Let us customize it just for YOU!

No two families are the same. No two people are the same. And we believe no two homes should be the same. That’s why we are so excited to customize your home just for you.

Let this book guide you through some of our available options. It will let you create your own unique home - exclusively for you. As a compliment to this book, request a copy of our Platinum Series Floor Plans book to review numerous plan ideas to use as they are or as a starting point to edit to your heart’s content.

What’s more is that all this Luxury is Affordable! We have searched for the most comprehensive selection of value for money upgrade options. We understand that everyone has a budget. Feeling overwhelmed? Ask about our Classic Series of homes - our second line that fits a smaller budget without taking away from our focus on quality, style, and customization.

So, happy reading. Take your time. Make it yours.
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!

NORTHSTAR SYSTEMBUILT
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.

OUR DEALERS
Northstar does not retail directly to the general public, but has an exclusive dealer and builder network located throughout the midwest to the foothills of the Rockies. Our dealers have model home(s) on their lot 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.

OUR SERVICE AREAS

*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.
THE NORTHSTAR
DIFFERENCE

QUALITY PRODUCTS

Northstar’s team of craftsmen have the desire to perform quality work - coupled with that desire is the installation of quality products with great warranties and track records to create an exceptional, sustainable home - inside & out!

Moen Faucets
- Lifetime Warranty

GAF/Certainteed Shingles
- Lifetime Limited Transferable Warranty

Bayer Built Woodwork
- Made in Minnesota
- Solid Wood Base & Casing (No Vinyl Wrapped Products)

Vector Windows
- Double & Single Hung, Casement, Awning & Custom Window Options
- Lifetime Warranty
- Made in Minnesota

Shaw Carpet
- 31-34 oz Carpet
- Installed on 8lb 8/16" Premium Carpet Pad

Mid Continent Cabinetry
- Soft Close Drawers & Cabinet Doors
- Dovetailed Drawers with Undermount Full Extension Glides.
- Lifetime Warranty
- Made in Minnesota

Quality Appliances
- GE Kitchen Appliances
- AO Smith Water Heaters
- Luxaire Furnaces

CUSTOMIZATION!

We don't just sell a plan out of a book. We listen and help to turn our customer’s dream into their home. Our website and brochures include a vast array of options and floor plans, but if there is something you would like that you don't see...ask us! 99 times out of 100 our answer will be “Easy - no problem at all! We can do that!”

Think of a Northstar modular home as a blank canvas - fill the canvas with ideas and draw with your dreams in mind.

Submit the sketch to one of our experienced designers and watch as your dream becomes a reality!

Request a copy of our Platinum Floor Plans Brochure for suggested plan designs and inspiration.
Clients choose us because they trust us. We’ve got the experience, the facilities, but most of all we’re the sort of bunch they want to deal with.

SUPERIOR CONSTRUCTION

- Engineered Studs behind kitchen cabinets for added strength and accuracy! This means no unsightly gaps behind countertop backsplash.
- All electrical outlet boxes mounted to studs - outlets remain intact and do not loosen over time.
- Insulated Rim Joists
- Batt insulation at energy heel of truss - reduce ice dams and heat loss.

HAPPY CLIENTELE!

"It is too beautiful for words. I'm not kidding. I had a dream for this house, and it far exceeds anything I could have imagined. The craftsmanship overall is so gorgeous. Your recommendations and expertise were invaluable. I could not be happier with the look of the interior and the exterior. I know we had some bumps in the road along the way, but the end result was worth it and this is a project that everyone can be really proud of. All I had was an idea on paper and you guys brought it to life. I am eternally grateful."

TERRY R. - Northfield, MN

"At Northstar our goal is to build a home to suit you and your tastes. If you want your great-grandmother’s claw foot tub installed as the focal point of your master bathroom, just ask! We’ve done it before!"
AN ABUNDANCE OF PLANS TO BROWSE

Our Find a Home and Floor Plans tabs make it very easy for you to find plans! You can browse by Style, Series or even search for a specific number of bedrooms, etc. We even have an option for you to upload a napkin sketch!

