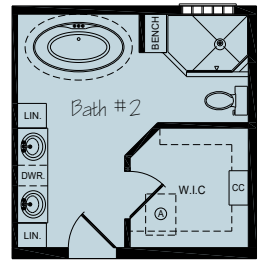
OPTIONAL STAIR/OFFICE LAYOUT



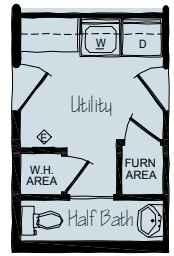
ROOSEVELT SERENITY OPTION



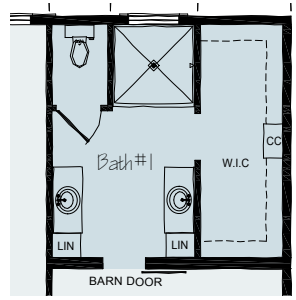
ROOSEVELT TRANQUILITY OPTION



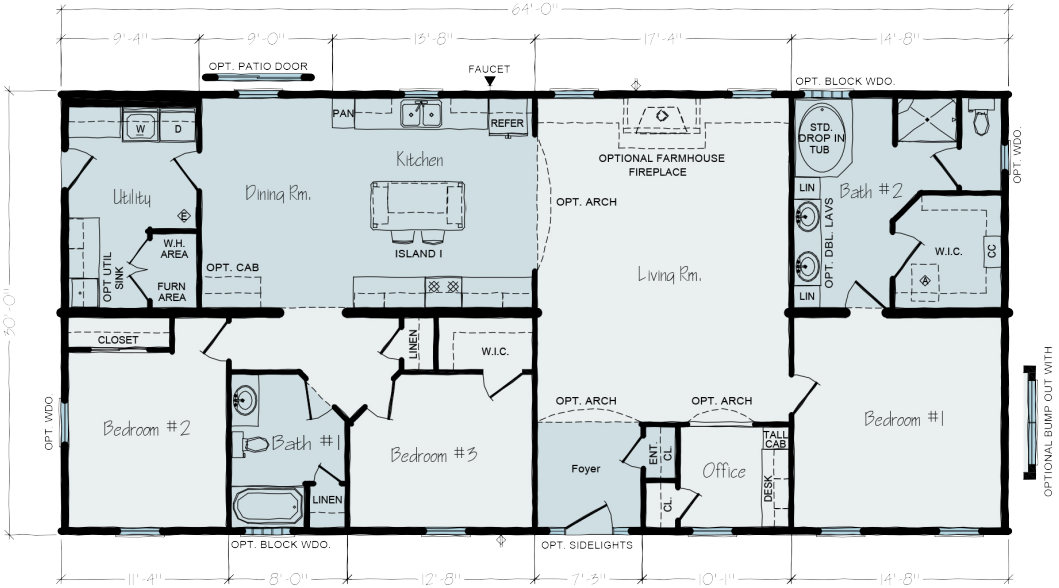
ROOSEVELTFREE STANDING TUB OPTION

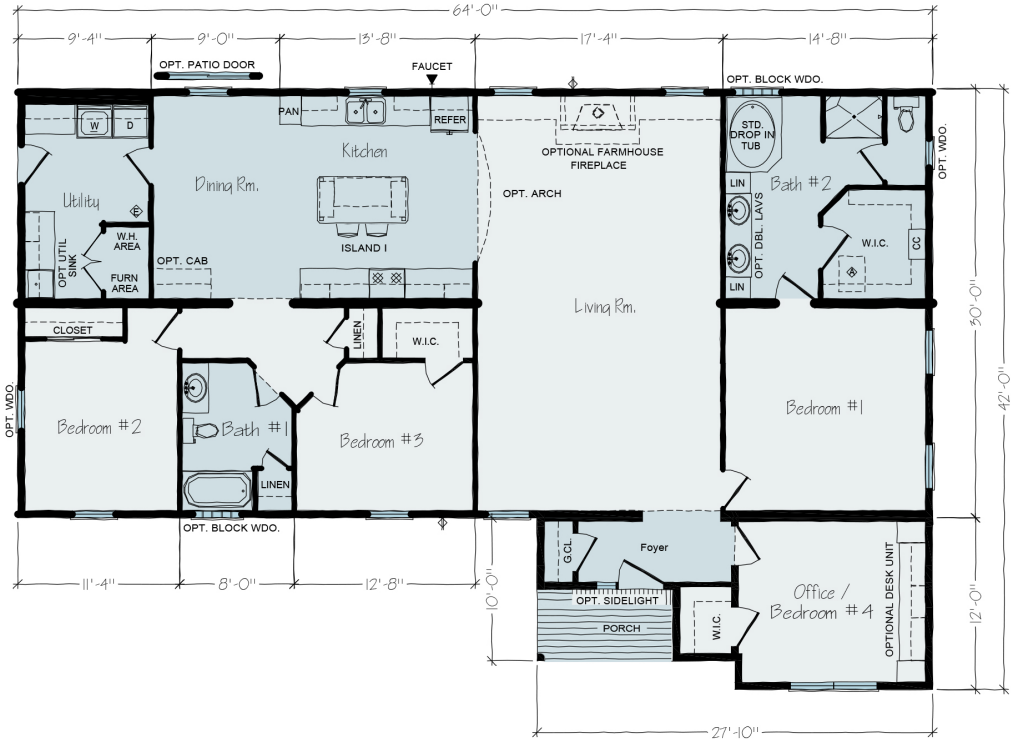


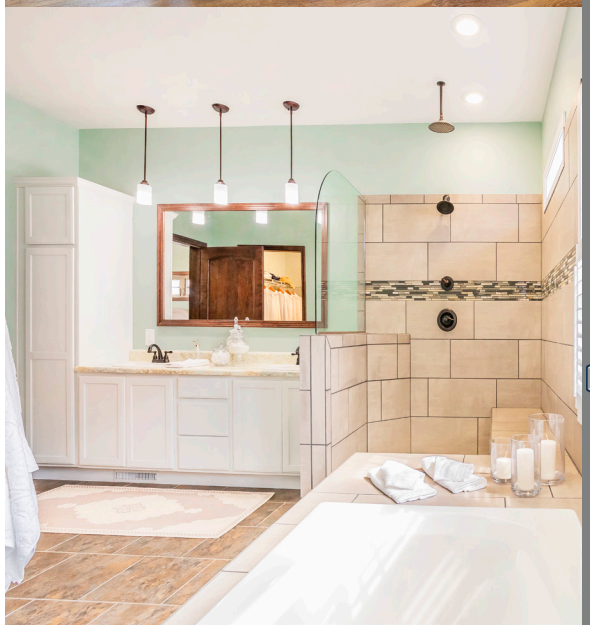
Opt. Utility
W/Half Bath



ROOSEVELT SHOWER OH! OPTION







ROCHESTER HOMES

JR4A-30

