



NORTHSTAR
SYSTEMBUILT

WE MAKE IT **EASY**

Classic

PLANS &
OPTIONS
BOOK





WELCOME!

We're excited to be a part of your home building journey!
 We pride ourselves on quality built modular homes, made just for you. We'll help you design & customize your dream home.
We Make it Easy. Let's get started!

Contents

ABOUT US	4
THE SELECTION PROCESS	6

FLOOR PLANS:	SQ FT.
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Baxter Plan	8	735
Avon Plan	10	1,035
Kimball Plan	12	1,344
Spicer Plan	14	1,375
Glenwood Plan	16	1,504
Castlewood Plan	18	1,540
Thompson Plan	20	1,595
Dawson Plan	22	1,624
Roscoe Plan	24	1,652
Montrose Plan	26	1,680
Kensington Plan	28	1,932

PACKAGES:

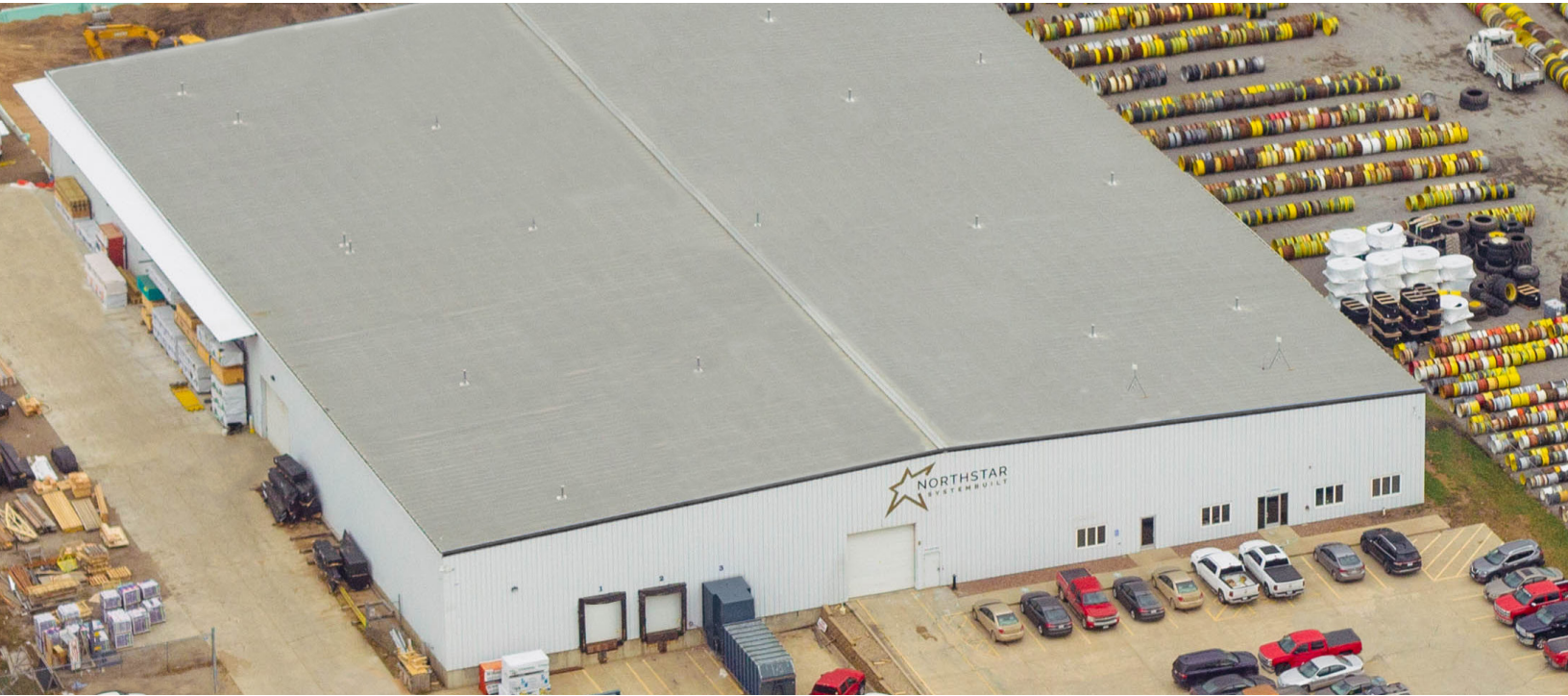
Foothills Design Package	30
Modern Farmhouse Design Package	34
Contemporary Design Package	38
Rustic Design Package	42

OPTIONS:

Exterior Options	46
Shingle Colors	47
Siding Colors and Options	48
Standard Specifications	52

About

Northstar Systembuilt was founded in 1995 in Marshall, MN. Starting off as a **family-owned business**, Northstar was built up on good old-fashioned quality and personalized service. While the business has now grown to a thriving and **well-recognized manufacturer of modular homes**, these attributes have not been compromised. To facilitate further growth of Northstar, we relocated our manufacturing facility to **Redwood Falls, MN** in 2013 into a large modern factory. Since then, we have acquired another facility for production and have expanded both our onsite and offsite storage. We have completed an addition to our main production line, which was completed in 2022 as well as have also added a second production facility in Watertown, SD in June of 2022 to assist with the market demand for our product.



Our stringent quality control program assures you of a finely finished state-of-the-art building. With our tremendous buying power and consolidated ordering system, we are able to pass on huge savings to yourself, offering you a **quick, hassle-free, cost-effective** realization of your building ambitions.

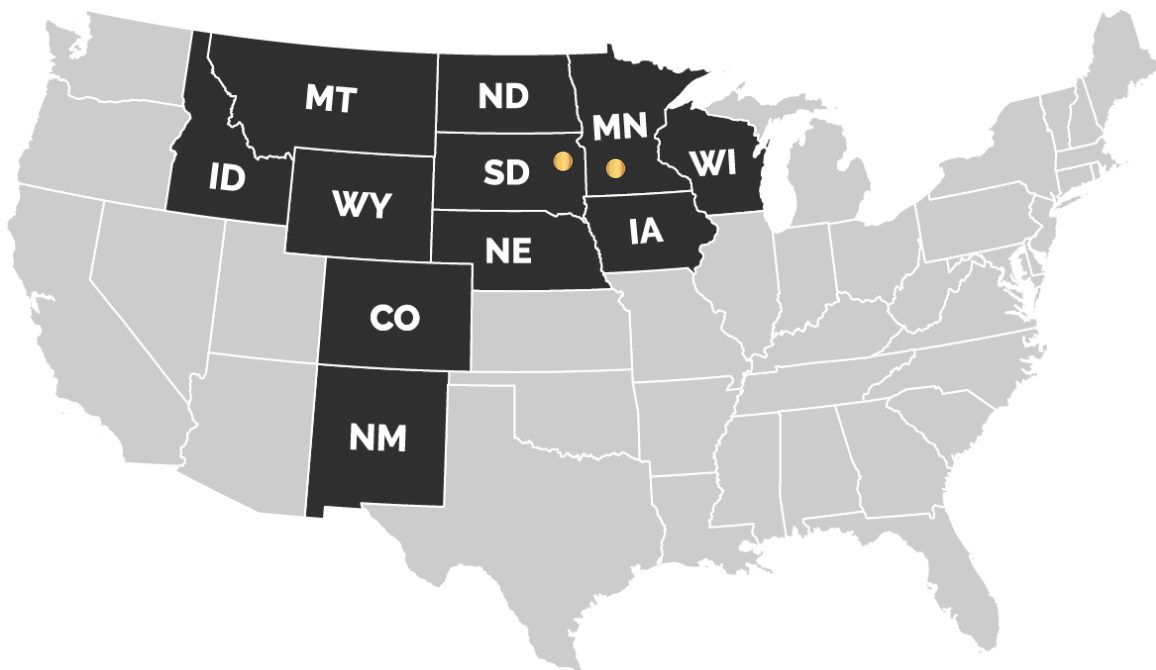
We take every interest in your particular needs to enable us to tailor a solution that not only meets, but exceeds them. Our creativity and flexibility in design have made us the preferred supplier to many clients across the Midwest.

Northstar Systembuilt

OUR DEALERS

Northstar does not retail directly to the general public, but has an **exclusive dealer and builder network located from the Midwest** to the foothills of the Rockies. Our dealers have model home(s) on their lots for viewing, a selection center with the color options displayed in this brochure and much more! **Combining their experience and your vision will enable you to work together to create the home of your dreams!** Consult with the dealer or builder for pricing on an entire package - home, basement, garage, deck, etc.

Visit our website - www.northstarsb.com - or call us directly to be redirected to a dealer that will be best suited to serve your needs at 800.844.9845.



CURRENT
SERVICE AREAS

● Indicates Manufacturing
Plants in Redwood Falls, MN
& Watertown, SD

OUR TEAM

Northstar Systembuilt is a workplace where **humor and hard work go hand in hand**. Staff share the passion for the company through being included in business development and planning. Our core values attract staff that truly desire to make a difference.

Our team enjoys a well organized structure but are still given the latitude to operate autonomously without the burdens of a hierarchy – in plain English, we work together and we have fun!

Selection Process

Our classic series was designed to be the **easiest way for you to buy a house**. We hand combed hundreds of plans and options to come up with the **finest range of plans and options available**. Why? To give you the easiest home-building experience possible. The process is so simple, it is only **5 steps!**

01 PICK YOUR PLAN

The first step in the process is to choose one of our 11 floor plans. Our range of plans cover all the bases, from homey lake-houses to quaint ranches.

02 UPGRADE IT

Each plan has a handful of different optional upgrades you can choose from. You could pick a dormer to spruce up the exterior or upgrade to LVP flooring for durable style. You can choose any combination of upgrades to make your home unique to you.

03 CHOOSE A STYLE PACKAGE

We have 4 different style packages crafted by our in-house designers that you can choose from to give your home the feel you want, whether it be the affordable, modern, contemporary, rustic or somewhere in-between.

04 PICK YOUR SHINGLE COLOR

Once you have your plan and options chosen, it is time to decide on your shingle color. Choose from our full range of premium GAF shingles for long lasting style and durability.

05 SELECT YOUR SIDING

Our full range of siding choices, from standard vinyl siding to upgrade log siding and LP Smartside, is at your disposal. Pick the color and style that is best suited to your home.

And that's it! That's all it takes for you to order your home. So go ahead, browse through this book and start choosing your home.





UPGRADES

Choose from our four different optional upgrades to customize your Baxter. Each option was designed to add both functionality and style to your home.

01 QUARTZ COUNTERTOPS



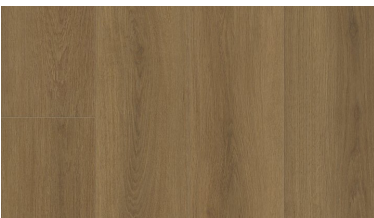
Add premium style and durability to your home by upgrading your kitchen with quartz countertops and tile backsplash.

03 SIDING ACCENTS



Nothing makes a house look as classy as board and batten. It looks especially stylish in a band under the contemporary roof line of this home.

02 LVP FLOORING



Upgrade your flooring in your bathroom, living, dining, kitchen and hall to a waterproof luxury vinyl plank for added durability and style.

04 PORCH

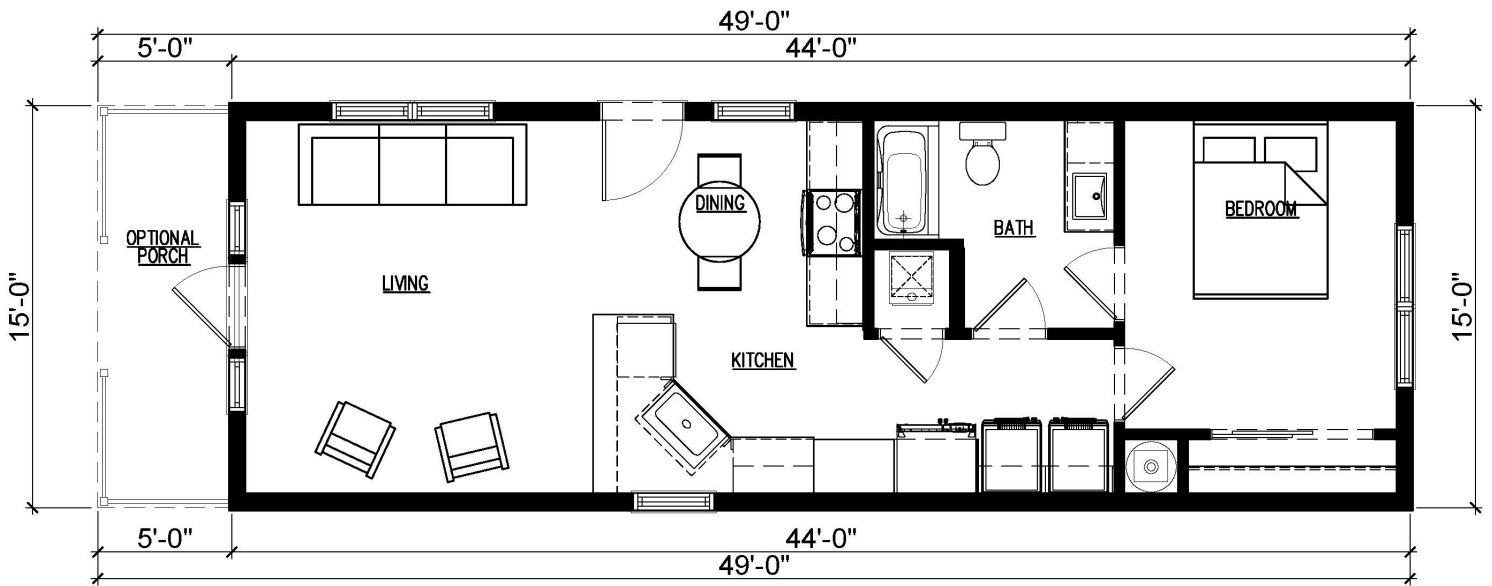


Add more living space by expanding outside with a cute porch on the front. Perfect size for some rocking chairs.

SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **735*** | Beds: **1** | Showers: **1** | Toilets: **1**

Render shown with optional siding accents and front porch.
*Optional porch counted in square footage.



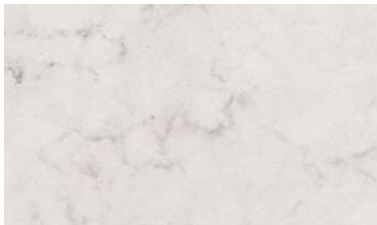
360° Exterior Elevation Available at www.northstarsb.com



UPGRADES

Choose from our four different optional upgrades to customize your Avon. Each option was designed to add both functionality and style to your home.

