



## CONTACT US



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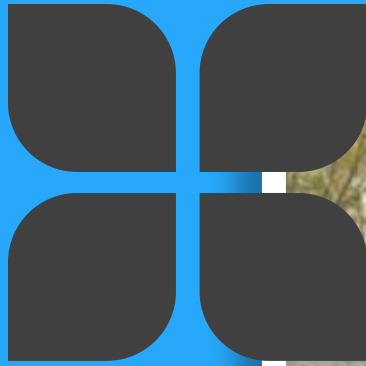
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**DHAC**

**DREAM HOME CREATORS**  
GENERAL CONTRACTING

**(914) 200-4395**



**MODULAR  
HOME**



**CUSTOM  
HOME**

# DREAM HOME **CREATORS**



We offer our clients a range of home options to suit their needs and preferences. Our basic and premium homes are modular homes, while our luxury homes are custom stick-built homes. Both modular and stick-built homes have their unique advantages, and we want to assure our clients that choosing a modular home comes with numerous benefits.

Modular homes are built using prefabricated components that are constructed off-site in a controlled factory environment. These components are then transported to the home site and assembled together to create a complete home. This construction method offers several advantages:

- 1. Quality control:** Modular homes are built with precision and undergo rigorous quality control checks throughout the manufacturing process. The controlled factory environment ensures consistent standards, resulting in a high-quality home.
- 2. Efficiency:** The modular construction process is highly efficient, as multiple components can be constructed simultaneously in the factory. This allows for faster build times compared to traditional stick-built homes.
- 3. Design flexibility:** Contrary to any misconceptions, modular homes offer a wide range of design options and customization opportunities. Clients can choose from various floor plans, finishes, and upgrades to create a home that suits their unique style and preferences.
- 4. Sustainability:** Modular homes are built with sustainability in mind. The precision construction process minimizes waste, and many modular homes incorporate energy-efficient features such as insulation, windows, and appliances, which can lead to lower utility costs.
- 5. Durability:** Modular homes are built to withstand transportation and installation, making them structurally sound and durable. They are designed to meet or exceed local building codes and regulations.

It's important to note that choosing a modular home does not mean compromising on quality or aesthetics. Our modular homes are built with the same attention to detail and craftsmanship as our custom stick-built homes. We work closely with our clients to ensure that their modular home meets their expectations and offers the same level of comfort, style, and luxury as a custom stick-built home.

At the end of the day, whether our clients choose a modular home or a custom stick-built home, our commitment to delivering a high-quality, well-designed, and durable home remains unwavering. We understand that each client has unique preferences and requirements, and we are here to guide them through the process and help them make an informed decision that best suits their needs.

Here is a breakdown of the rooms and their designs for new home builds, along with available upgrades:

### 1. Kitchen:

- ✓ White or Grey Shaker Cabinets
- ✓ White quartz countertops
- ✓ Subway tile backsplash
- ✓ Kitchen island that seats up to 4

### 3. Bathroom #1:

- ✓ White vanity with white quartz top and square sink
- ✓ Bathtub with white and grey subway tile

### 5. Dining room:

- ✓ Standard paint and trim
- ✓ Recessed lighting with select chandelier

### 7. Primary Bedroom:

- ✓ Standard paint and trim
- ✓ Surface mounted light and recessed lighting

### 9. Basement:

- ✓ Unfinished

### 2. Powder room:

- ✓ White vanity with white quartz top and square sink
- ✓ Standard toilet
- ✓ Square mirror

### 4. Living room:

- ✓ Standard paint and trim
- ✓ Recessed lighting

### 6. Bedroom #1, #2, and #3:

- ✓ Standard paint and trim
- ✓ Surface mounted light

### 8. Primary Bathroom:

- ✓ White double vanity with white quartz top and square sinks
- ✓ Stand-up shower with recessed light and white/grey tile
- ✓ Optional bench
- ✓ 2 medicine cabinets
- ✓ 2 recessed lights above vanity
- ✓ Exhaust fan/light

### ALL BUILDS COME WITH:

- ✓ Architectural roofing shingles
- ✓ Unfinished basements
- ✓ 1x4 pine floor trim and 1x3 pine window and door trim
- ✓ Hardwood flooring throughout with natural finish
- ✓ All walls painted white or light grey
- ✓ Brushed nickel hardware and fixtures
- ✓ Vinyl siding options: white, grey, or blue
- ✓ Round 10"-12" brushed nickel surface mounted LED lights in all rooms except kitchen and living room, which have 5/6" recessed LED lights
- ✓ Ring doorbell
- ✓ Exterior wall lights and 2 lights by the front entrance

## LANDSCAPING:

- ✓ Finished with paved asphalt driveway and Cambridge walkway to front entrance

## MECHANICALS:

- ✓ 200 amp service
- ✓ Forced air system for A/C and heating with the option of all electric or natural gas/oil

## UPGRADES:

1. Finished basement with bathroom (\$175,000)
2. Paint color upgrade (\$500/room)
3. Custom kitchen upgrade (\$10,000)
4. Custom bathroom upgrade (\$5,000/bathroom)
5. Trim upgrade (\$10,000)
6. Composite deck add-on (\$140/square foot + stairs)
7. Cambridge patio add-on (\$40/square foot)
8. Lighting upgrade (\$2,000/room)
9. Siding color upgrade (\$5,000)
10. Hardware and fixture color upgrade (\$7,500)
11. Attached/detached garage (\$155,000)



## REPLACE “ALL BUILDS COME WITH” THIS

All home builds come with white interior doors and Anderson windows, ensuring a clean and timeless look throughout the house.

In terms of standard interior home designs, the following features are included:

- 1. Open floor plan:** The layout is designed to maximize space and flow, creating a seamless transition between rooms.
- 2. Hardwood flooring:** High-quality hardwood flooring with a natural finish is installed throughout the home, providing durability and elegance.
- 3. Standard paint and trim:** Walls are painted in a neutral color such as white or light grey, allowing for easy customization and personalization. The 1x4 pine floor trim and 1x3 pine window and door trim add a classic touch to the interior.
- 4. Lighting:** Round 10"-12" brushed nickel surface mounted LED lights are installed in all rooms, except the kitchen and living room, which feature 5/6" recessed LED lights. This provides ample illumination and a modern aesthetic.
- 5. Hardware and fixtures:** Brushed nickel hardware and fixtures are used throughout the home, adding a sleek and cohesive look to the overall design.
- 6. Architectural roofing shingles:** The roof is covered with high-quality architectural roofing shingles, providing durability and enhancing the curb appeal of the home
- 7. Landscaping:** The property is finished with a paved asphalt driveway and a Cambridge walkway leading to the front entrance, creating an inviting and well-maintained exterior.
- 8. Mechanicals:** The home is equipped with a 200 amp service and a forced air system for both cooling and heating. Homeowners have the option to choose between all-electric or natural gas/oil systems.

These standard interior home designs provide a solid foundation for homeowners to personalize their space and make it their own. Additionally, various upgrades are available to further enhance the home's aesthetics and functionality according to preferences.



**Basic Home Builds - \$300 / square foot**



**Prmium Home Builds - \$400 / square foot**



**Luxury Home Builds - \$600 / square foot**