SQUARE FT. 1,920

BEDROOMS 3

BATHROOMS 2

EJR4A-30

SQUARE FT. 1,600

BEDROOMS 4

BATHROOMS 2

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PATRIOT SERIES

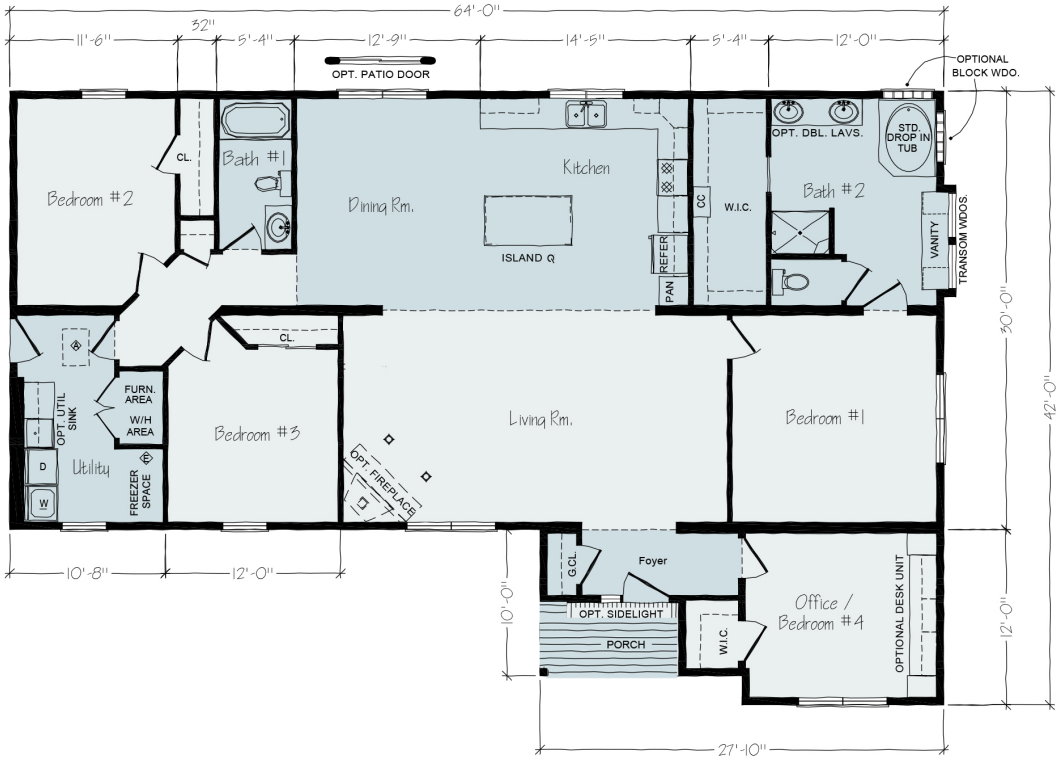
ROCHESTER HOMES

JR13-30

SQUARE FT. 1,920

BEDROOMS 3

BATHROOMS 2



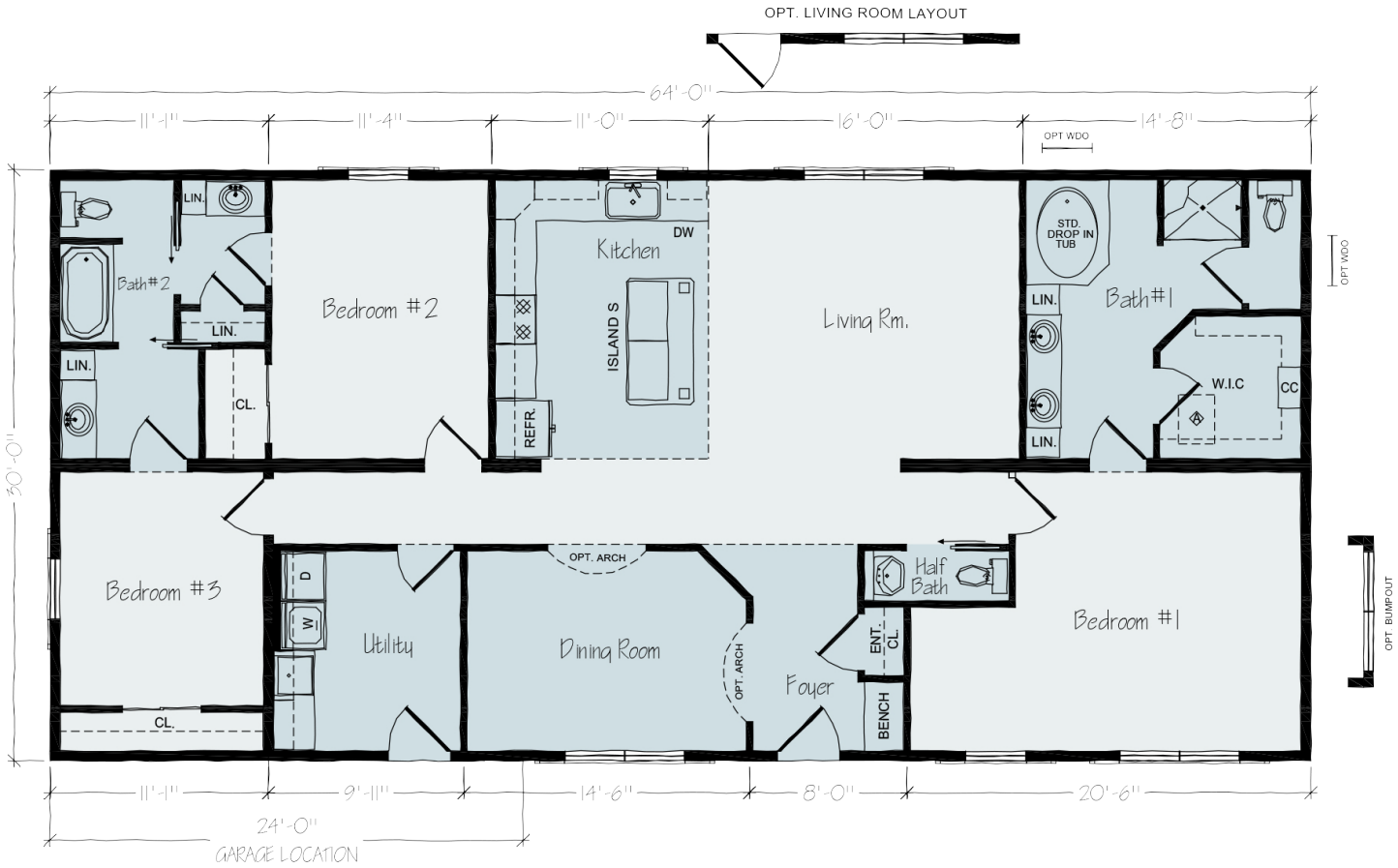
EJR13-30

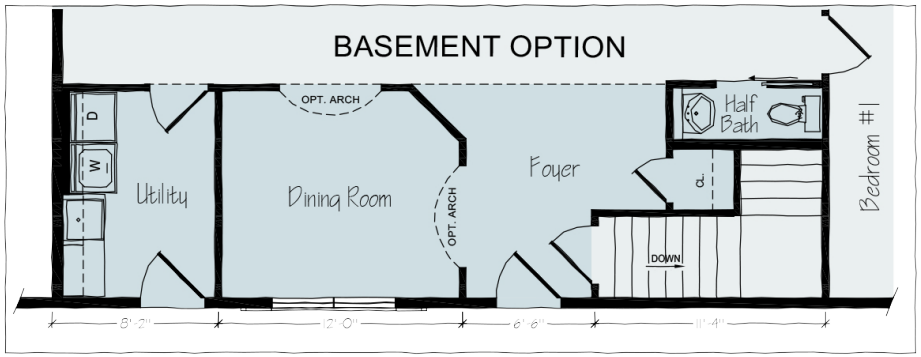
SQUARE FT. 2,228

BEDROOMS 4

BATHROOMS 2

JASPER





ROCHESTER HOMES

JR46-30

SQUARE FT. 1,920