01 QUARTZ COUNTERTOPS



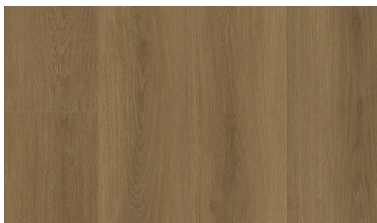
Add premium style and durability to your home by upgrading your kitchen with quartz countertops and tile backsplash.

03 SIDING ACCENTS



Add a classic touch with shakes to the dormer.

02 LVP FLOORING



Upgrade your flooring in the bathroom, living, kitchen and nook to a waterproof luxury vinyl plank for added durability and style.

04 9' SIDE WALLS

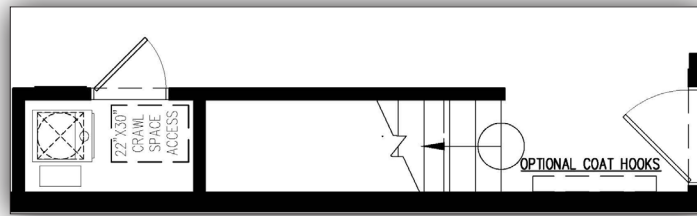
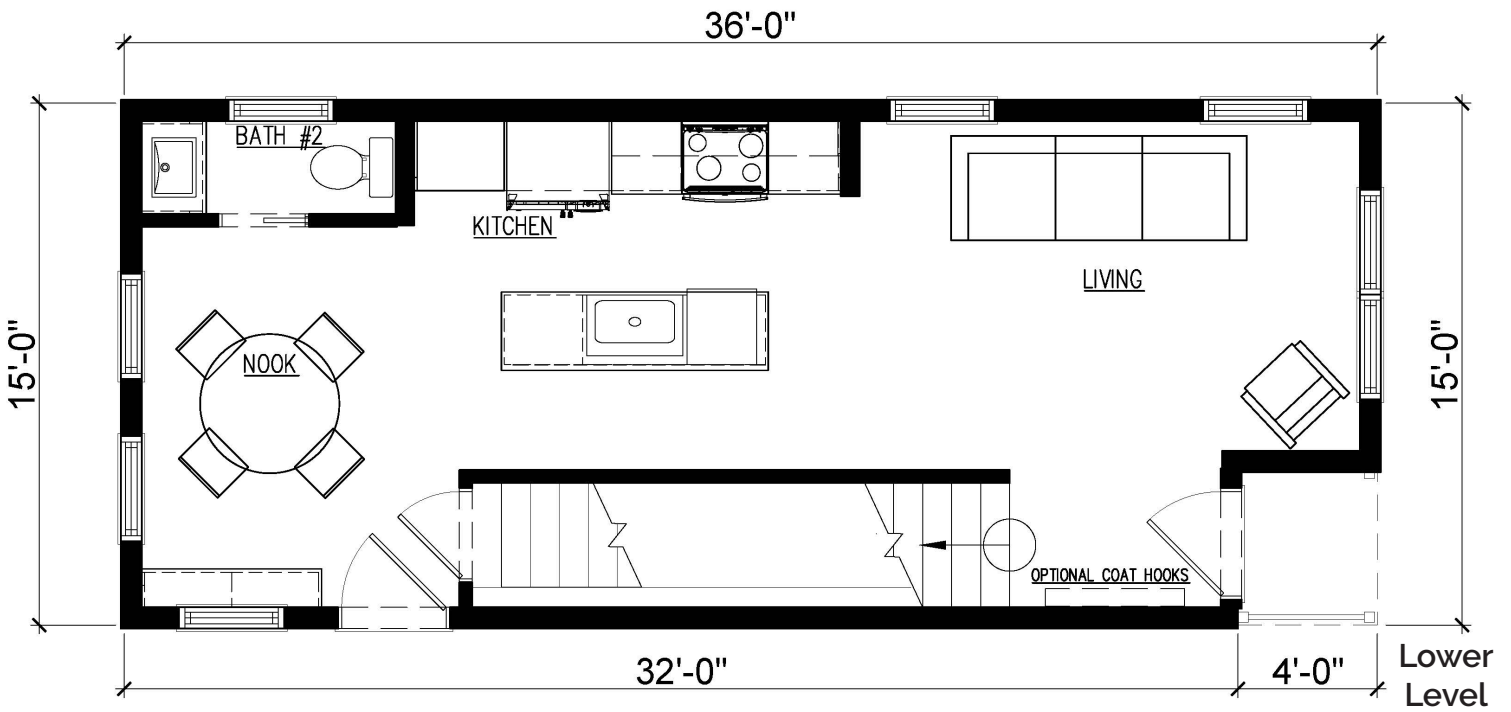


Add a foot of height to your ceilings with 9' side walls and transom windows to the front of your home.

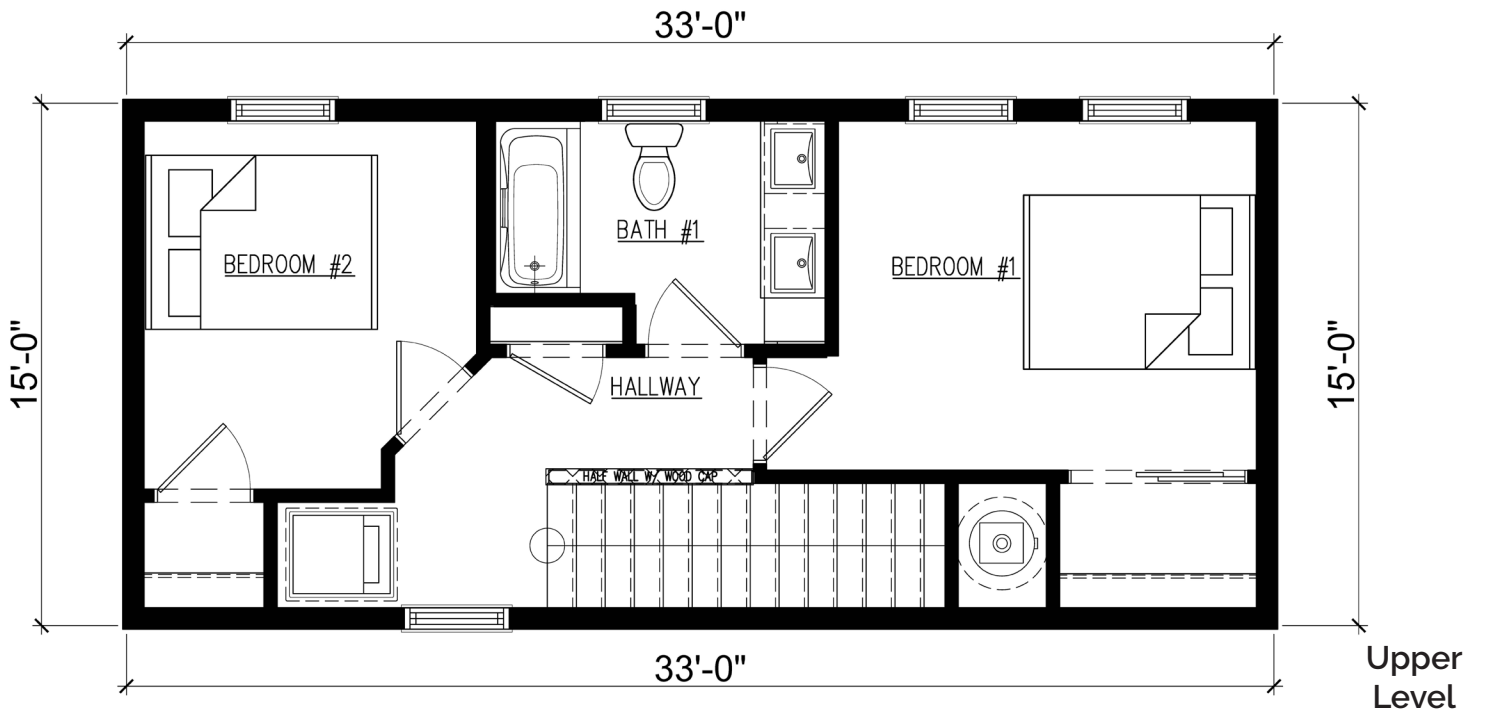
SPECIFICATIONS:

Style: **2 Story** | Sq. Ft.: **1,035** | Beds: **2** | Showers: **1** | Toilets: **2**

Render shown with optional siding accents.



Alternative crawl space foundation layout.



360° Exterior Elevation Available at www.northstarsb.com



Kimball

UPGRADES

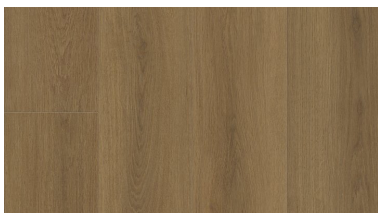
Choose from our six different optional upgrades to customize your Kimball. Each option was designed to add both functionality and style to your home.

01 QUARTZ COUNTERTOPS



Add premium style and durability to your home by upgrading your kitchen with quartz countertops and tile backsplash.

02 LVP FLOORING



Upgrade your flooring in the kitchen, living, dining, hall & bathrooms to a waterproof luxury vinyl plank for added durability and style.

03 SIDING ACCENTS



Add board & batten accents on the front bumpout to add extra character to the curb appeal of your home.

04 ROCK ACCENT



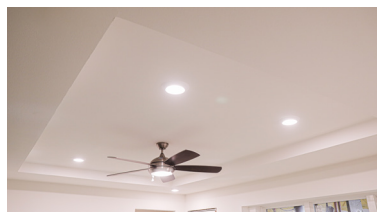
Add a touch of nature to the exterior of your home with classy accent rock on the front bump out.

05 DORMER



Add a dormer over your front door to make it stand out. An easy way to boost your curb appeal.

06 TRAY CEILING

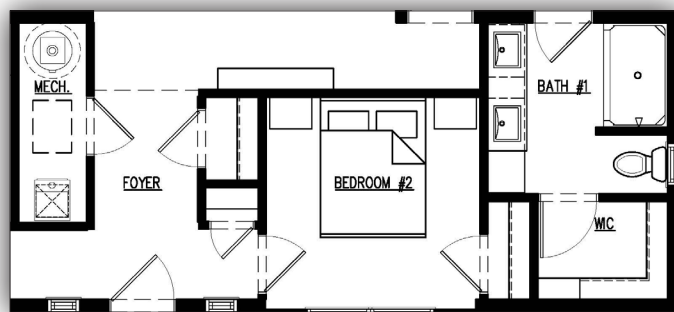
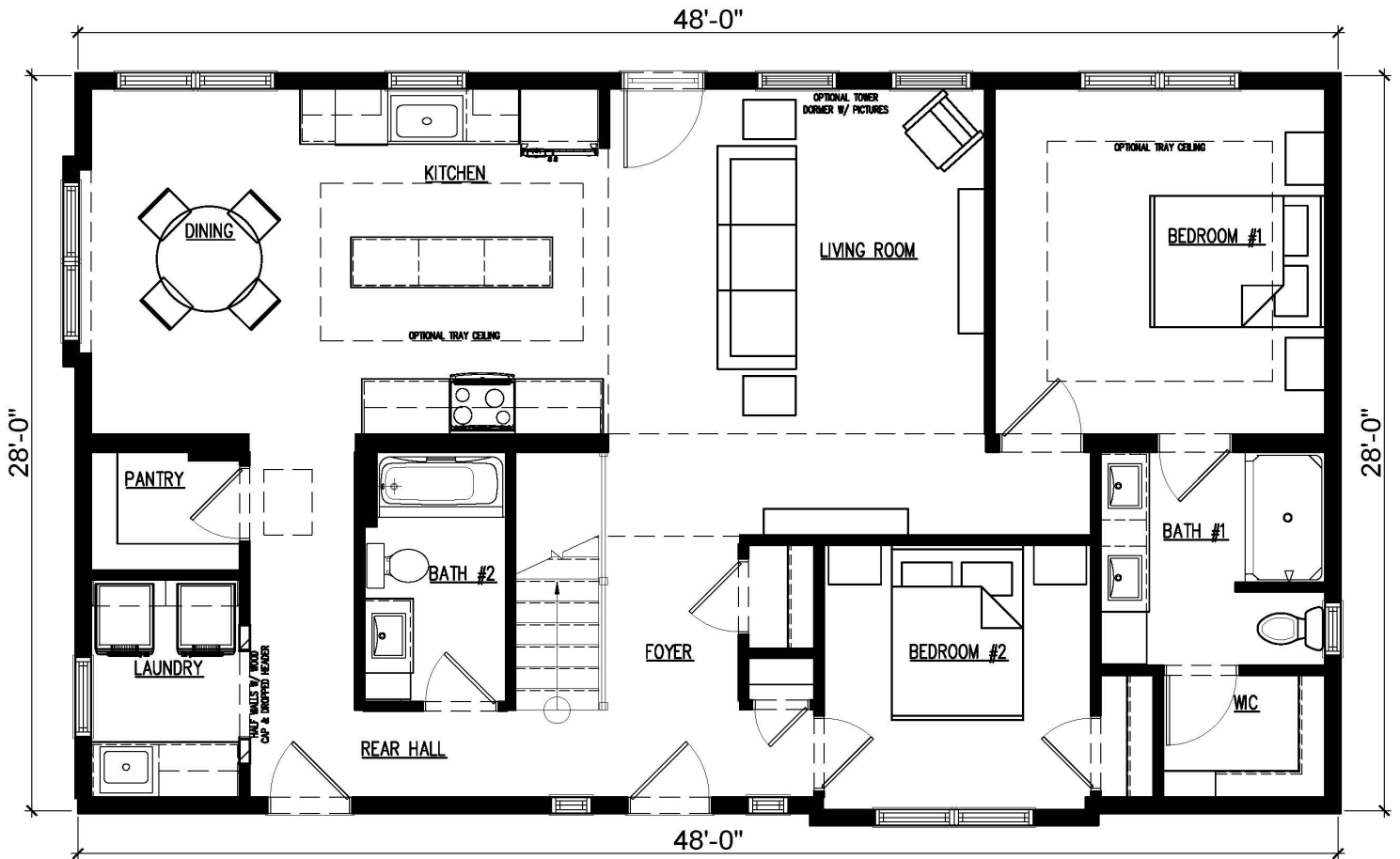


Adding tray ceilings to the living room and master bedroom is a great way to add ceiling height and make your home feel grand.