HEAPS OF OPTIONS & UPGRADES

All of our options & upgrades are pictured! It’s your chance to design your home exactly how you’ve always dreamt it should be! Is there something you would like that you don’t see? Ask us! 99 times out of 100 our answer will be “Easy - no problem at all! We can get that for you". Remember Luxury is Affordable!

EXTENSIVE INSPIRATION GALLERY

The gallery includes hundreds of photos to browse through and videos as well! We will be adding to these - keep your eye on them! Check out our 2017 Inspiration book.

SHARE INFO WITH EASE

Each page & photo has social sharing buttons making it very easy to share photos using facebook, twitter, pinterest or via email.
The Manufacturing Process

Come & check out our factory! Northstar manufactures using a moving production line. Every building moves through 8 stations within our factory.

Each station has the tools and materials required for the trades to do their portion of the work before it moves on to the next station. The 8 stations each home moves through are:

01 FLOOR FRAME ASSEMBLY, DECKING & ROUGH PLUMBING
02 WALL FRAME ASSEMBLY & WALL SET
03 ROOF ASSEMBLY, ROOF SET & ELECTRICAL
04 BACK PANEL & DRYWALL SET
05 TEXTURE, PAINT & INSULATE
06 EXTERIOR SHEATHING, SIDING & SHINGLES
07 CABINETRY, DOORS, FINAL PLUMBING & INTERIOR FIT-OUT
08 CLEANING, SHIP LOOSE & CLOSE-UP

Schedule a factory tour to see it for yourself! It really is amazing - using jigs, cranes and state-of-the-art equipment we are able to build many houses simultaneously inside our factory! Our craftsmen are experts in the areas that they work in.

Scan the code to schedule a factory tour.
“My home-building experience was quite satisfying and I couldn’t be happier with the outcome. I loved having the ability to customize the things I wanted in order to make the home what my husband and I wished for.

Everyone was very accommodating and the communication between ourselves, the dealer and Northstar was smooth and reassuring. We are happily living in the home we dreamed of!”

JANE S. – REDWOOD FALLS, MN
Make your statement with the exterior of your home.

Just as artists use talent to transform a blank canvas into a work of their own, Northstar partners with each individual dealer combining skill and passion to create the home of your dreams. From various siding colors and styles, to Versetta stone chimneys or feature walls, we can give your home eye-catching curb appeal.
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

- Fox Hollow Gray
- Barkwood
- Charcoal
- Slate
- Birchwood
- Hickory
- Hunter Green
- Pewter Gray
- Mission Brown
- Shakewood
- Weathered Wood

STANDARD UPGRADE COLOR OPTIONS

- Polar White
- Sandstone
- Royal Brown
- Desert Tone
- Claytone
- Pewter
- Ant Parchment
- Classic Red
- Charcoal Gray
- Black
- Autumn Beige
- Statuary Bronze
- Almond Cream
- Classic Blue
- T-Tone
- Heritage Gray
- Wickertone

EDCO soffit and fascia systems are designed to complement our homes. EDCO offers a 50-year transferable warranty that guarantees this product will not crack, chip or peel.
SIDING

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

VINYL COLOR OPTIONS

| Autumn Red | Hearthstone | Spruce | Forest | Flagstone | Charcoal Gray | Granite Gray | Sterling Gray | Oxford Blue | Seagrass | Cypress | Warm Sand | Herringbone | Desert Tan | Natural Clay | Savannah Wicker | Light Maple | Buckskin | Heritage Cream | Autumn Yellow | Snow | Colonial White |
|------------|-------------|--------|--------|----------|-------------|-------------|--------------|-------------|----------|---------|----------|-------------|-------------|-----------|-------------|-----------------|------------|---------|-------------|-------------|------|----------------|

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.