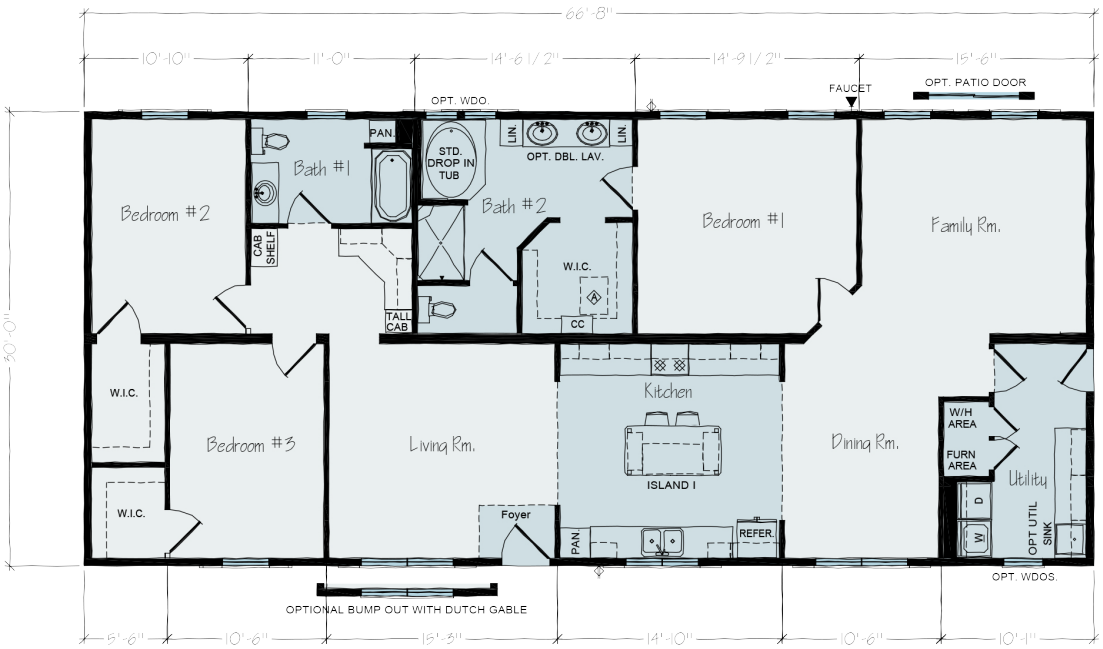
BEDROOMS 3

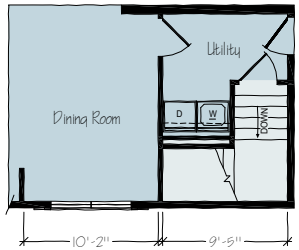
BATHROOMS 2.5

The Jasper is a 1,920 square foot home with three bedrooms and two and a half bathrooms. The home features a formal foyer with views of the dining room, kitchen, and living room. The spacious master suite showcases a double vanity and large walk-in closet. On the opposite end of the home are two bedrooms with an adjoining Jack and Jill bathroom.