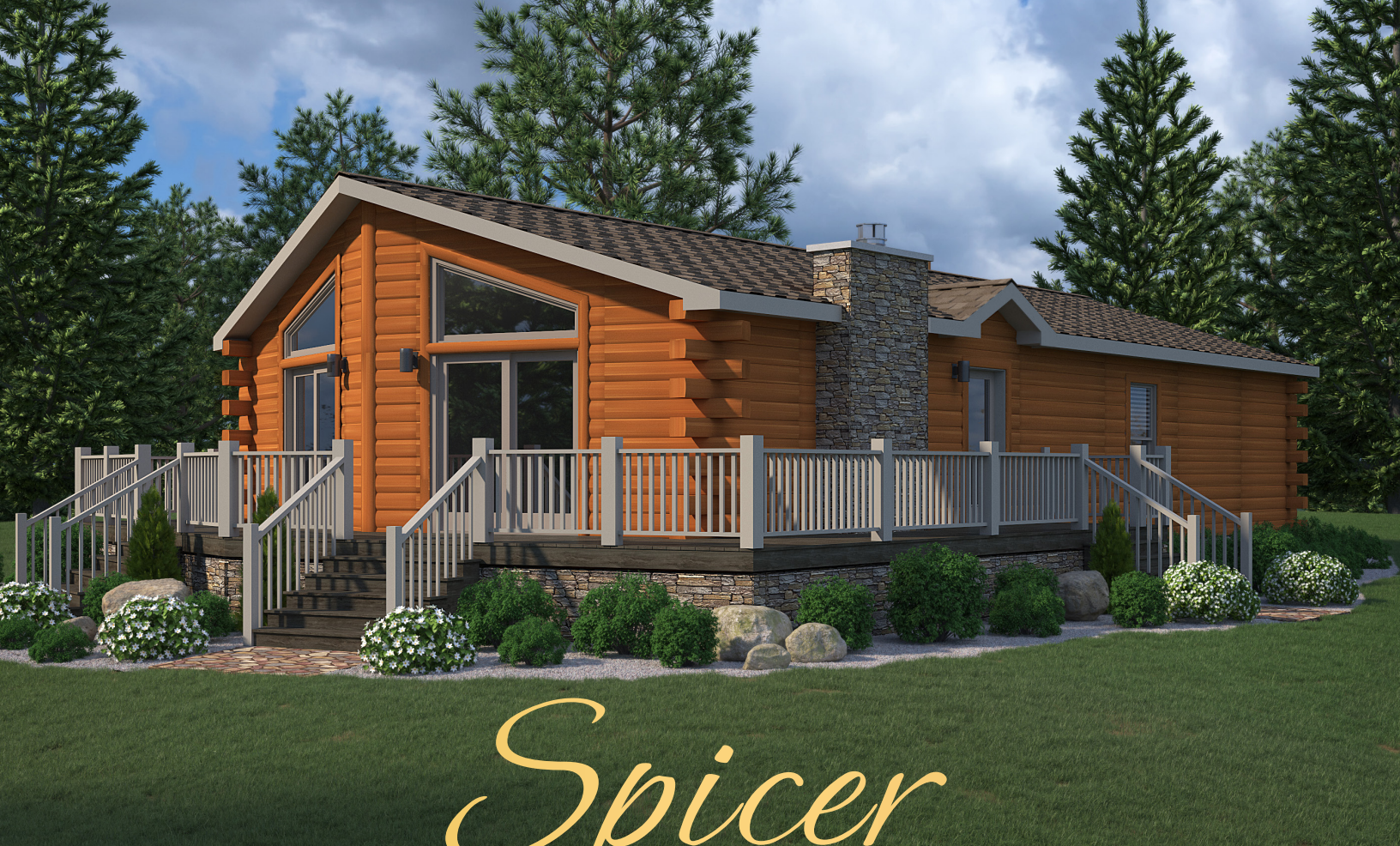
SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,344** | Beds: **2** | Showers: **2** | Toilets: **2**

Render shown with optional siding accents, dormer and attached double garage.
Garage not standard on plan.



Alternative crawl space foundation layout.

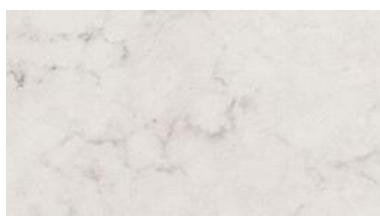


Spicer

UPGRADES

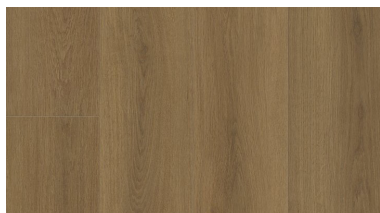
Choose from our six different optional upgrades to customize your Spicer. Each option was designed to add both functionality and style to your home.

01 QUARTZ COUNTERTOPS



Add premium style and durability to your home by upgrading your kitchen with quartz countertops and tile backsplash.

02 LVP FLOORING



Upgrade your flooring in the kitchen, living, dining, hall & bathrooms to a waterproof luxury vinyl plank for added durability and style.

03 ROCK ACCENT



Add a touch of nature to the exterior of your home with a classy accent rock on the chimney.

04 FIREPLACE



Cozy up the inside of your house with a fireplace in the living room. Perfect for keeping warm in the winter.

05 PANELED CEILING



Paneling on the vaulted ceiling in the living area is sure to highlight the high ceilings.

06 PROW FRONT

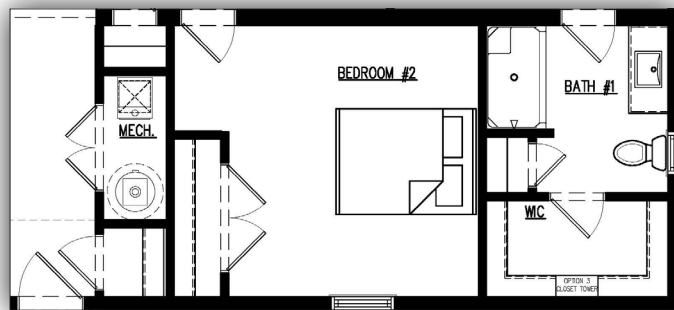
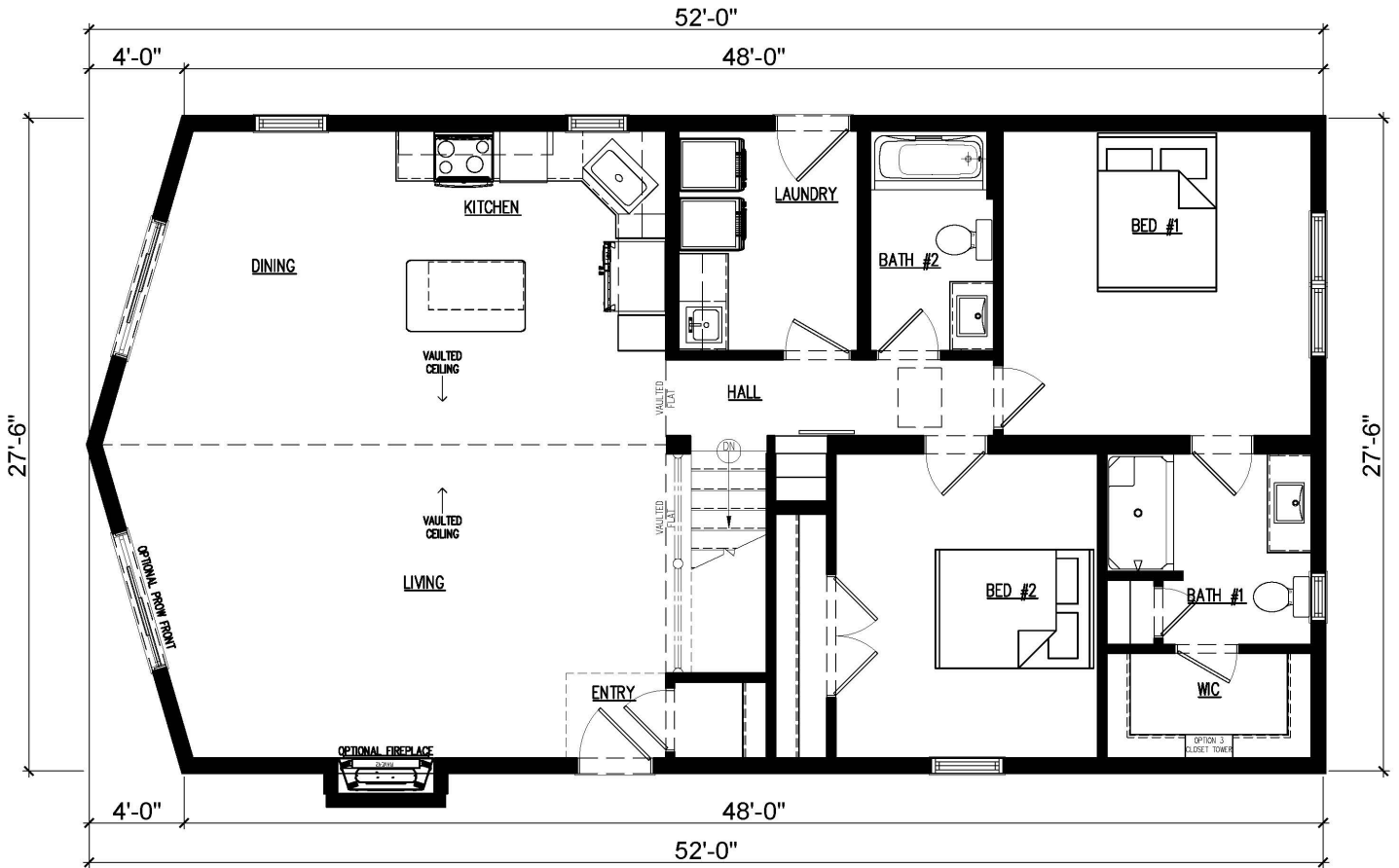


This architectural feature is sure to make your home stand out as well as giving you more square footage.

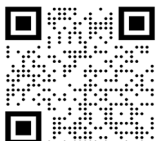
SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,375*** | Beds: **2** | Showers: **2** | Toilets: **2**

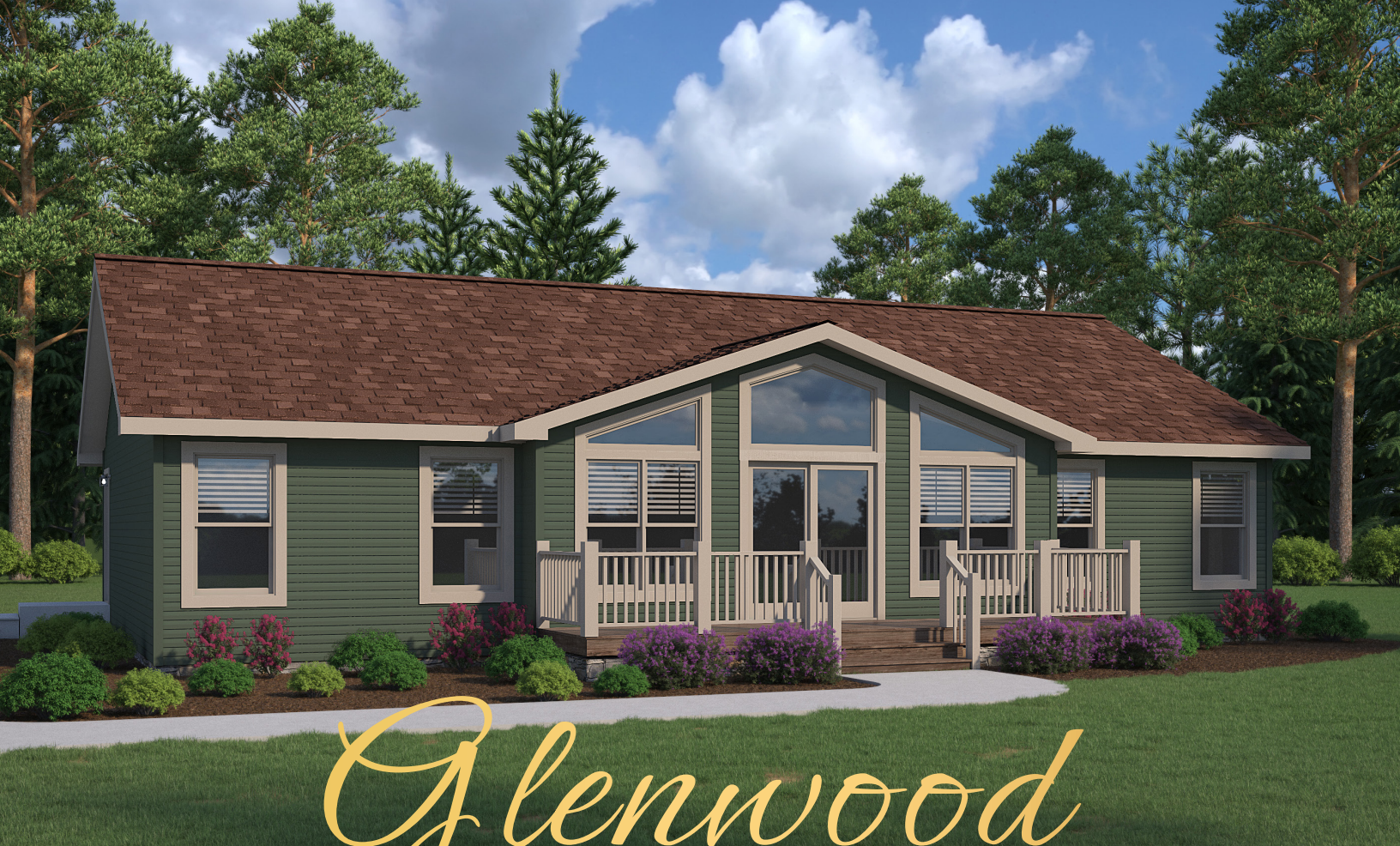
Render shown with optional prow front, rock accent and log siding.
 *Optional prow front counted in square footage.



Alternative crawl space foundation layout.



Virtual Walkthrough Available at www.northstarsb.com



Glenwood

UPGRADES

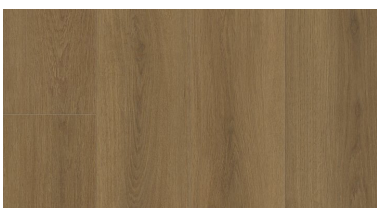
Choose from our six different optional upgrades to customize your Glenwood. Each option was designed to add both functionality and style to your home.

01 QUARTZ COUNTERTOPS



Add premium style and durability to your home by upgrading your kitchen with quartz countertops and tile backsplash.

02 LVP FLOORING



Upgrade your flooring in the kitchen, living, dining, hall & bathrooms to a waterproof luxury vinyl plank for added durability and style.

03 ROCK ACCENT



Add a touch of nature to the exterior of your home with classy accent rock on the entire front bumpout.

04 DORMER



Add a dormer over your front door to make it stand out. An easy way to boost your curb appeal.

05 PANELED CEILING



Paneling on the vaulted ceiling in the living area is sure to highlight the high ceilings.