LP® SmartSide® products have a Limited 50-year Substrate Warranty. They are pre-finished with a SoPro (Solid Color Professional Finish) that is a highly-durable and flexible formula that provides excellent protection to siding. SoPro is 100% acrylic latex that is guaranteed not to crack, flake, peel, or blister, even in extreme heat or during freeze and thaw cycles. In addition, it will protect siding from water damage, moisture from snow and ice, UV rays and stains caused by mildew on the coating’s surface. Solid colors are backed by a limited 30 year warranty. Natural wood series backed by a limited 15 year warranty!
SIDING UPGRADES

01

SHAKES
Vinyl Shakes: 7” straight edge rough split shakes with deep tapered shingle gaps for a beautiful, distinctive look. Choose from color options below.

Savannah Wicker  Natural Clay  Sable Brown  Flagstone

LP Shakes: LP® SmartSide® Cedar Shake Siding is a great choice for adding charm and character to any home. It’s an affordable alternative to achieving the natural look of real shake siding with easy maintenance and upkeep. Use it for decorative accents or your entire home. Choose from any LP solid siding color on page 23.

02

VERSETTA STONE
The Versetta Stone palette is inspired by colors and textures found around the world. Cast in molds and hand-colored with iron oxide pigments, they capture the subtle nuances found in nature. Versetta Stones highly durable products need no paint, coating or sealers, and are backed by a 50-year limited warranty including one year transferability.

Graphite  Mission Point  Plum Creek  Sterling

03

WIDE WINDOW & DOOR TRIM
Make a statement with wide window & door trim. Trim is available in all of the LP siding colors pictured on page 23.
**SHUTTERS**
Decorative exterior vinyl shutters. Add a touch of traditional styling and charm to your home with these durable shutters.

**STYLE OPTION**
- Raised Panel
- Four-Board Joined

**COLOR OPTIONS**
- Black
- Burgundy Red
- Clay
- Forest Green
- Midnight Blue
- Musket Brown
- Tuxedo Gray
- Wedgewood Blue
- White
- Wicker
- Wineberry

**DECORATIVE ACCENTS**
Add some character to your home with these decorative options - all options can be ordered in the siding color of your choice.

**RAILING & POSTS**
Fypon QuickRail systems are not only beautiful, but durable and virtually maintenance free. The UV-protected vinyl finish never needs painting! Pair one of the color options below with the decking of your choice for a stunning effect.

**DECKING**
Choose from a variety of Decking options to suit your style.

**STANDARD**
- **Treated Decking**
  The most cost effective decking choice, and can be stained the color of your choice.

**UPGRADE**
- **Cedar Decking**
  A beautiful wood, more resistant to rot and can be stained in any color.

**ULTRA SHIELD® NATURALE™ COMPOSITE DECKING**
The most natural capped composite decking in the industry. The shield provides ULTRA PROTECTION against moisture, mold, fade and mildew. Choose from the 4 popular color options below.

- Roman Antique
- Peruvian Teak
- Westminster Gray
- Brazilian Ipe
Envision vinyl windows from Vector come in a wide range of sizes and configurations. The continuous main frame design gives these windows simple beauty you can take pride in. All Vector windows come with a lifetime warranty for homes owned and occupied by the original purchaser.

The Envision Series Double-Hung windows provide the beauty of hassle-free operation, low maintenance and traditional styling. Both sashes open and close with ease and tilt in for effortless cleaning. These windows will give your home a distinctive look when combining these with picture windows and specialty shapes.

### WINDOW GRILLES

- **Standard**: None
- **Upgrade**: Prairie
- **Upgrade**: Colonial

### INTERIOR WINDOW COLOR OPTIONS

- **White**
- **Almond**
- **Clay**
- **Upgrade**: Light Oak
- **Upgrade**: Dark Oak

### EXTERIOR WINDOW COLOR OPTIONS

- **White**
- **Almond**
- **Clay**
- **Upgrade**: Bronze

### OTHER WINDOW/DOOR OPTIONS

- bay or bow windows
- casement windows
- awning windows
- transom windows
- trap windows
- sun tunnels/solar tubes
- sliding patio door
- french patio door

Envision vinyl windows from Vector come in a wide range of sizes and configurations. The continuous main frame design gives these windows simple beauty you can take pride in. All Vector windows come with a lifetime warranty for homes owned and occupied by the original purchaser.