INDEPENDENCE

PERTH





BASEMENT OPTION

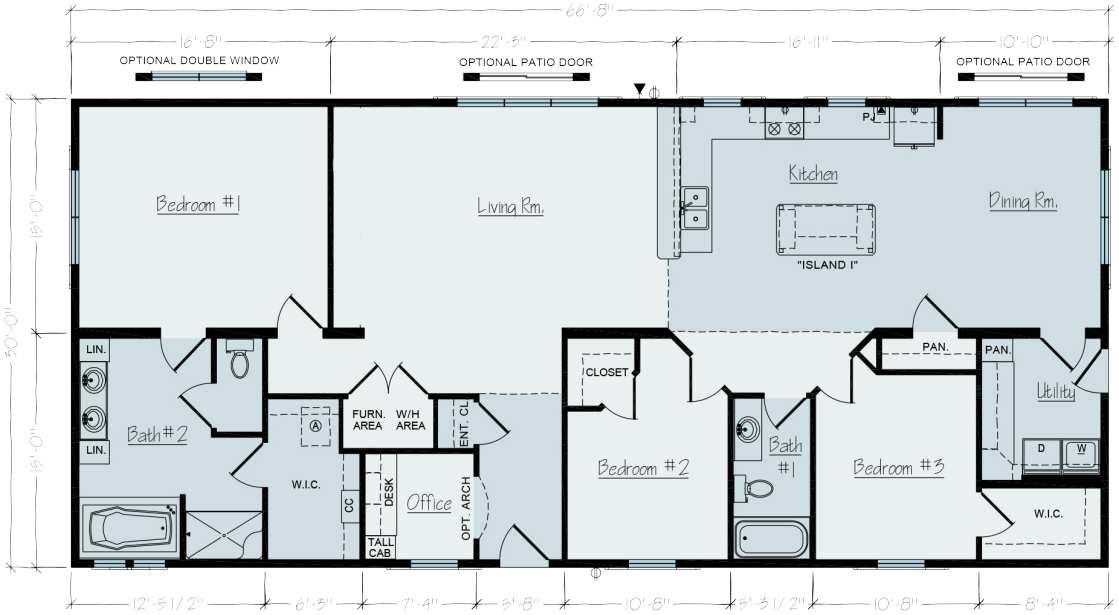
ROCHESTER HOMES

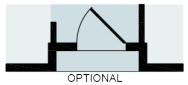
JR8-30

SQUARE FT. 2,000

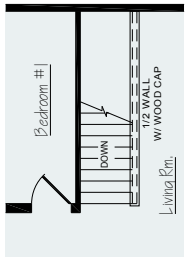
BEDROOMS 3

BATHROOMS 2





OPTIONAL RECESSED ENTRY



BASEMENT OPTION

JR27-30

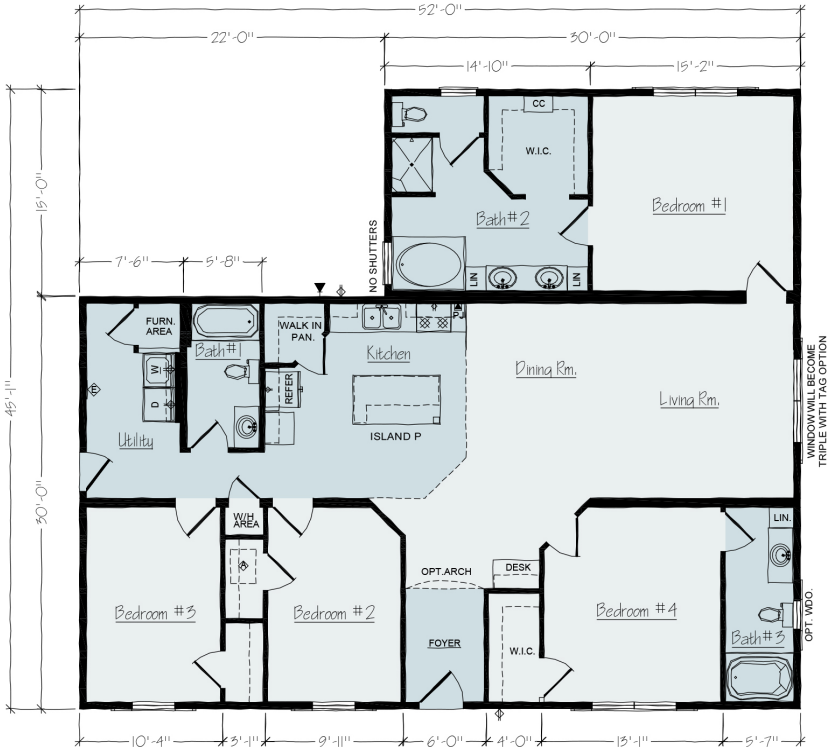
SQUARE FT. 2,000