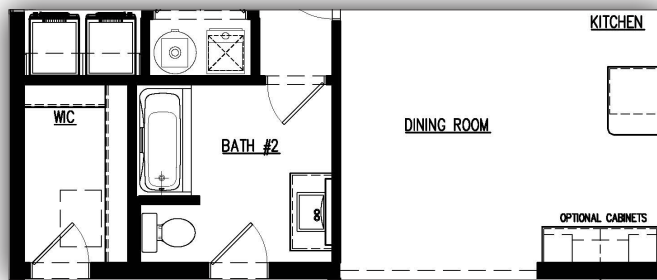
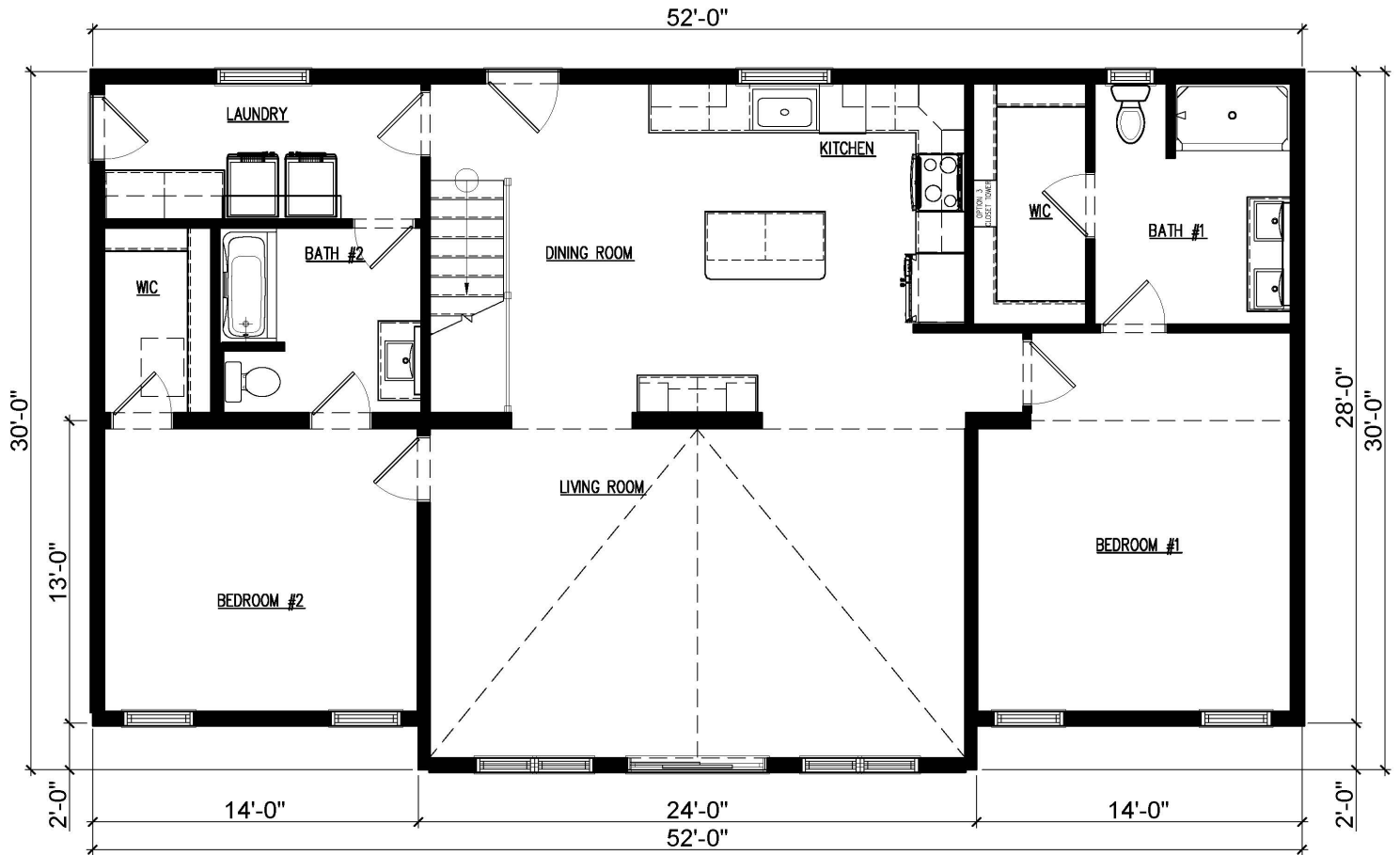
06 BAR CABINET



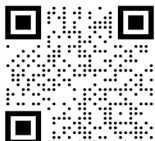
Add a useful bar cabinet to your kitchen/dining area to boost your entertaining game and give you more storage.

SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,504** | Beds: **2** | Showers: **2** | Toilets: **2**



Alternative crawl space foundation layout.



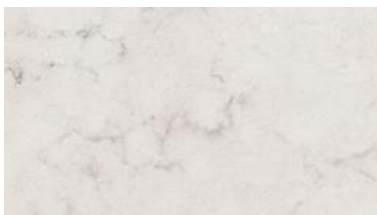
Virtual Walkthrough Available at www.northstarsb.com



UPGRADES

Choose from our six different optional upgrades to customize your Castlewood. Each option was designed to add both functionality and style to your home.

01 QUARTZ COUNTERTOPS



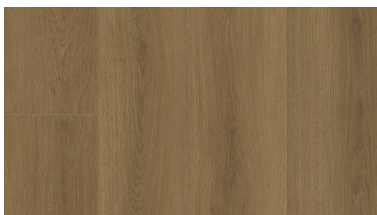
Add premium style and durability to your home by upgrading your kitchen with quartz countertops and tile backsplash.

04 FIREPLACE



Cozy up the inside of your house with fireplace in the living room. Perfect for keeping warm in the winter.

02 LVP FLOORING



Upgrade your flooring in the kitchen, living, dining, hall & bathrooms to a waterproof luxury vinyl plank for added durability and style.

05 9' SIDE WALLS



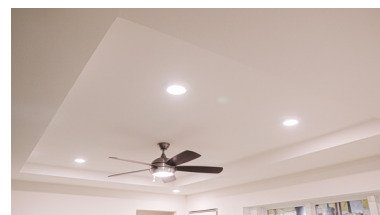
Add a foot of height to your ceilings with 9' side walls and transom windows to the front of your home.

03 ROCK ACCENT



Add a touch of nature to the exterior of your home with classy accent rock 4' up the porch walls.

06 TRAY CEILING

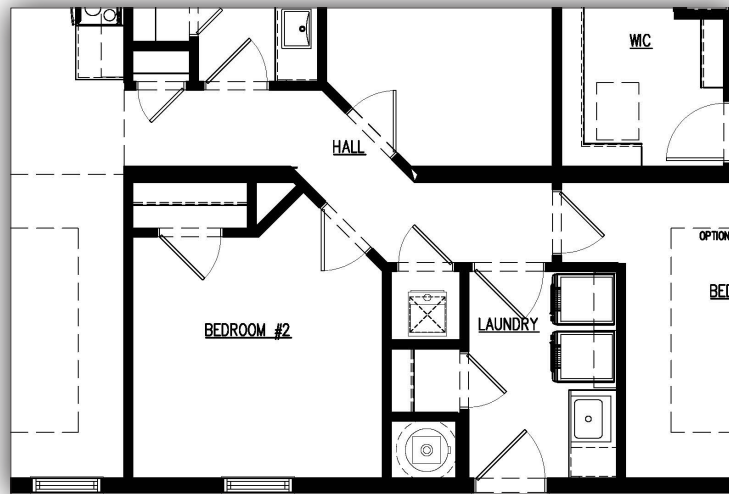
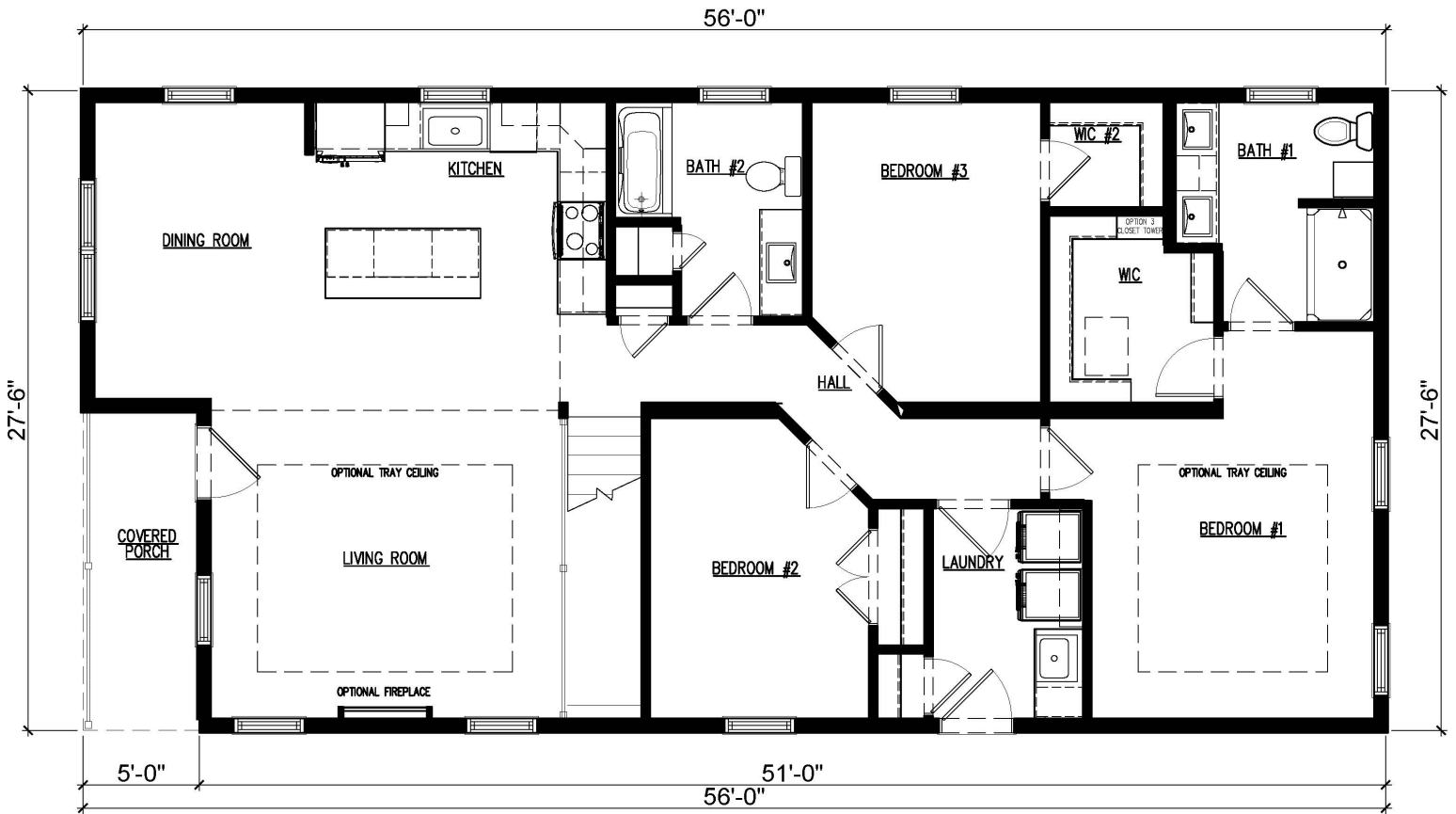


Adding tray ceilings to the living room and master bedroom is a great way to add ceiling height and make your home feel grand.

SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,540** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with g' side walls and transoms.



Alternative crawl space foundation layout.



UPGRADES

Choose from our six different optional upgrades to customize your Thompson. Each option was designed to add both functionality and style to your home.

01 QUARTZ COUNTERTOPS



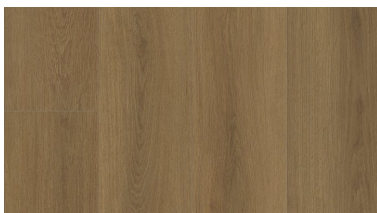
Add premium style and durability to your home by upgrading your kitchen with quartz countertops and tile backsplash.

04 FIREPLACE



Cozy up the inside of your house with fireplace in the living room. Perfect for keeping warm in the winter.

02 LVP FLOORING



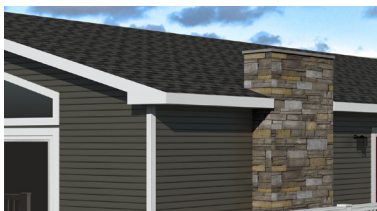
Upgrade your flooring in the kitchen, living, dining, hall & bathrooms to a waterproof luxury vinyl plank for added durability and style.

05 paneled ceiling



Paneling on the vaulted ceiling in the living area is sure to highlight the high ceilings.

03 ROCK ACCENT



Add a touch of nature to the exterior of your home with classy accent rock chimney.

