

Utopian Villas Standard Features

Floor System

True Four-Season Floor System (Hot and Cold Climate)
Patented Truss & Steel Floor System #6018921
LVL Perimeter Girder Beams
Enclosed Floor System w/1/2" Pressure Treated Underside
Minor Gaps are Sealed with Spray Foam
Owens Corning® Fiberglass Insulation R-30
3/4" T & G OSB Subfloor Glued & Screwed
Patented Detachable Hitch #6511250

Exterior

Varying Wall Heights
2x4 Premium Grade Studs @ 16" O.C.
Single Bottom & Double Top Plates #2 & BTR
Bottom Plate, Top Plates & Electrical Boxes Sealed to Drywall with Spray Foam
Insulated Window & Door Headers R-3
7/16" ZIP System® OSB Sheeting Glued & Stapled
Owens Corning® Fiberglass Insulation R-13
CertainTeed Monogram™ Vinyl Siding (0.46 Thickness)
Pella® Vinyl Windows w/Low-E Argon
Waudena® Aluminum Cladded Fiberglass Entry Doors
Duradek™ Waterproof Vinyl Deck (Select Models)
Pressure Treated Decking & Railings
Exterior Stairs Painted Spiral or Pressure Treated (Select Models)

Interior

Varying Wall Heights
2x4 Premium Grade Studs @ 16" O.C.
Single Bottom & Double Top Plates #2 & BTR
1/2" High Strength Drywall Glued & Screwed w/ Level 4 Smooth Finish
Sherwin-Williams® Vapor Barrier Paint w/Back Rolled
FlatPaint Finish Coat on Ceiling, Eggshell Finish Coat on Walls
Pre-Finished White 3 Panel Solid Core Doors
Caulked & Painted White Solid Pine Jamb Returns on All Windows
2 1/4" Flat Casing & 3 1/4" Flat Base Molding Caulked and Painted
Schlage® Knob Style Locksets | Door Stop Bumpers Used on All Doors
Carpeted Stairs to Loft (Select Models)
Maple Wood Ladder to Loft (Select Models)

Roof

Engineered Flat or Vaulted Truss System @ 24" O.C. or 2x8 Rafters at 16"
O.C. (40psf roof load-higher PSF available)
2X6 or 2X8 Gable & Eave Fascia Overhangs
1/2" ZIP System® OSB Roof Sheeting
Owens Corning® Fiberglass Insulation R-30
Quality Edge Truline® Aluminum Fascia
Quality Edge Truline® Aluminum Soffit
First 3' to have Ice and Water Shield

.60 EPDM for Low Slope Roofs (Select Models)
CertainTeed Landmark® HD Asphalt Lifetime Shingles
Continuous Ridge Venting (Select Models)

Kitchen

Wolf Classic™ Maple Cabinets with Soft Close Doors & Drawers w/
Plywood Box Construction & Dovetail Drawers
Choice of Door & Drawer Pulls
Formica®, Wilsonart® or Pionite® Self Edge High Pressure Laminate
Countertops
Kohler® Sterling® Single or Double Bowl Stainless Sink
Kohler® Single Lever Faucet & Spray

Bathroom

Wolf Classic™ Maple Vanity Cabinet with Soft Close Doors & Drawers
Plywood Box Construction & Dovetail Drawers
Carstin® Cultured Marble Countertop w/Integral Bowl
Kohler® Single Lever Vanity Faucet
Kohler® Sterling® Fiberglass Tub or Shower
Kohler® Tub/Shower Faucet
Kohler® Sterling® Toilet w/soft Close Seat
Broan® Bath Fan/Light Combination
Over the Vanity Framed Mirror
Matching Kohler® Towel Bar & Toilet Paper Holder

Electrical

50 or 100-AMP Cutler Hammer® BR Series Service Panel
Pass & Seymour® Wiring Devices | Cable & Internet Connections
LED Light Fixtures | Ceiling Fan(s)
Exterior LED Light Per Entry Door
One Front & Rear Weatherproof Outlet w/GFI Protection
Hardwired Smoke Detectors & CO2 w/Battery Backup
Fire Extinguisher