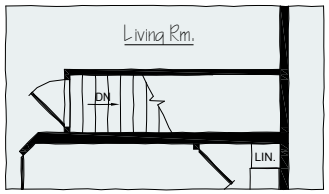
BEDROOMS 3

BATHROOMS 2

NORWOOD

BRISBANE





BASEMENT OPTION

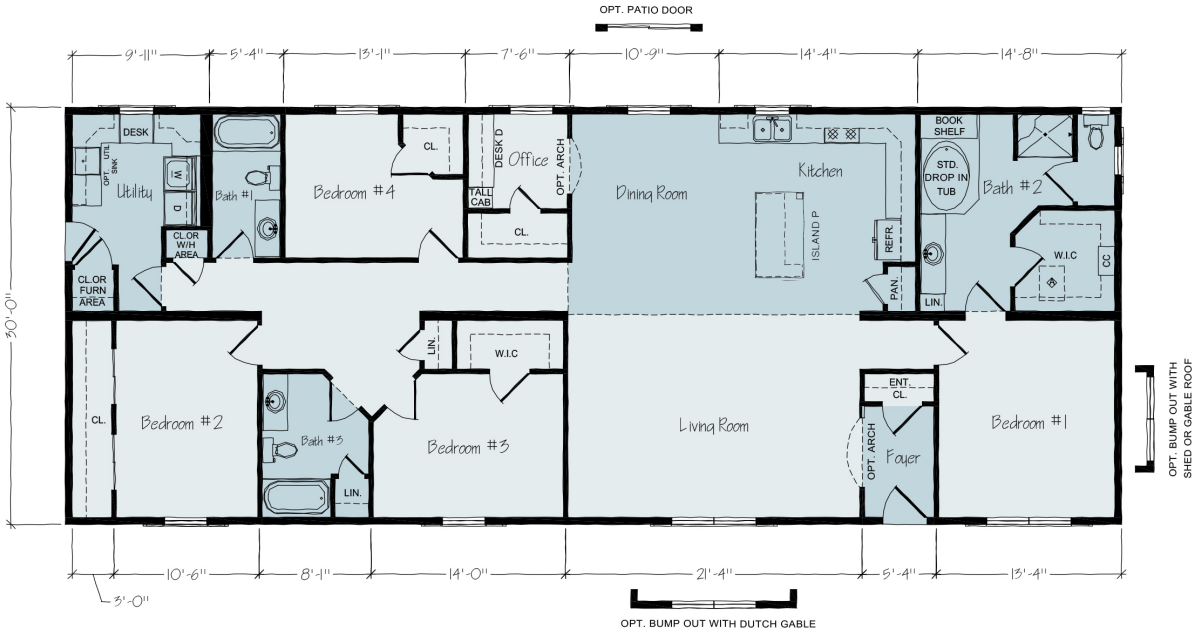
ROCHESTER HOMES

EJR35B-30

SQUARE FT. 2,010

BEDROOMS 4

BATHROOMS 3



JR26-30

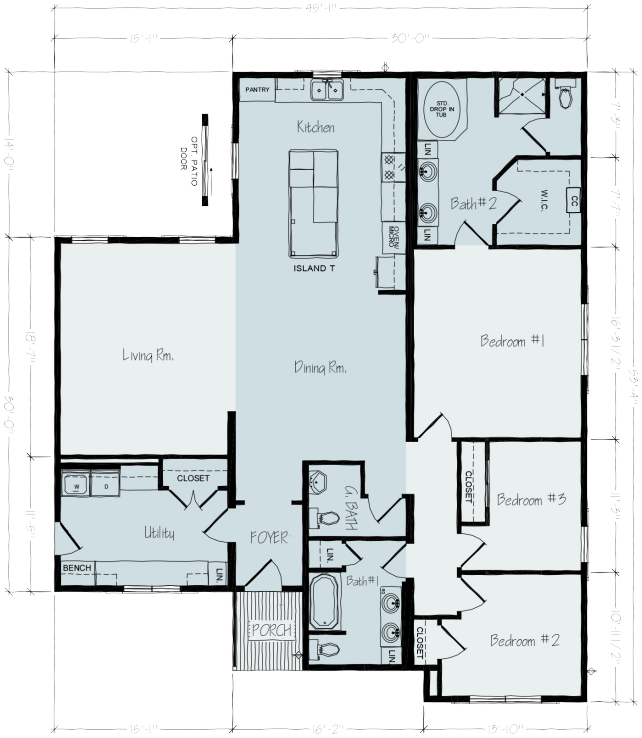
SQUARE FT. 2,280

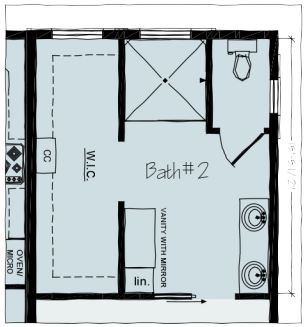
BEDROOMS 4

BATHROOMS 3