06 PROW FRONT

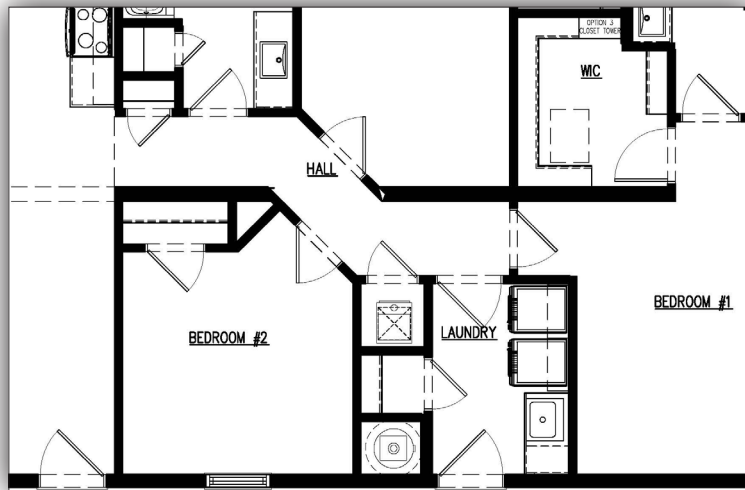
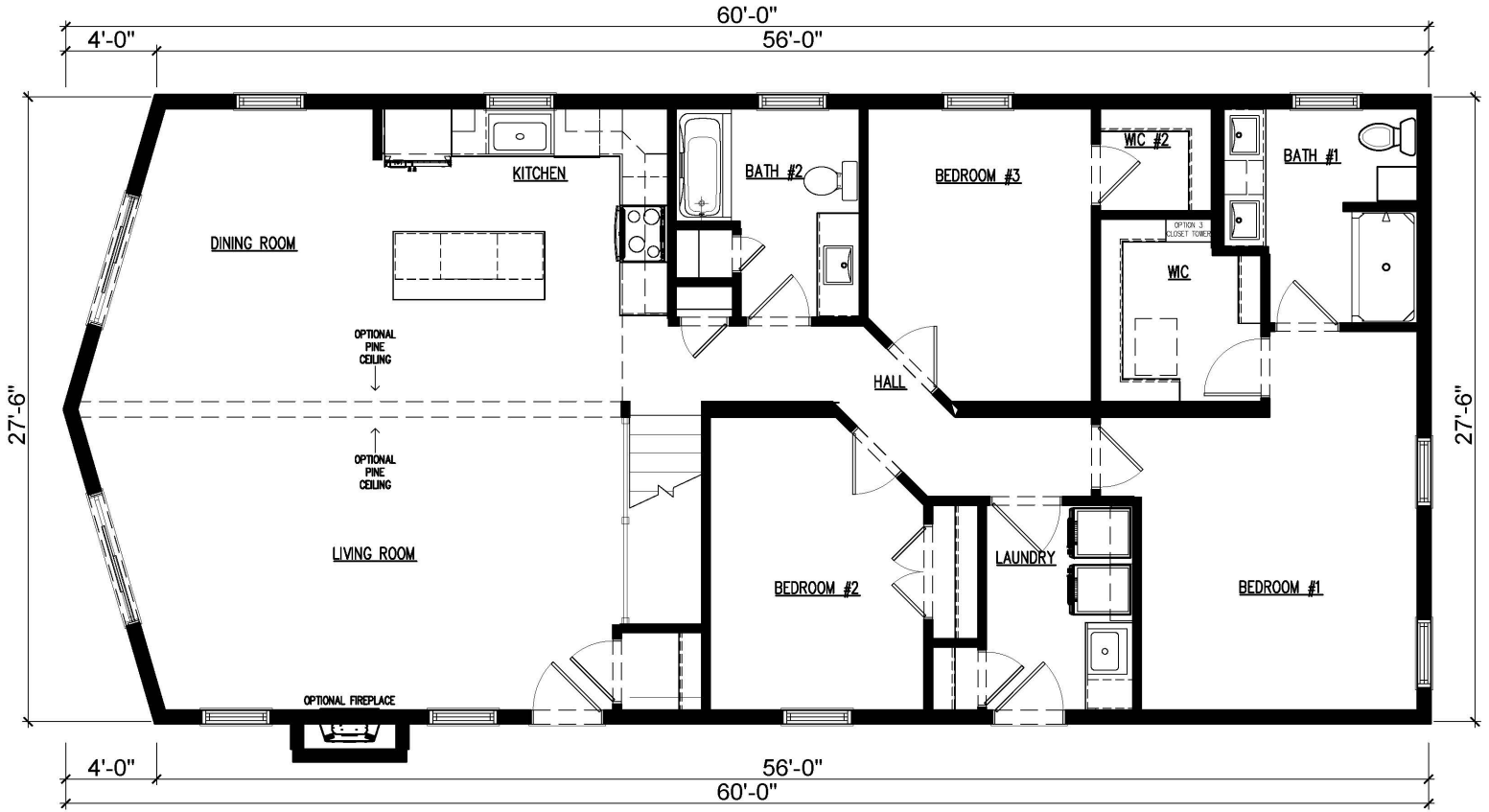


This architectural feature is sure to make your home stand out as well as giving you more square footage.

SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,540** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with prow front and attached double garage.
Garage not standard on plan.



Alternative crawl space foundation layout.



Virtual Walkthrough Available at www.northstarsb.com



UPGRADES

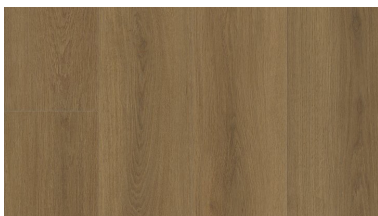
Choose from our six different optional upgrades to customize your Dawson. Each option was designed to add both functionality and style to your home.

01 QUARTZ COUNTERTOPS



Add premium style and durability to your home by upgrading your kitchen with quartz countertops and tile backsplash.

02 LVP FLOORING



Upgrade your flooring in the kitchen, living, dining, hall & bathrooms to a waterproof luxury vinyl plank for added durability and style.

03 ROCK ACCENT



Add a touch of nature to the exterior of your home with classy accent rock on the entire front bumpout.

04 DOUBLE DORMER



Add a double dormer over your front door and living room window to highlight the bumpout and add lots of curb appeal.

05 9' SIDE WALLS



Add a foot of height to your ceilings with 9' wide walls and transom windows to the front of your home.

06 TRAY CEILING

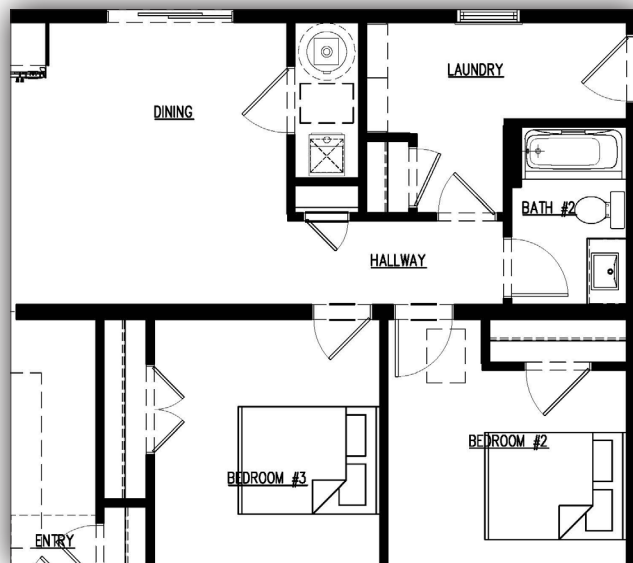
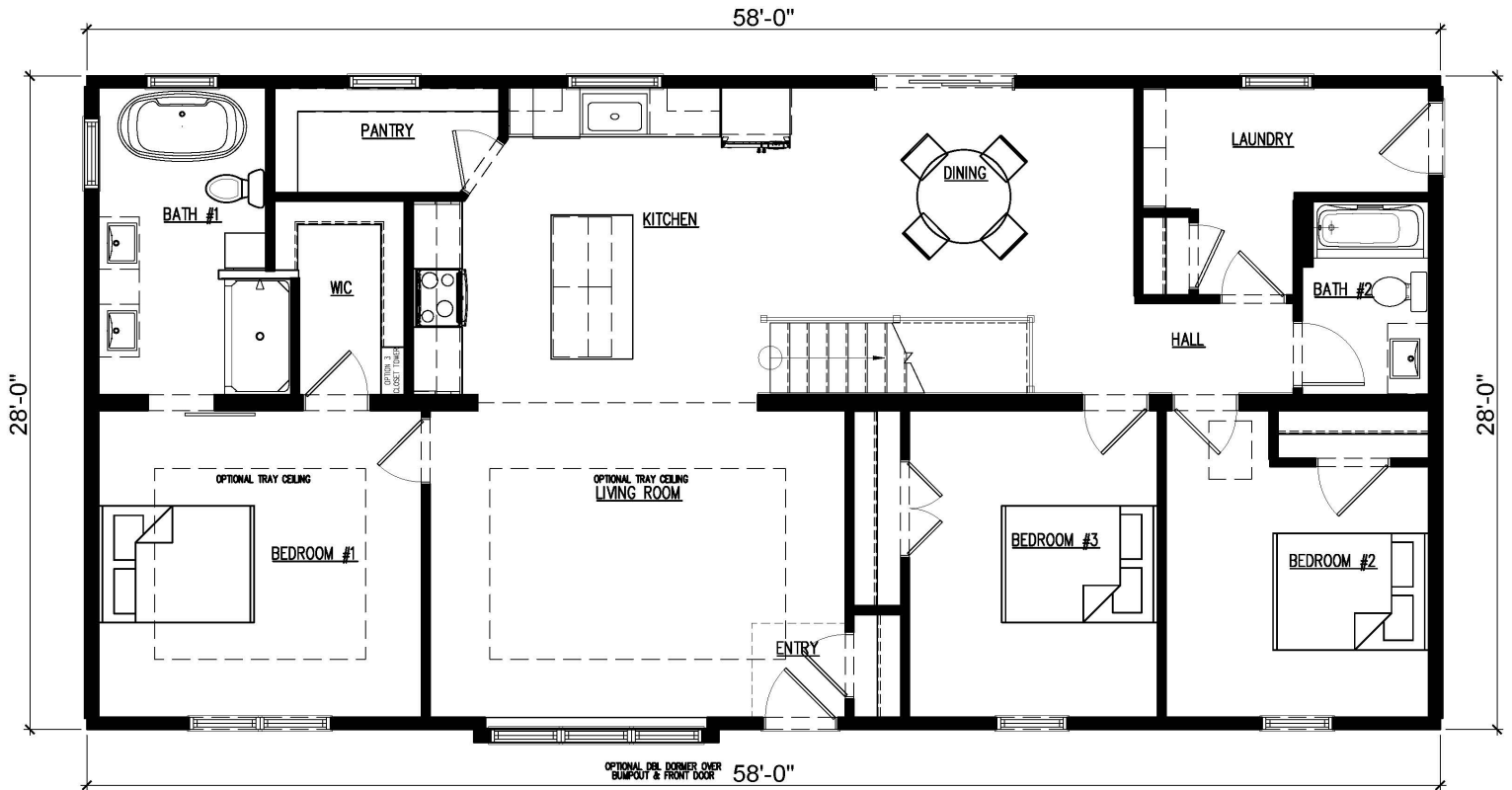


Adding tray ceilings to the living room and master bedroom is a great way to add ceiling height and make your home feel more grand.

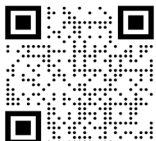
SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,624** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional dormer, rock accent, 9' side walls, transoms and attached double garage.
Garage not standard on plan.



Alternative crawl space foundation layout.



Virtual Walkthrough Available at www.northstarsb.com



UPGRADES

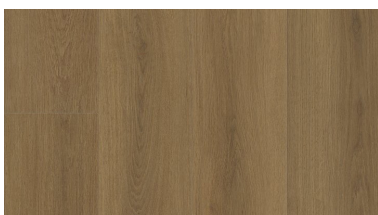
Choose from our six different optional upgrades to customize your Roscoe. Each option was designed to add both functionality and style to your home.

01 QUARTZ COUNTERTOPS



Add premium style and durability to your home by upgrading your kitchen with quartz countertops and tile backsplash.

02 LVP FLOORING



Upgrade your flooring in the kitchen, living, dining, hall & bathrooms to a waterproof luxury vinyl plank for added durability and style.

03 ROCK ACCENT



Add a touch of nature to the exterior of your home with classy accent rock on the entire front bumpout.

04 DORMER



Add a dormer over your living room windows to make it stand out. An easy way to boost your curb appeal.

05 9' SIDE WALLS



Add a foot of height to your ceilings with 9' side walls with transom windows to the front of your home.

06 TRAY CEILING



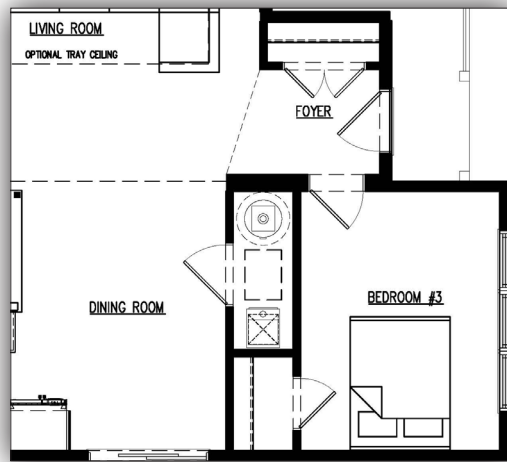
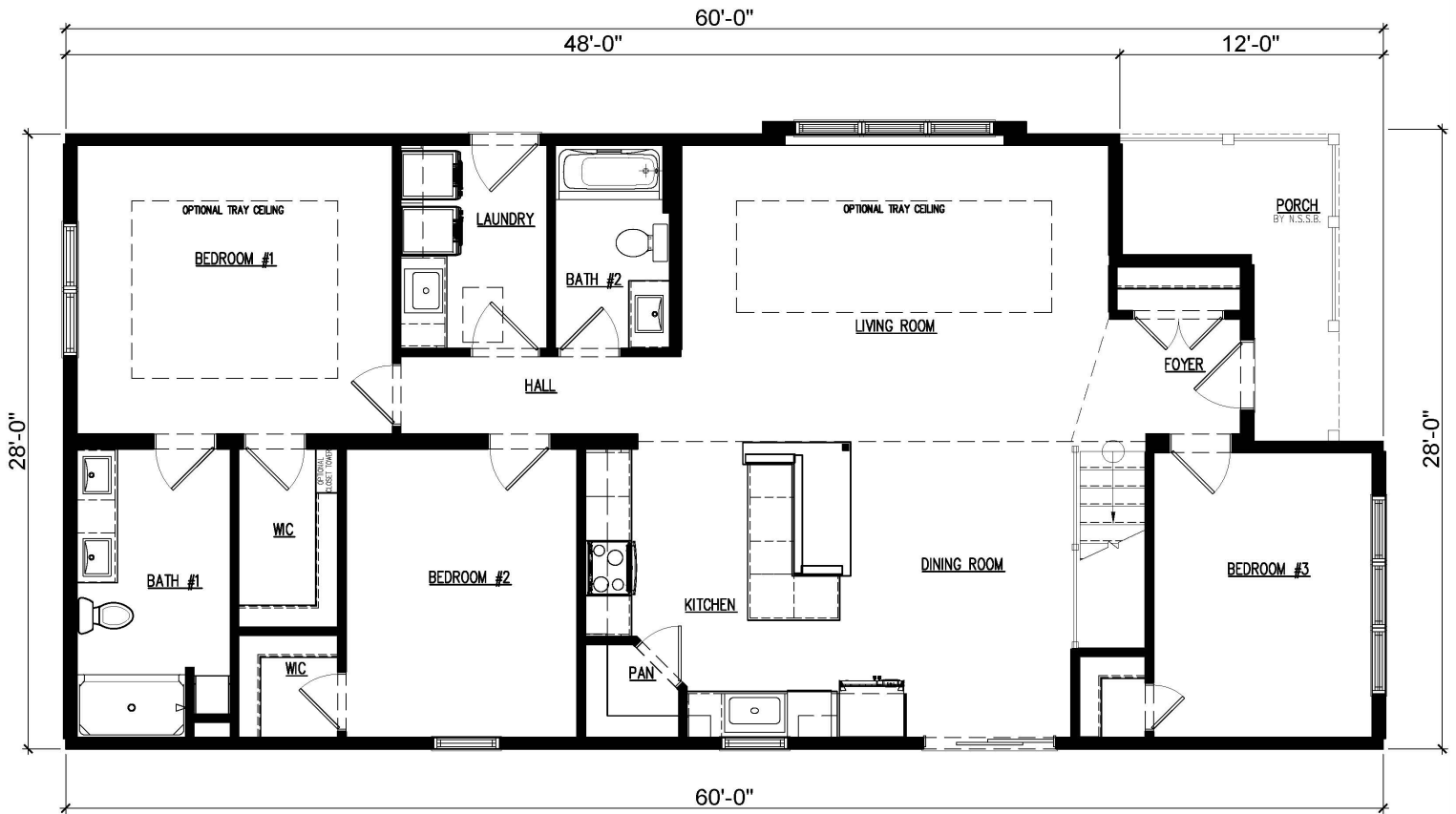
Adding tray ceilings to the living room and master bedroom is a great way to add ceiling height and make your home feel more grand.

SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,652*** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional rock accent, dormer, 9' side walls, transoms and attached double garage.

*Porch counted in square footage. Garage not standard on plan.



Alternative crawl space foundation layout.



Virtual Walkthrough Available at www.northstarsb.com



Montrose

UPGRADES

Choose from our six different optional upgrades to customize your Montrose. Each option was designed to add both functionality and style to your home.

01 QUARTZ COUNTERTOPS



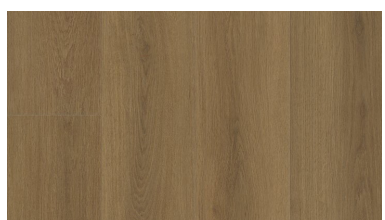
Add premium style and durability to your home by upgrading your kitchen with quartz countertops and tile backsplash.

04 DORMERS



Add dormers over your bedroom windows to make it stand out. An easy way to boost your curb appeal. Additionally, a tower dormer over the kitchen & dining accentuates the ceiling height.

02 LVP FLOORING



Upgrade your flooring in the kitchen, living, dining, hall & bathrooms to a waterproof luxury vinyl plank for added durability and style.

05 FIREPLACE



Cozy up the inside of your house with fireplace in the living room. Perfect for keeping warm in the winter.

03 SIDING ACCENTS



Add board & batten accents on the front bumpouts to add extra character to the curb appeal of your home.

06 TRAY CEILINGS

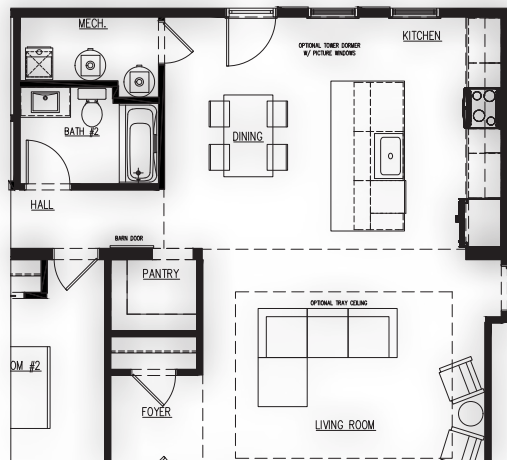
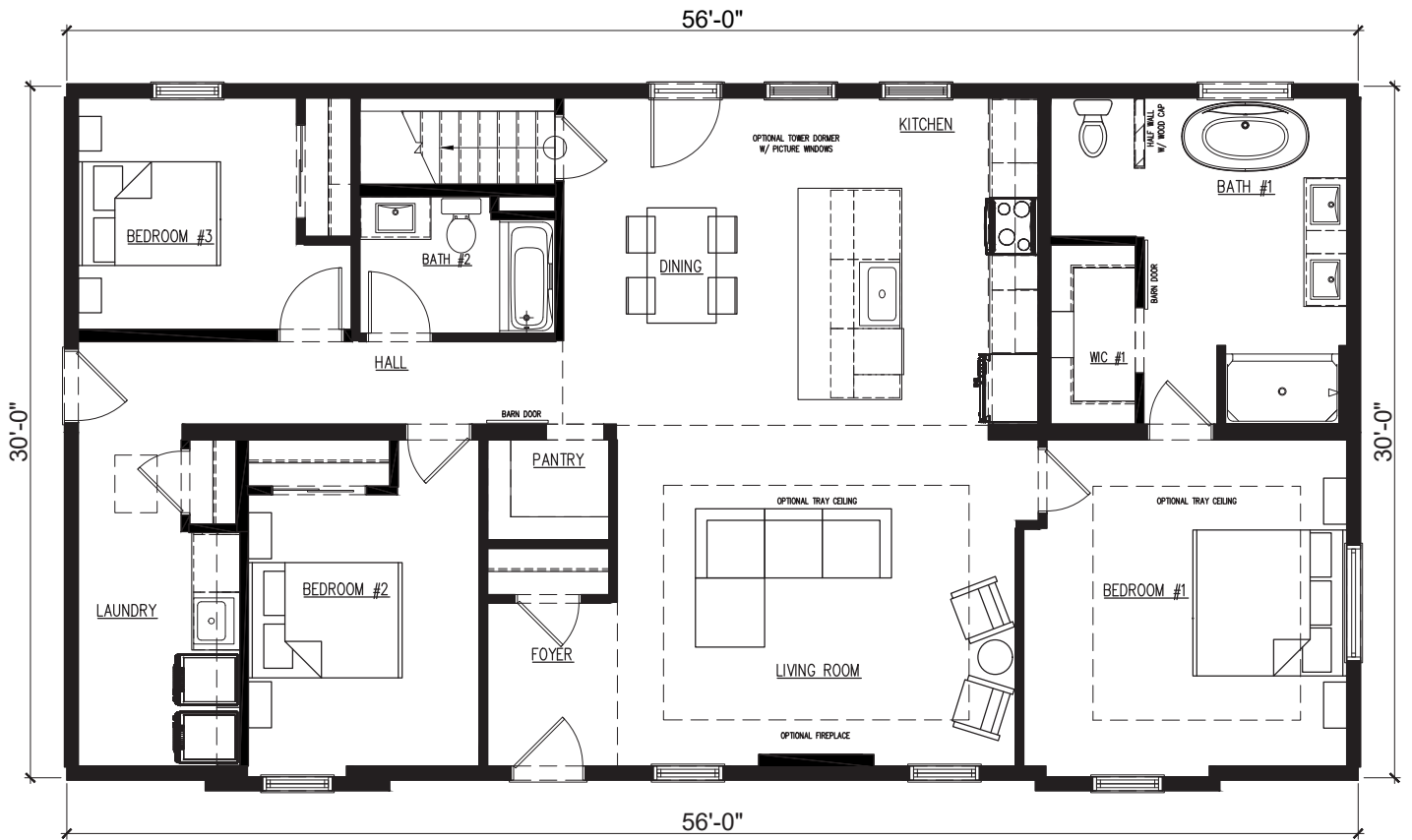


Adding tray ceilings to the living room and master bedroom is a great way to add ceiling height and make your home feel more grand.

SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,680** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional siding accents, dormers and attached double garage.
Garage not standard on plan.



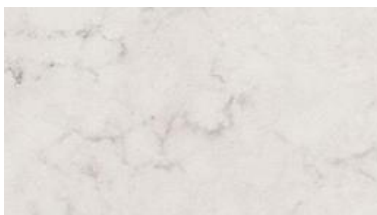
Alternative crawl space foundation layout.



UPGRADES

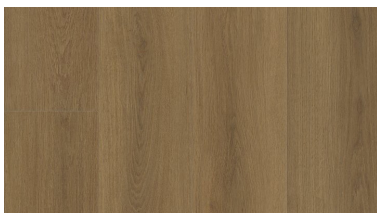
Choose from our six different optional upgrades to customize your Kensington. Each option was designed to add both functionality and style to your home.

01 QUARTZ COUNTERTOPS



Add premium style and durability to your home by upgrading your kitchen with quartz countertops and tile backsplash.

02 LVP FLOORING



Upgrade your flooring in the kitchen, living, dining, hall & bathrooms to a waterproof luxury vinyl plank for added durability and style.

03 ROCK ACCENT



Add a touch of nature to the exterior of your home with classy accent rock 4' up the porch walls.

04 FRONT DOOR



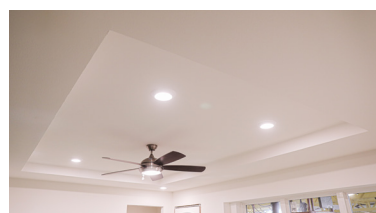
Upgrade your front door to with added sidelights for style; a great way to emphasis this home's cute entry.

05 9' SIDE WALLS



Add a foot of height to your ceilings with 9' side walls. with transom windows to the front of your home.

06 TRAY CEILING

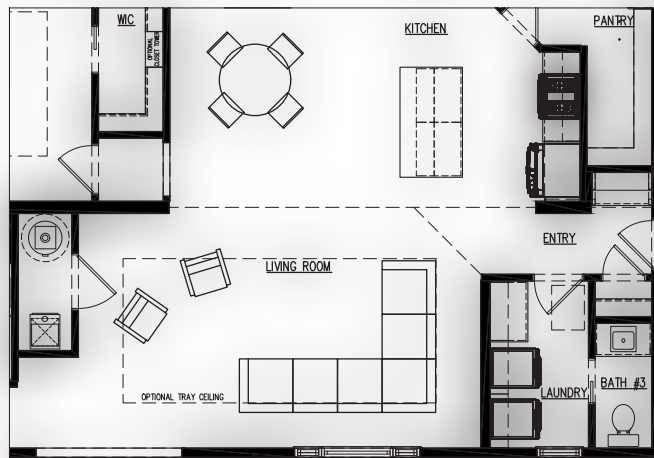
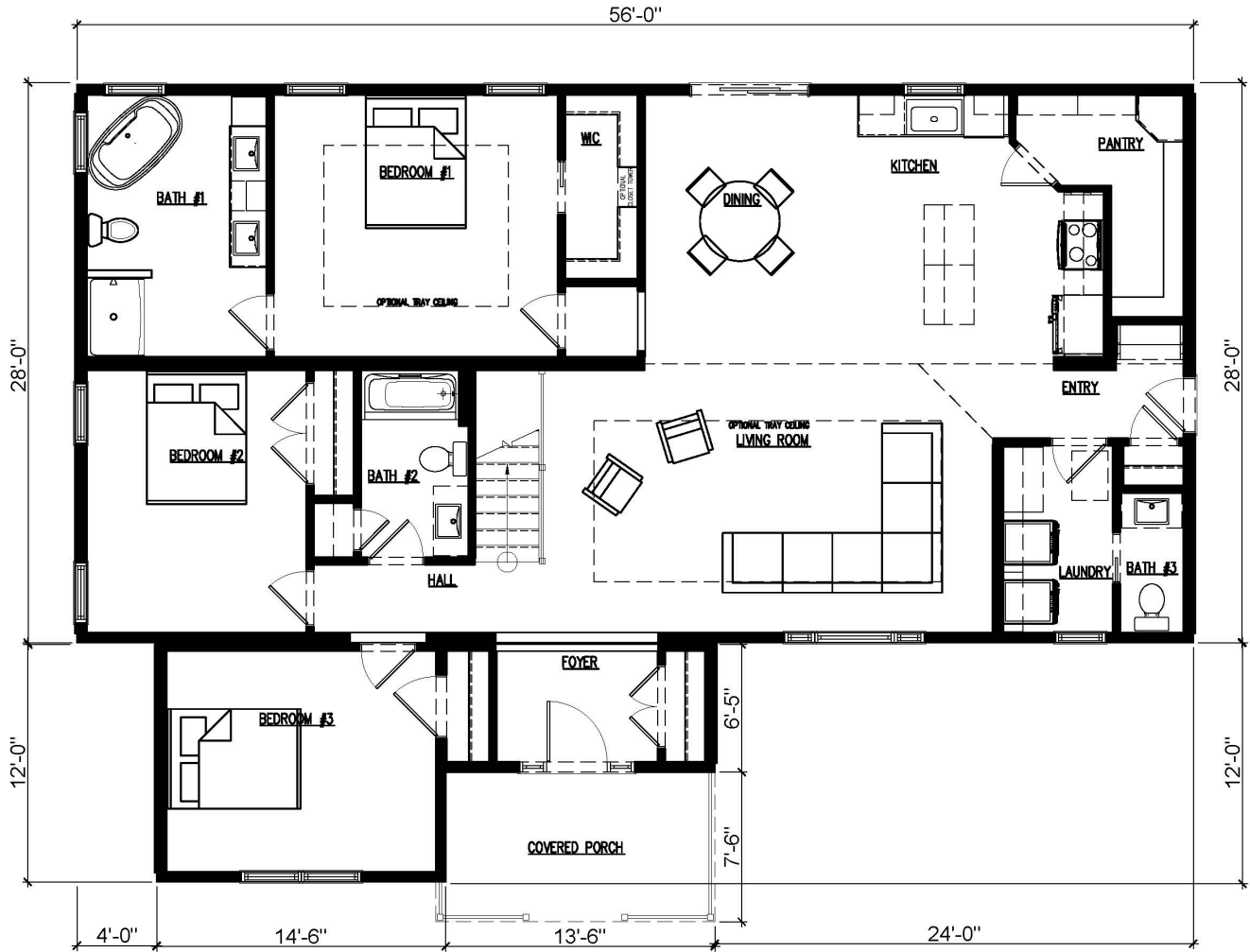


Adding tray ceilings to the living room and master bedroom is a great way to add ceiling height and make your home feel more grand.

SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1932*** | Beds: **3** | Showers: **2** | Toilets: **3**

Render shown with optional rock accent, front door upgrade, 9' side walls and transoms and attached triple garage.
 *Porch counted in square footage. Garage not standard on plan.



Alternative crawl space foundation layout.





Foothills
PACKAGE

FootHills

PACKAGE



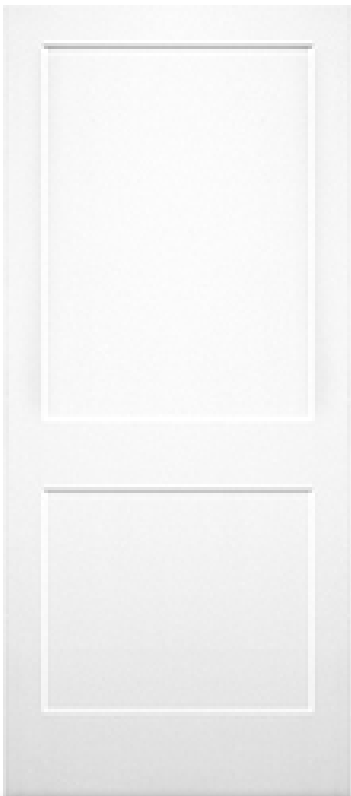
Door Handles:
Standard Nickel Knob



Windows: Single Hung
in White



Stairwells: Half Wall or Full
Wall with Wood Cap



Interior Doors: 2-Panel
Hollow Core (Laundry &
Garage Flat Panel Steel)



Countertop: HD Laminate
in White Carrara



Cabinet Hardware:
Satin Nickel Bar Pull



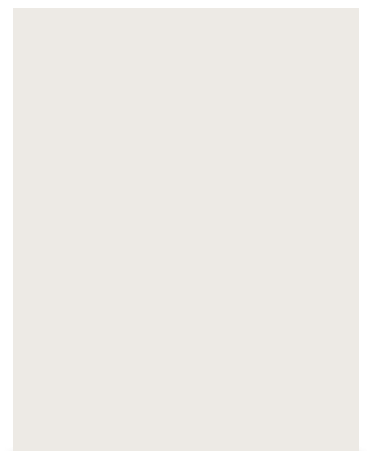
Cabinets: Flat Panel
Doors in Tete a Tete



Moulding: MDF
4.25" Baseboards &
3" Casing in White



Flooring Throughout:
Vinyl in Natural



Wall Color:
Snowbound



Vanity Top: Wave Bowl in White Cultured Marble



Plumbing & Faucets: Chrome



Lighting: LED Throughout

OPTIONAL GE APPLIANCES

GE Premium Stainless Steel Package



Over the Range Microwave
1.6 cu ft, 300 cfm,
950 watt, Recirculating
Venting



30" Free-Standing
Electric Range, Glass
Cooktop, Self Clean



Refrigerator
25.3 cu ft, Side-by-Side,
Ice & Water



Dishwasher
4 Cycle

PLAN SPECIFIC ITEMS

Based on upgrade options selected when choosing your plan.