Plumbing

Uponor® PEX Water Line System | Shutoff Valves on All Fixtures
PVC Drain, Waste & Vent Systems
Built-In 30-Gal Electric or on Demand Propane Hot Water Heater
Anti-Scald Valves
Exterior Hose Bib

Heating/Cooling

Amana™ PTAC Heat & A/C or Ductwork Prepped for On-Site HVAC Unit

Flooring

Shaw® Urban Surfaces SoundTec® Luxury Plank Flooring
Carpet on Stairs & Loft Space

Certification

RVIA (ANSI 119.5)

Warranty

1 Year Utopian Villas Warranty
Products in Villas to have Individual Extended Warranties

Note: Site Costs, Delivery, Taxes & Set-up not Included



3123 S. Memorial Drive | Mt. Pleasant, WI 53403 | 109 Parr Avenue | Spicewood, TX 78669

P: 414 . 762 . 0950 | F: 414 . 762 . 0955

sales@utopian-villas.com | utopian-villas.com



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Utopian Villas Typical Upgrades

Floor System

Closed Cell Spray Foam from R-7 to R-28
3/4" Plywood Subfloor Glued & Screwed

Exterior

Closed Cell Spray Foam R-14
TimberTech® Composite Decking
Hog Wire, Composite, Glass or Cable Railings
Sunspace 3-Season Sunrooms
Exterior doors with Mini Blinds, Wood & Glass Textures & Grid Patterns
Pella® Patio Doors
Pella® Bi-Fold/Panoramic Doors
Pella® Fiberglass or Aluminum Clad Windows
Window Colors, Wood Finishes, Grids, & Blinds
LP®Smartside®, Steel, Cedar & Brazilian Hardwood Siding
Shakes, Steel or Stone Accents

Interior

QuietRock® Sound Control Drywall
Shiplap & Casing for Walls & Ceilings
Multiple Wall Paint Colors & Finishes
Various Styles of Maple, Knotty Alder, Poplar & Oak Doors
Various Styles of Wood Trims
Barn Doors & Pocket Doors
Pine, Cedar, Wood Beams & Barnwood Accents
Ladder, Stair & Railing Options to the Loft
Built in Storage Options
Built in Bed Options
Schlage® Lever Locksets

Roof

Closed Cell Spray Foam from R-14 to R-35
Standing Steel Seam, Cedar Shakes or Metal Shingles
LP®Smartside® or Cedar Soffit & Fascia

Kitchen

Maple, Birch, Rustic Alder & Laminate Style Cabinets
Quartz, Corian® & Butcher Block Countertops
Tile & Pattern Back Splashes
Undermount & Farmhouse Sinks
Kohler® High Arc & Smart Faucets
Appliances- Refrigerator, Stove, Cooktop, Microwave, Dishwasher
and Wine Fridge

Bathroom

Maple, Birch, Rustic Alder & Laminate Style Cabinets
Quartz & Corian® Countertops
4 Different Kohler® Style Faucet Options
4 Different Kohler® Style Toilets Options
Tub/Shower or Shower Options & Sizes
Solid Surface & Tile Shower Options
Shower Door Options
Medicine Cabinet Options

Electrical

Dead Bolt, Smart Lock, Google Nest & Ring Video Doorbell
Décor & Dimmer Style Switches & Outlets
Prep for Solar Panels
Variety of Exterior Fans
Variety of Pendant Lighting & Vanity Lighting
Under Cabinet & Access Lighting Options
Sonos Speaker Options

Plumbing

Truma® on Demand Propane Water Heater
InSinkErator® Badger 5 Garbage Disposal
Prep for Dishwasher
Washer Dryer Options

Heating/Cooling

LG Mini Split Single, Two & Three Zone AC/Heating System
In Floor Air Recirculation System
Prep for Washer Dryer
Fireplace, Gas & Electric Options
Fireplace Surround Finishing Options

Flooring

Hardwood & Tile Options

Certification

HUD or Foundation Code Approval

Warranty

10 Year Structural Warranty
Products in Villas have Extended Individual Warranties

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