*see builder for basement option

MILLARK





MILLARK SHOWER OH! OPTION

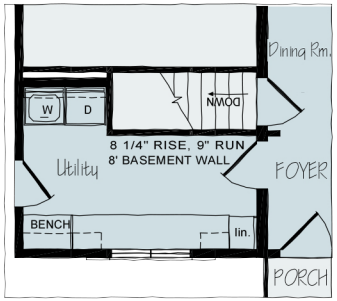
ROCHESTER HOMES

ER12-30

SQUARE FT. 1,560

BEDROOMS 3

BATHROOMS 2.5



MILLARK BASEMENT OPTIONS

ER12A-30

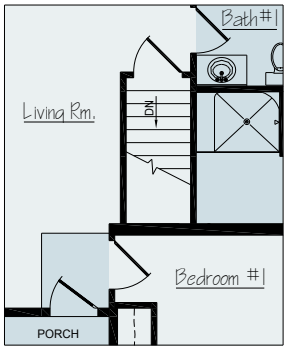
SQUARE FT. 2,010

BEDROOMS 3

BATHROOMS 2

FRANKFORT

ARISTOCRAT



BASEMENT OPTION

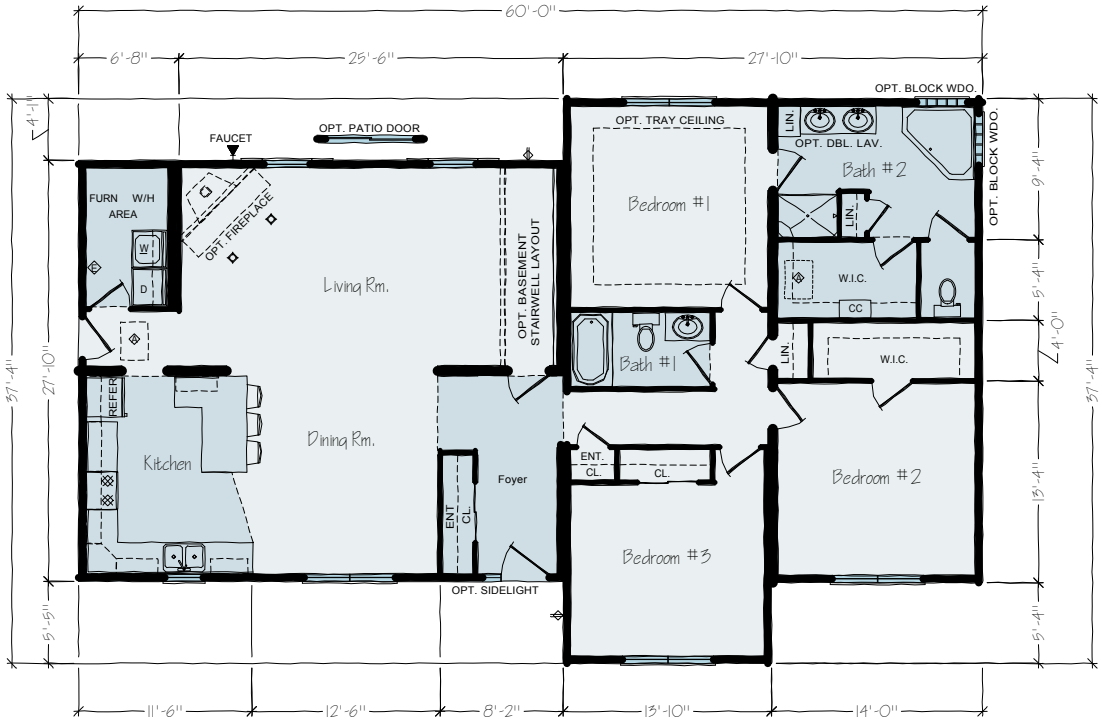
ROCHESTER HOMES

ER9

SQUARE FT. 1,436

BEDROOMS 2

BATHROOMS 2



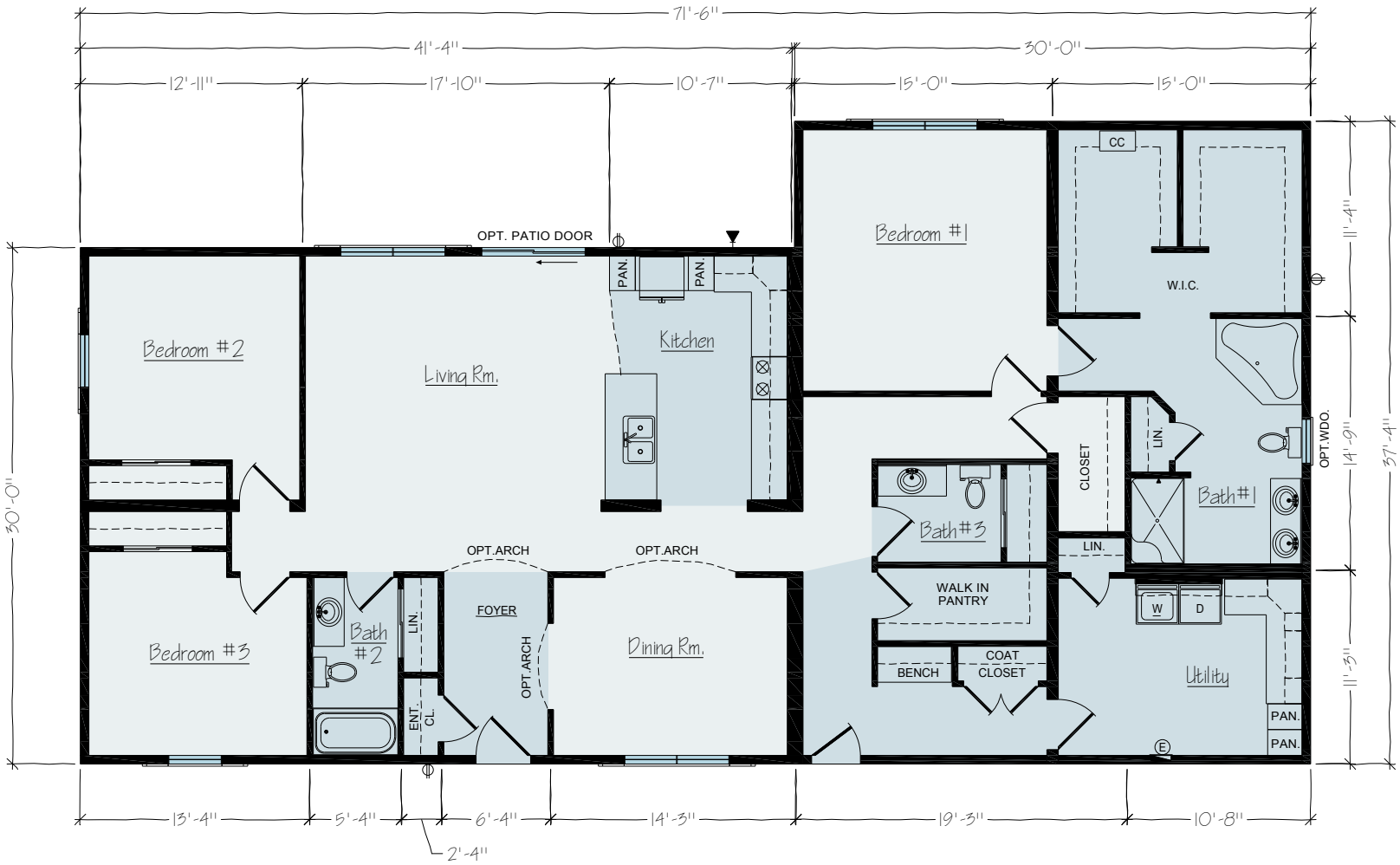
ER7-28

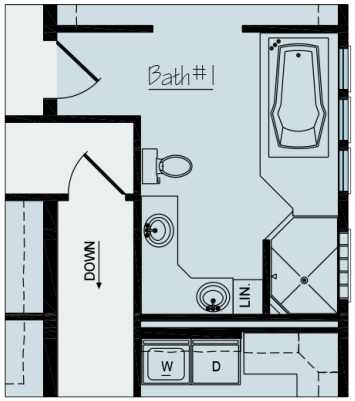
SQUARE FT. 1,872

BEDROOMS 3

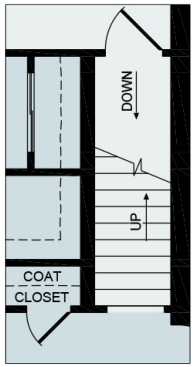
BATHROOMS 2

COLUMBUS





OPTIONAL BATH



OPTIONAL BASEMENT/CAPE OPT.