Options available in the following:

*Spicer, Thompson,
Glenwood*



Panel Ceiling:
in Pewter

*Spicer, Thompson,
Castlewood, Montrose*



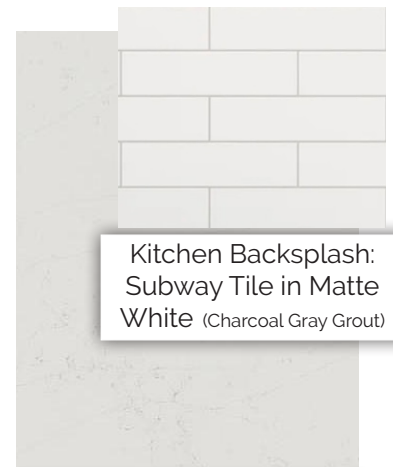
Fireplace: Simplifire Allusion
with Barnwood Mantle

All Floorplans



Flooring: LVP
in Rich Cocoa

All Floorplans



Kitchen Backsplash:
Subway Tile in Matte
White (Charcoal Gray Grout)

Countertops: Quartz
in Altena





*Modern
Farmhouse*
PACKAGE

Modern Farmhouse

PACKAGE



Door Handles: Black Skyline Blvd Lever



Carpet: 40oz in Truffle



Railing: Top & Posts in Crimini, White Spindles



Interior Doors: Knotty Pine 3 Panel Door in Crimini



Cabinet Hardware: Black Bar Pull



Cabinetry: Shaker Doors in White



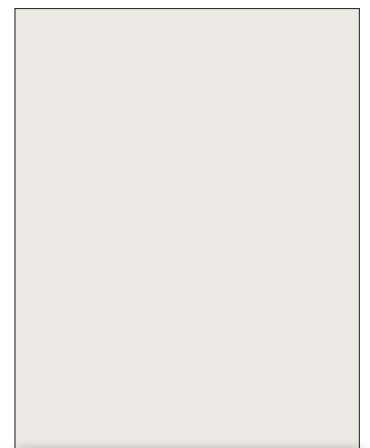
Windows: Single Hung in White



Moulding: Knotty Pine 4.25" Baseboards & 3" Casing in Crimini



Flooring: Vinyl in Farmstead



Wall Color: Snowbound



Lighting: Black Package and LED Downlights



Appliances: Premium Stainless Steel Package



Plumbing & Faucets: Black Package



Vanity Top: Wave Bowl in White Cultured Marble



Countertop: HD Laminate in White Carrara



Island Countertop in Black Alicante

PLAN SPECIFIC ITEMS

Based on upgrade options selected when choosing your plan.

Options available in the following:

Spicer, Thompson, Glenwood



Panel Ceiling: Pewter

Spicer, Thompson, Castlewood, Montrose



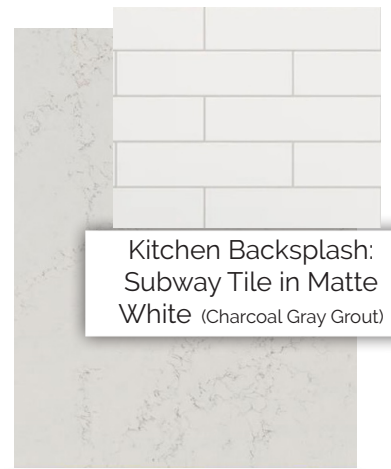
Fireplace: Allusion Platinum with Barnwood Mantle

All Floorplans



Flooring: LVP in Fireside Brown

All Floorplans



Kitchen Backsplash: Subway Tile in Matte White (Charcoal Gray Grout)

Countertops: Quartz in Golden Leyra





Contemporary
PACKAGE

Contemporary

PACKAGE



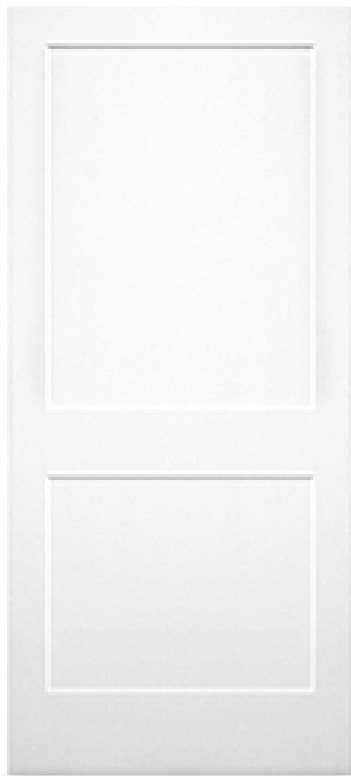
Door Handles: Satin Nickel Skyline Blvd Lever



Windows: Single Hung in White



Railing: Top in Carbon, White Spindles and Posts

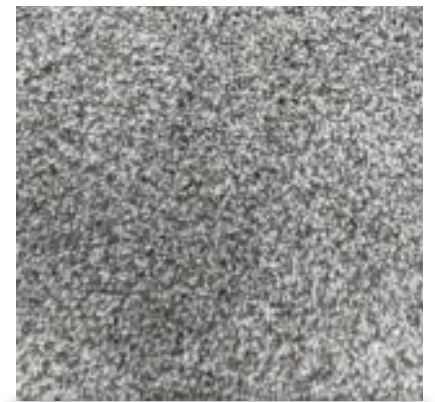


Interior Doors: Molded 2 Panel Door in White



Cabinet Hardware: Satin Nickel Bar Pull

Cabinets: Flat Panel Doors in White



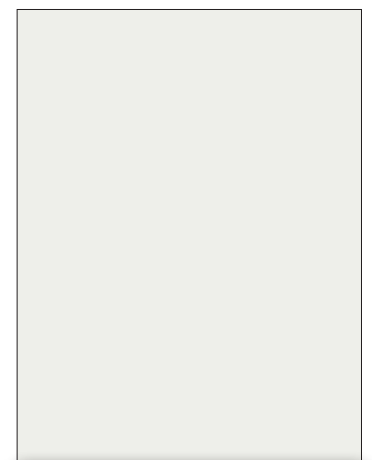
Carpet: 40oz in Lady Liberty



Moulding: MDF 4.25" Baseboards & 3" Casing in White



Flooring: Vinyl in Natural



Wall Color: Extra White



Lighting: Satin Nickel Package



Island Color: Midnight Sun



Vanity Top: Wave Bowl in White Cultured Marble



Countertop: HD Laminate in Calacutta Lincoln



Plumbing & Faucets: Satin Nickel Package



Appliances: Premium Stainless Steel Package

PLAN SPECIFIC ITEMS

Based on upgrade options selected when choosing your plan.

Options available in the following:

Spicer, Thompson, Glenwood



Panel Ceiling: White Nickel Gap Paneling

Spicer, Thompson, Castlewood, Montrose



Fireplace: Simplifire Allusion with Barnwood Mantle

All Floorplans



Flooring: LVP in Hearthstone Grey

All Floorplans



Kitchen Backsplash: White Omni Tile (Silverado Grout)

Countertops: Quartz in Calacutta Extra





Rustic
PACKAGE

Rustic

PACKAGE



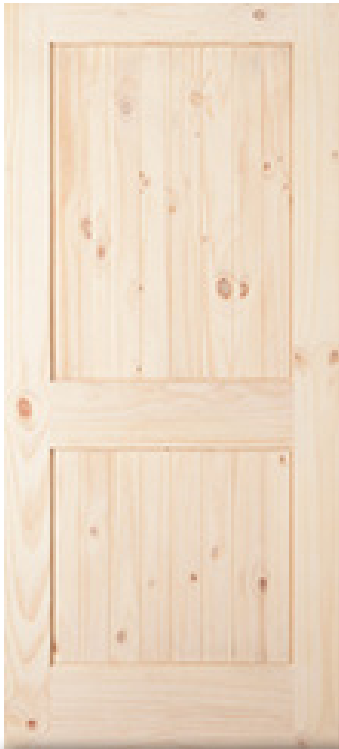
Door Handles: Black
Twin Peaks Lever



Door & Window Toppers: Knotty Pine
Cabin Topper



Stair Railing: Knotty Pine



Interior Doors:
Knotty Pine Panel Door



Carpet:
40oz in Cottage



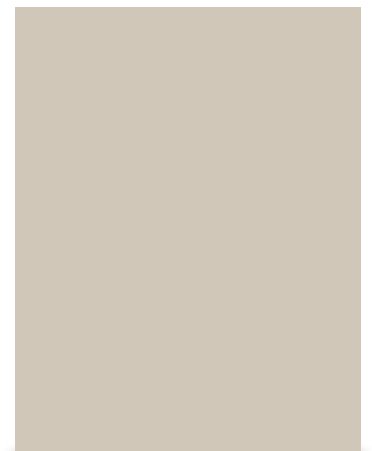
Windows: Single Hung
in Sandlewood



Moulding: Knotty Pine
4.25" Baseboards &
3" Casing in Clearcoat



Flooring:
Vinyl in Farmstead



Wall Color:
Accessible Beige



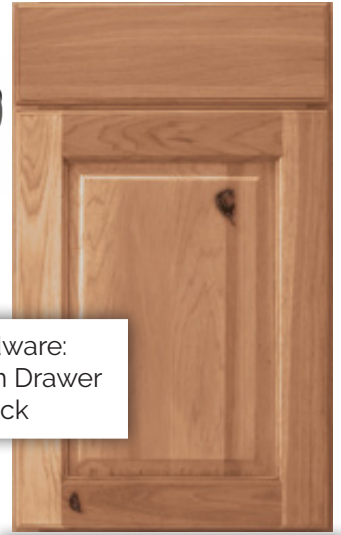
Lighting: Black Package and LED Downlights



Appliances: Side-by-side Refrigerator in Black



Cabinet Hardware: Tulip Knob & Bin Drawer Pull in Black



Cabinets: Duncan Doors in Rustic Hickory



Vanity Top: Wave Bowl in White Cultured Marble



Countertop: HD Laminate in Spring Carnival



Plumbing & Faucets: Black Package

PLAN SPECIFIC ITEMS

Based on upgrade options selected when choosing your plan.

Options available in the following:

Spicer, Thompson, Glenwood



Panel Ceiling: Natural Finish

Spicer, Thompson, Castlewood, Montrose



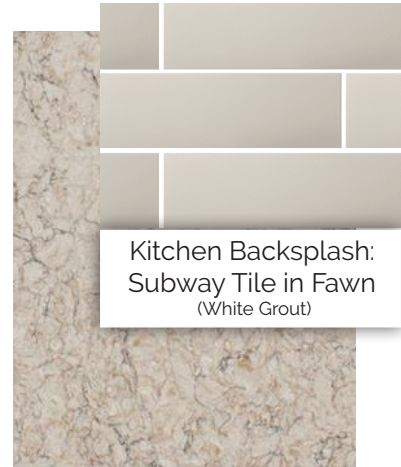
Fireplace: Heatilator with Pine Log Mantle

All Floorplans



Flooring: LVP in Fireside Brown

All Floorplans



Kitchen Backsplash: Subway Tile in Fawn (White Grout)

Countertops: Quartz in Copper Lake

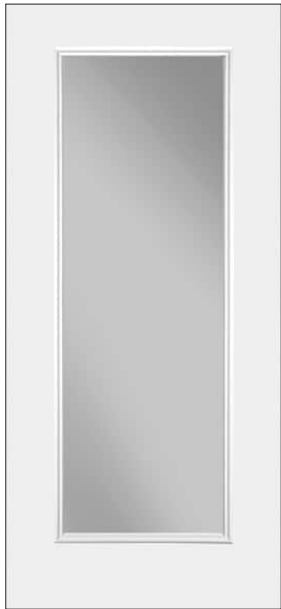


Exterior Options

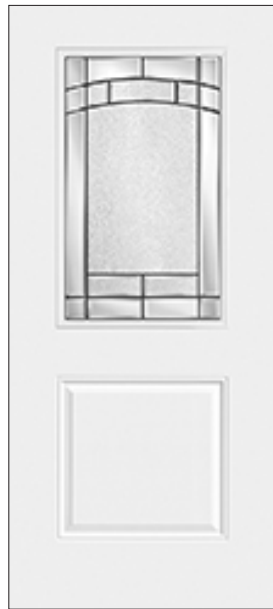
STANDARD DOORS

Spicer, Glenwood, Baxter, Thompson

Kimball, Dawson, Avon Roscoe, Castlewood, Montrose, Kensington



Fiberglass Full Clear Glass in White



Fiberglass 1/2 Decorative Glass in White

GARAGE ENTRY

All plans and Foothills Collection Front Door



2 Panel Steel in Primed White

UPGRADE DOOR

Kensington



Fiberglass 1/3 Clear Glass with Grilles with matching Sidelites in Dark Roast

EXTERIOR LIGHTS



Dawn, Black

WINDOWS



Single Hung

Sandlewood: Rustic Collection
White: Modern Farmhouse, Contemporary & Foothills Collections

EXTERIOR HARDWARE

Rustic Package



Balboa Lever in Black

Modern Farmhouse Package



Milan Lever in Black

Contemporary Package



Milan Lever in Satin Nickel

Foothills Package



Standard Knob in Satin Nickel



Shingles

Fiberglass asphalt shingles with Lifetime limited transferable warranty from GAF or CertainTeed are standard on all of our homes. (See manufacturer's website for warranty details)

