MANUFACTURED HOME COACH x Magnolia ESTATES

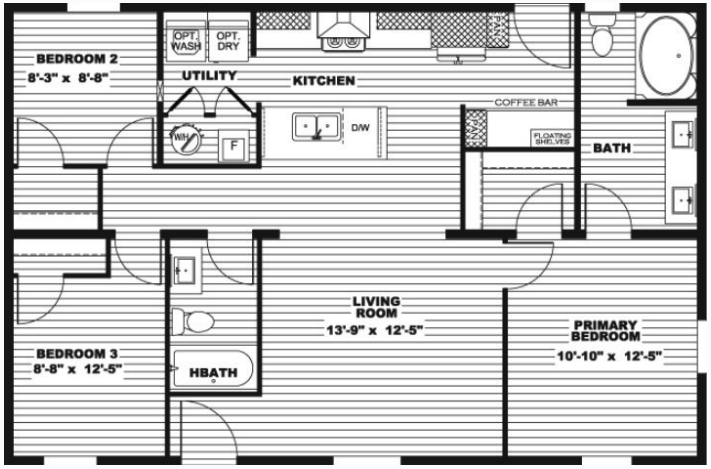
CLAYTON ADDISON 2 / CLAYTON EPIC - JOURNEY / DOUBLE WIDE

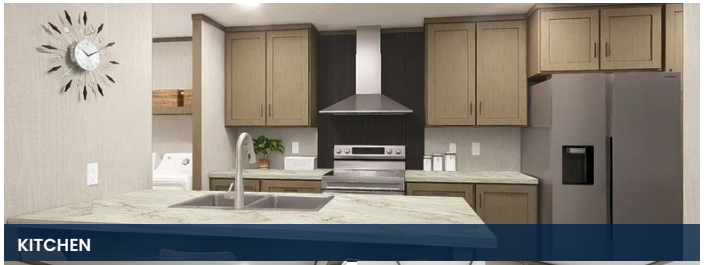
DRAKE

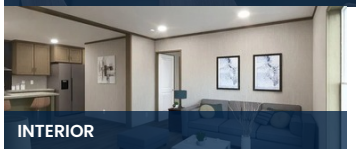
3	2	1,053	28' x 40'
BEDS	BATHS	SQ. FT.	SIZE

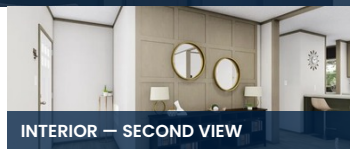
FLOOR PLAN - MODEL 30CEJ28403AH

Model dimensions shown: 28' x 40'

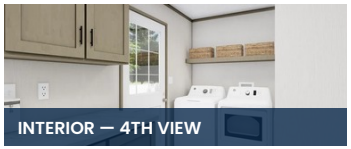



KITCHEN


INTERIOR


INTERIOR — SECOND VIEW


INTERIOR — THIRD VIEW


INTERIOR — 4TH VIEW

TOUR THIS HOME IN CULLMAN

Magnolia Estates of Cullman

121 Campbell Drive | Hanceville, AL 35077

Scan for photos, details, and scheduling

STANDARD & OPTIONAL FEATURES

Factory reference - confirm standards and options with me before ordering.

STANDARD FEATURES

- OSB exterior wrap with house wrap
- 8-foot sidewalls with flat interior ceilings
- Hardie-board cement fascia and rip-resistant bottom board
- 2×6 floor joists at 16 inches on center
- Upgraded Shaw linoleum throughout
- Lux argon-gas low-E thermo-pane windows
- Craftsman front door and cottage rear door
- Sliding glass door on double-section homes
- Full-length outriggers, vented soffit and ridge vents, and six-pattern shingle fastening
- Rheem 40-gallon dual-element water heater
- Pfister metal faucets and whole-house water cutoff
- ENERGY STAR-certified smart home with R-33/R-13/R-22 insulation
- DuraCraft cabinetry, black pulls, and framed living-area decor wall
- Samsung stainless appliances and stainless dishwasher
- Kitchen island and 42-inch lined overhead cabinets

OPTIONAL FEATURES

- Choice of (3) Exterior Designs*
- Solar Prep Conduit Drop
- Coffee Bar Area in Some Models

Standards and options based on Epic Journey Central Standard Features material reviewed August 27, 2026. Manufacturer specifications and availability can change. An option may not be selected for the display home or compatible with every configuration. Confirm the exact order with me before purchase. Photos may show optional features.

Nicholas Bell is a licensed manufactured-home salesperson through Magnolia Estates of Cullman. Manufactured Home Coach LLC is a buyer-education and media company, not the retailer.

HELPING GOOD PEOPLE MAKE BETTER DECISIONS

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Feature source: Epic Journey Central Standard Features