MANUFACTURED HOME COACH x Magnolia ESTATES

CLAYTON ADDISON 2 / CLAYTON EPIC - EXPERIENCE / SINGLE WIDE

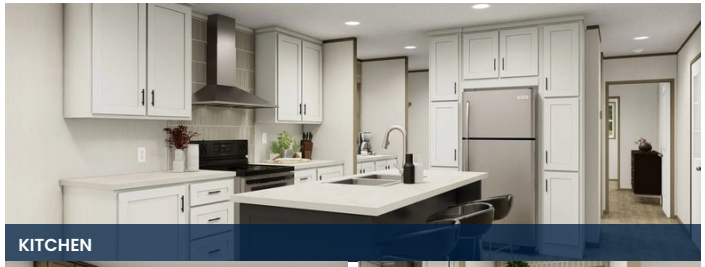
# MARINER

| 3 | 2 | 1,140 | 16' x 76' |
|---|---|---|---|
| BEDS | BATHS | SQ. FT. | SIZE |

## FLOOR PLAN - MODEL 45CEE16763EH

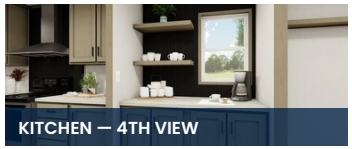
Model dimensions shown: 16' x 76'





KITCHEN


KITCHEN — SECOND VIEW


KITCHEN — THIRD VIEW


KITCHEN — 4TH VIEW


KITCHEN — 5TH 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 Lux linoleum throughout
- Lux argon-gas low-E thermo-pane windows
- Craftsman front door and cottage rear door
- Full-length outriggers, vented soffit and ridge vents, and six-pattern shingle fastening
- Rheem 40-gallon dual-element water heater
- Pfister metal faucets and water cutoffs at fixtures
- ENERGY STAR-ready construction with R-33/R-13/R-22 insulation
- LED can lights and DuraCraft cabinetry
- Samsung stainless appliances, dishwasher, and designer range hood
- 42-inch lined overhead cabinets with mid-shelves
- Kitchen island and furniture-style primary-bath vanity

### OPTIONAL FEATURES

- Coffee Bar Area in Some Models

Standards and options based on Epic Experience 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 Experience Central Standard Features