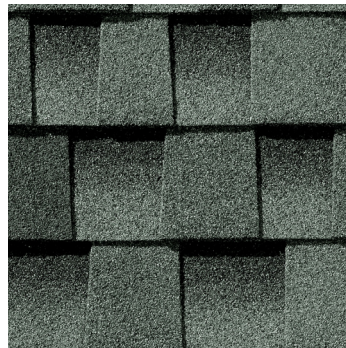
STANDARD COLOR OPTIONS



Barkwood



Charcoal



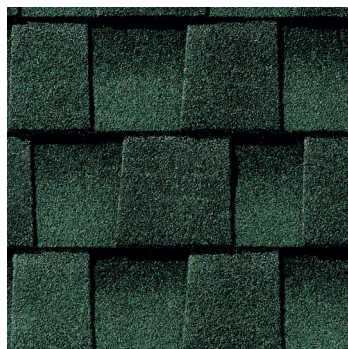
Slate



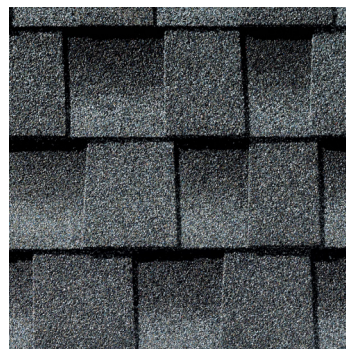
Birchwood



Hickory



Hunter Green



Pewter Gray



Mission Brown



Shakewood



Weathered Wood





Exterior Siding

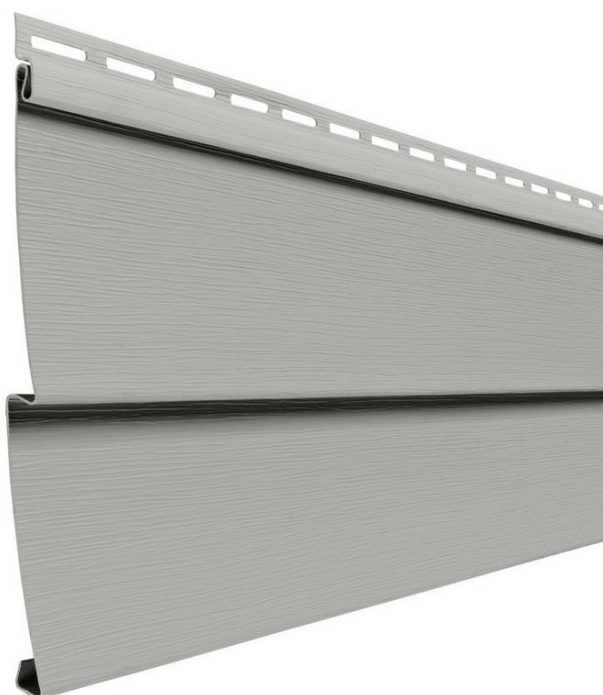
STANDARD SIDING

CertainTeed Vinyl Siding. A woodgrain clapboard featuring a 9/16" panel projection, class 1(A) fire rating and a limited lifetime warranty! This siding is virtually maintenance free - you never need to paint it!

PROFILE

We offer a 4" double lap siding that is both sophisticated and timeless. This profile comes in any of the colors shown on page 45.

CertainTeed
SAINT-GOBAIN



VINYL COLOR OPTIONS



Autumn Red



Brownstone



Buckskin



Castle Stone



Charcoal Gray



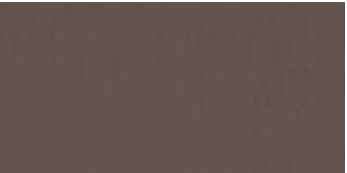
Colonial White



Cypress



Desert Tan



Espresso



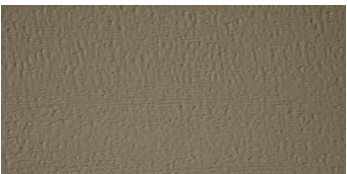
Flagstone



Forest



Granite Gray



Hearthstone



Heritage Cream



Herringbone



Light Maple



Melrose



Midnight Blue



Natural Clay



Olive Grove



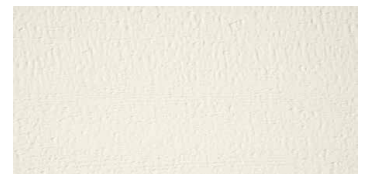
Oxford Blue



Pacific Blue



Sable Brown



Sandstone Beige



Savannah Wicker



Seagrass



Slate



Smoky Gray



Spruce



Sterling Gray



Tuxedo



Weathered Wood



Wedgewood Blue

LP SMARTSIDE UPGRADE SIDING COLOR OPTIONS



LP® SmartSide® products deliver all the warmth and beauty of traditional wood, plus the durability and workability of engineered wood. The Smartshield manufacturing process actually improves upon nature, creating products that are engineered for strength, performance and protection against fungal decay and termites. All colors are backed by a limited 30 year warranty,

SOLID SERIES



Prairie Clay



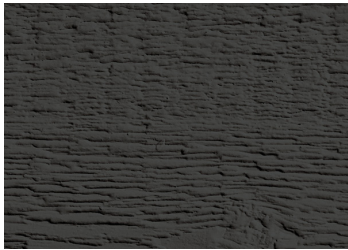
Cavern Steel



Desert Stone



Tundra Gray



Abyss Black



Terra Brown



Timberland Suede



Summit Blue



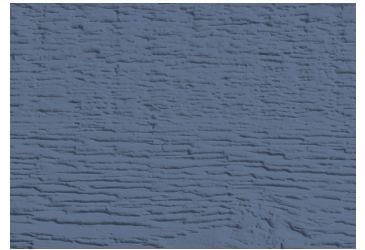
Sand Dunes



Quarry Gray



Snowscape White



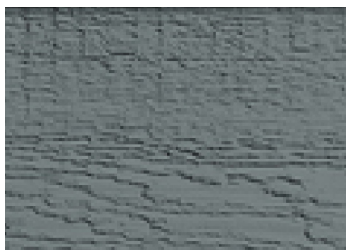
Rapids Blue



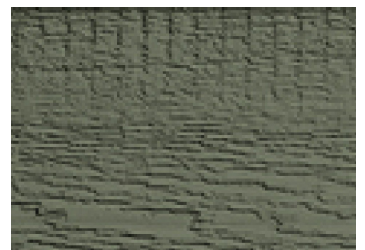
Redwood Red



Harvest Honey



Midnight Shadow



Garden Sage



DIAMOND KOTE UPGRADE SIDING COLOR OPTIONS

DIAMOND KOTE[®]
Building Products

Diamond Kote[®] Building Products is an industry leading brand of pre-finished engineered wood siding products. The innovative siding system provides solutions that deliver value for builders, architects and homeowners. Diamond Kote[®] Pre-finish is an advanced paint technology providing lasting durability backed by a 30-Year No Fade Warranty.

DUO BLEND



Bedrock



Canyon



Chestnut

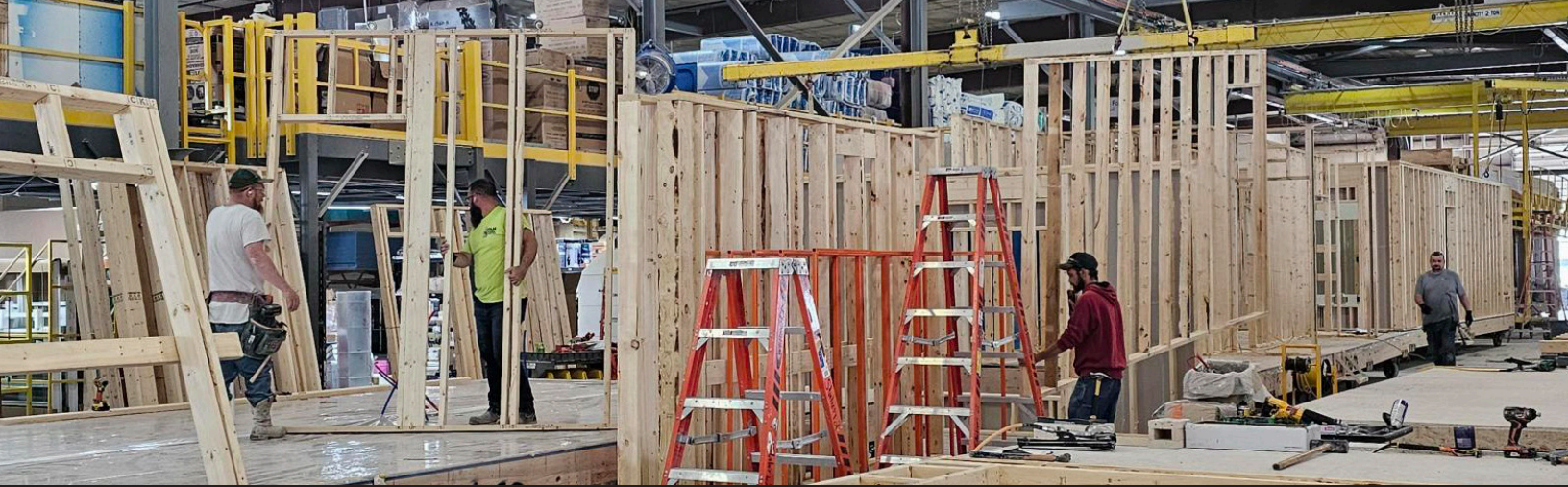


Elkhorn

LOG SIDING

This incredible siding option is a perfect way to add some rustic pizzazz to your home; featuring beautiful, natural charm with intricate butt-and-pass corners, and a handmade quality that is second-to-none. This siding is solid pine and comes in a delightful warm chestnut brown color.





Standard Specifications

CODES

All homes are built to meet or exceed the following codes:

- International Residential Code
- Uniform Plumbing Code
- Uniform Mechanical Code
- National Electric Code
- State Energy Code
- State Building Code

FLOOR SYSTEM

- 2 x 10 Joists at 16" on center
- Double Rim Joists on outside edges
- Triple Center Rim Joists with joist hangers
- Thermax Insulated Rim Boards for continuous insulation
- End Floor Bridging – Floor Supports for added strength
- 3/4" Tongue and Groove OSB Sub-Flooring (Glued and Nailed)

ROOF SYSTEM

- 60# Load Engineered Trusses (40# on Foothills Package) at 24" on center
- Timberline Architectural Asphalt Shingle
- 30# Synthetic Underlayment
- 7/16" OSB Exterior Sheathing
- 16" Overhang with 2 x 6 Sub-Fascia
- EDCO Metal Soffit & Fascia
- Ice Dam Protection (ice and water shield), 6' up roof
- Steel Roof Edge
- 5/8" Sheetrock on ceiling - adhered with foam spray glue to increase strength and minimize possible cracking
- Fold-up end gable trusses with building wrap

WALL SYSTEMS

Exterior

- 2 x 6 studs at 16" on center with 2 x 6 double top plate
- 1/2" gypsum board on walls screwed and glued
- 1/8" Brace board on interior side of longitudinal walls and mating walls, stapled and glued
- 7/16" OSB exterior sheathing for added strength
- Continuous sill seal for increased insulation
- Double 2 x 10 headers over openings
- Intersecting interior walls secured with lag screws
- Drywall on mating wall screwed and glued
- 8' flat ceiling height (Flat/Vaulted combination for Spicer, Baxter, and Glenwood)

Interior

- 2 x 4 Studs at 16" on center
- 2 x 6 Studs at 16" on center for plumbing wall only
- 1/2" Gypsum Board, Screwed as per code requirements

INSULATION

- Walls - R-21
- Roof - R-50 (R-49 to Vaulted areas)
- Rim - R-21
- Batt Insulation at Energy Heel of Truss
- All penetrations in exterior and mod line walls sealed

PLUMBING & HEATING

- Pex water supply lines with shut off valves run to central location on bottom of joists.
- PVC Drain, Waste and Vent Piping stubbed through floor for onsite connection
- Radon Venting installed through walls, to be connected on site
- 8" Deep Single Bowl Stainless Steel Sink to Kitchen
- Single Lever Faucets throughout
- One Piece Fiberglass Tub/Shower Unit
- HVAC boots and registers installed per code
- China Lavatory 1.6 Gallon Water Efficient Toilets
- Tall Elongated toilets to Master Bath (Excluded in Foothills Series)
- Ice maker box behind refrigerator/Dryer vent box behind dryer
- Re-vent pipe to all basement homes
- Exterior Frost Free faucet installed at kitchen location

ELECTRICAL

- 200 Amp, 40 Space, Electrical Service panel
- Modern Cordless Door Chime at front door
- TV/Phone jacks strategically placed in five locations throughout the home, rough-in only with pull wires
- Exterior GFCI Outlet
- All boxes mounted to studs
- Smoke and Carbon Dioxide Detectors per code
- Bath fan with LED Light, 80 CFM 1.5 Sones, Energy Star Certified
- LED down light over tub/shower and kitchen sink

INTERIOR FINISHES

- Pre-finished base and casing add the perfect finishing touch
- Walls and ceilings coated with an orange peel finish
- Bullnose Drywall corners (90° Corners on Foothills)
- Tinted vapor barrier latex primer/finish, sprayed and rolled
- Plate glass beveled edge vanity mirrors
- Pre-finished wood railing in basement homes (Half Wall or Full wall to basement homes in Foothills)

WINDOWS, DOORS & CLADDING

- Low E Single hung windows built to meet Energy Star® standards for superior performance
- Double 4 Vinyl Siding .042" thickness
- Exterior Steel or Fiberglass Doors
- Pre-finished interior doors
- Entrance doors keyed alike. Dead bolts provided for one exterior door
- Pressure treated 5/4 decking and PVC railings

FLOOR COVERINGS

- 40oz Plush Carpeting on 8lb pad in living room, hallways and bedrooms (Vinyl Flooring throughout on Foothills)
- All carpeted areas finished with a rolled edge
- Vinyl Flooring in kitchen, dining room, bathrooms, foyer, and laundry as indicated on plans

CABINETRY & COUNTERTOPS

- Full Access cabinetry throughout
- Full Overlay door design
- Flat center panel cabinet doors in Modern Farmhouse and Foothills Packages, raised center panel doors in Rustic Package, full flat panel cabinet doors in Contemporary and Foothills Packages
- Drawer System –Double sided metal box full extension soft close hardware
- Soft Close Doors
- Crown Moulding on all upper cabinetry in Rustic & Modern Farmhouse Packages
- Cabinetry Hardware
- High Definition Laminate Countertop with pre-formed 3" Backsplash
- 3 Drawer Base near Range (Excluding Foothills Series)

CLOSETS

- Bedrooms - one level of wood shelving, with built-in hanging rail
- Linen - three levels of wood shelving
- Pantry - five levels of wood shelving
- Shelf Tower to Walk In Closet (Excluded in Foothills Series)

Visit our **website** for more information and all warranty details!

www.northstarsb.com







Corporate Office:
203 Industrial Drive
Redwood Falls, MN 56283

Watertown Office:
715 21st St SW
Watertown, SD 57201

www.northstarsb.com | 1.800.844.9845 | April 2026