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- awning windows
- transom windows
- trap windows
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- sliding patio door
- french patio door

Take a closer look at the new window system that is designed to meet the criteria for ENERGY STAR® 6.0 ratings that went into effect in 2016. Better yet, it meets the new standards without costly upgrades.

Internal cavities placement optimized for thermal performance

Bulb seal for tight compression fit at both head and sill

3/4” or 1 1/4” IG Dual & Triple Glazing Options

INNERGY Thermal Reinforcements

Full-width Weather Stripping

Triple Weather Seal

Storm interlock for increased negative structural performance - Patent 6,826,871

LoE coating on every pane of glass.
You never have a second chance to make a first impression...

An impressive front door is an investment you will never regret. Northstar installs a Bayer Built front door on every home.

Bayer Built’s Acclimated Entry Systems™ door options are not only IMPRESSIVE, they are built to last! All standard and upgrade door options come with the same great features listed below. Bayer Built doors are built with a combination of premium components designed to withstand the extreme conditions of the Midwest climate.

FrameSaver ® Door Frames: A frame that performs! Rot-Proof. Worry-free. FrameSaver protects you for life. Upgrade to an Aluminum Clad Frame for Stellar Performance!


Z-Series Sill: Synthetic Materials Eliminate the Worries of Wood.
**STANDARD DOOR**

- **6 Panel Steel - Primed White**

**UPGRADE PAINT COLOR OPTIONS**

- White
- Evergreen
- Cobalt Blue
- Terraline
- Mauve Stone
- Burgundy Wine
- Evening Stone
- Sandstone

**FIBERGLASS UPGRADE OPTIONS**

- **Cherry Textured**
  - Door: ETCZ
  - Sidelite: ETCV450

- **Mahogany Textured**
  - Door: ETH1645
  - Sidelite: ETH1675

- **Oak Textured**
  - Door: ETRP605
  - Sidelite: ETRP685

- **Paintable**
  - Door: BML107328
  - Sidelite: BMS129328

*Textured Doors can be stained to match any of the interior door finishes on page 38.*

---

**STEEL UPGRADE OPTIONS (Paintable)**

- **Door: HDC404366**
  - Sidelite: HDT450366

- **Door: HDI215010**
  - Sidelite: HDR615010

- **Door: HDMW40412IW**
  - Sidelite: HDTW450LE

- **Door: HDA122**
  - Sidelite: HDU152

---

Color swatches shown above are for reference purposes only. For accurate color representation, please ask your dealer to see the Bayer Built Pre-Finish Paint Selection Guide.

*Cinnabar is a custom color to match LP Siding, Antique White is a custom color to match Mid-Continent Cabinetry, Bronze is a custom color to match Vector window exterior. You will not find these swatches in the Bayer Built Pre-Finish Paint Selection Guide.*
EXTERIOR DOOR HARDWARE

STANDARD

- Standard Satin Nickel
- Standard Dark Bronze
- Key Pad Entry Satin Nickel
- Key Pad Entry Dark Bronze

UPGRADE SMARTCODE DEADBOLT OPTIONS

- Skyline Blvd Satin Nickel
- Skyline Blvd Dark Bronze
- Van Ness Satin Nickel
- Van Ness Dark Bronze

UPGRADE LEVER OPTIONS

- Buena Vista Satin Nickel
- Buena Vista Dark Bronze
- Sea Cliff Satin Nickel
- Sea Cliff Dark Bronze

UPGRADE HANDLESET OPTIONS

- Skyline Blvd Satin Nickel
- Skyline Blvd Dark Bronze
- Van Ness Satin Nickel
- Van Ness Dark Bronze

EXTERIOR VIEW

Interior View

Satin Nickel

Dark Bronze

UPGRADE SMARTCODE DEADBOLT WITH Z-WAVE TECHNOLOGY

The SmartCode Deadbolt with Home Connect Technology, featuring Z-Wave, enables the door lock to wirelessly communicate with other devices in the home. The lock allows the user to remotely check the door lock status, lock or unlock the door and receive text or email messages.