ROCHESTER HOMES

ER11-30

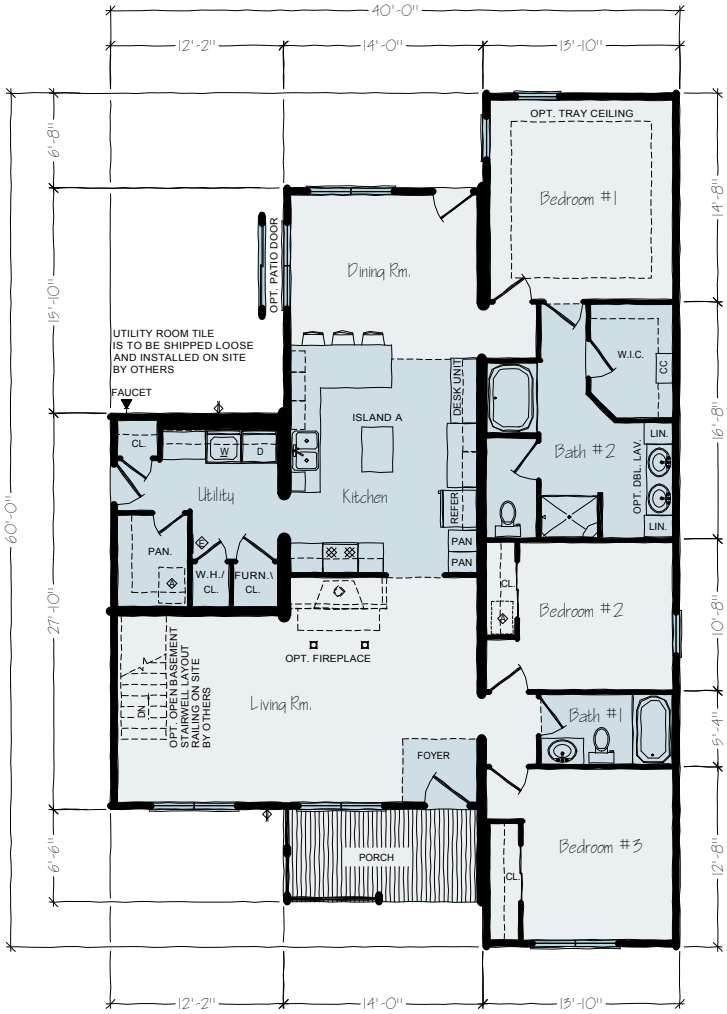
SQUARE FT. 2,360

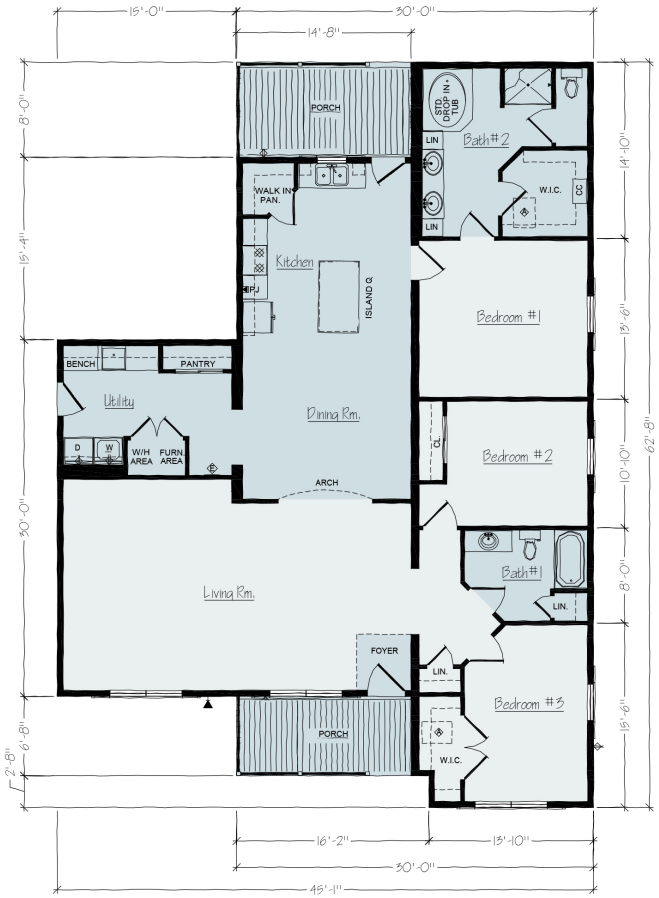
BEDROOMS 3

BATHROOMS 3

The Columbus has the warmth and comfort of a home you will want to spend a lot of time in. Appointed with a wealth of amenities on the inside, this home includes a formal dining room, walk-in pantry, his and her walk-in closets, and a large utility room. The split bedroom layout maximizes your privacy.

EXECUTIVE SERIES





ROCHESTER HOMES

ER3-28

SQUARE FT. 1,795

BEDROOMS 3

BATHROOMS 2

ER3A-30

SQUARE FT. 1,930

BEDROOMS 3

BATHROOMS 2

For nearly 50 years, Rochester Homes, Inc. has built homes and relationships that will stand the test of time. We combine the art of homebuilding with the efficiency of a production process and a manufacturing facility. In a culture of corporate ownership, we stand apart as a third-generation family-owned and operated company. Rest assured, our family leadership team is engaged in day-to-day activities with our dedicated team, our product, our builders, and our customers.

We base our decisions at Rochester on the idea that quality and affordability are not opposing forces but only come true when hard work is applied passionately. Our goal is to work with your local builder to achieve a successful build, delivery, and set up on your new home. We thank you for choosing us to be a part of your dream home build.

ROCHESTER
HOMES

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