BHP  Kwikset

hello
Create the Interior of your Dreams!

Northstar Systembuilt is able to offer a wide range of Interior Options to make your ideas into the home of your dreams.

We are not your ‘cookie cutter’ factory offering you limited choices. Colors, textures, finishes, the choice is yours. From a French country feel to a Rustic chalet, we build each home to suit you by combining continuity of style with your daily needs. We present to you a house that is home before you move in.
## FINISH OPTIONS

Color swatches shown below are for reference purposes only. For accurate color representation, please ask your dealer to see the Bayer Built Pre-Finish Color Selection Tools.

### STANDARD STAIN PRE-FINISH OPTIONS (Available for Oak)

<table>
<thead>
<tr>
<th>Standard</th>
<th>Upgrade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oak</td>
<td>Oak</td>
</tr>
</tbody>
</table>

### UPGRADE STAIN PRE-FINISH OPTIONS (Available for Knotty Alder, Knotty Pine & Poplar)

<table>
<thead>
<tr>
<th>Jute</th>
<th>Dawn</th>
<th>Pecan</th>
<th>Malbec</th>
<th>Mesa Red</th>
</tr>
</thead>
<tbody>
<tr>
<td>Knotty Pine</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pinecone</td>
<td>Rockwood</td>
<td>Macchiato</td>
<td>Portobello</td>
<td>Dark Roast</td>
</tr>
<tr>
<td>Poplar</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### UPGRADE PAINT PRE-FINISH OPTIONS (Available for Molded only)

<table>
<thead>
<tr>
<th>White</th>
<th>Antique White</th>
<th>Coastal Gray</th>
</tr>
</thead>
<tbody>
<tr>
<td>Knotty Alder</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
MOULDINGS

STANDARD
Casing: 1/2"x2 1/4"
Model: 115
Available in:
- Oak (Std)
- MDF
- Poplar
- Knotty Pine

Base: 3/16"x2 1/4"
Model: 219
Available in:
- Oak (Std)
- MDF
- Poplar
- Knotty Pine (3 1/4"

UPGRADE
Casing: 9/16"x3"
Model: 155
Available in:
- Oak
- MDF
- Knotty Pine
- Poplar
- Knotty Alder

Casing: 9/16"x3 1/4"
Model: 178
Available in:
- Oak
- MDF
- Knotty Pine
- Poplar
- Knotty Alder

UPGRADE DOOR TOPPERS
Classic Topper
Available in:
- Oak
- Poplar
- Knotty Alder

Cabin Topper
Available in:
- Knotty Pine
- Knotty Alder

UPGRADE CROWN MOULDING
Model: 353
- 3.5" High
- 1.9" Deep
- 3.9" Angle
Model: 452
- 4.5" High
- 2.3" Deep
- 5.2" Angle
LED Light in Crown

STANDARD UPGRADE
Cabin Topper
Available in:
- Knotty Pine
- Knotty Alder

MODELS
- 353
- 452
- Classic Topper
- Cabin Topper
- LED Light in Crown

STANDARD
- Casing: 9/16"x3 1/4"
- Model: 178
- Available in:
  - Oak
  - MDF
  - Knotty Pine
  - Poplar
  - Knotty Alder

UPGRADE
- Casing: 9/16"x3"
- Model: 155
- Available in:
  - Oak
  - MDF
  - Knotty Pine
  - Poplar
  - Knotty Alder

- Base: 7/16"x3 1/4" - 4 1/4"
Model: 238/239
- Available in:
  - Oak (4 1/4"
  - MDF (3 1/4"
  - Knotty Pine (3 1/4"
  - Poplar (4 1/4"
  - Knotty Alder (3 1/4"

- Base: 5/16"x4 1/4"
Model: 279
- Available in:
  - Oak
  - MDF
  - Poplar
  - Knotty Alder

- Base: 5/16"x7"
Model: 240
- Available in:
  - Oak
  - MDF (7 1/4"
  - Poplar
  - Knotty Alder

STYLES
RAILINGS

STANDARD

Half Wall with Millwork Cap

UPGRADE

Box Newel 4090
Baluster 5060
Baluster 5516
Baluster 5512
Rail 6770
DRYWALL FINISHES

DRYWALL FINISH & CORNERS

- Standard: Orange Peel
- Upgrade: Knockdown
- Bullnose Corner
- 90 Degree Corner

UPGRADE PRIMER COLOR OPTIONS

Whites - Clean, Cool & Warm

- Extra White
- Pure White
- Alabaster
- Snowbound
- Moderate White
- Antique White

Naturally Neutral - Warm, Welcoming & Balanced

- Toasted Pine Nut
- Kilim Beige
- Accessible Beige
- Bungalow Beige
- Balanced Beige
- Sand Dune

Simply Sophisticated - Luxurious, Classic & Timeless

- Useful Gray
- Alpaca
- Amazing Gray
- Mega Greige
- Poised Taupe
- Classic French Gray

UPGRADE DRYWALL FEATURES

- Arched Openings
- 90 Degree Tray Ceiling
- 45 Degree Tray Ceiling

UPGRADE PINE CEILINGS & BEAMS

CHARACTER
BARNWOOD ACCENTS

FAUX BEAMS
- Interior Rich Walnut Stain
- Time Weathered Look

TIMBER BEAMS
- Traditional Solid Timber Beam

AS-IS BRAND BARNWOOD
Create beautiful accent walls, wrap posts or islands with AS-IS Brand reclaimed wood. Variation in each color and tone is natural and super cool! These variations come from their aging process, natural wood undertones, and the unique wood grains and characteristics.

Raw-ish
Black-ish
Blue-ish
Grey-ish
Red-ish
White-ish
STANDARD FLOORING OPTION
R2x® SOIL AND STAIN RESISTANCE  Go Softly and Everything Nice feature Shaw’s R2x® combined soil and stain resistance system, a patented treatment that offers a 5-year limited warranty against soiling and liquid spills.

GO SOFTLY
34.1 oz Face Weight, 100% Nylon
Style: 028SE

EVERYTHING NICE
31.2 oz Face Weight, 100% Nylon
Style: 047SE
CUSHIONED VINYL

STANDARD FLOORING OPTION

LuxFlor by Congoleum offers exceptional durability, contemporary design and installation flexibility unlike any other flooring available.

- Will allow homeowners to maintain the original beauty of their floor effortlessly
- Infused wear layer for maximum scuff protection
- WhiteShield® base is engineered to lay flat and stay flat
- High density foam feels warm and comfortable underfoot
- Two different types of embossing impart lifelike patterning consistent with nature
- Silver particles infused into the wearlayer provide natural antibacterial protection
LAMINATE

UPGRADE FLOORING OPTION

ANCESTRY
Elegant and upscale, Ancestry presents the look of white-filled white oak, with an ultra-matte wire-brushed finish and texture inspired by European oil-rubbed floors. The sophisticated collection offers sawn face styling with long, linear grain and limited knots, while the low gloss gives that hand-done, oil-rubbed appearance.

DESIGNERS CHOICE
Exciting random width planks in 3 1/2", 5" and 6 3/8" all packed together in the same box. Designer hand picked trendy imagery. Four great colors that cover a wide spectrum.

ENGINEERED WOOD

UPGRADE FLOORING OPTION

Color: Canvas
Species: Hickory
Size: 6 1/2" x 1/2"

Color: Bootstrap
Species: Hickory
Size: 6 1/2" x 1/2"

Color: Venus
Species: Birch
Size: 6 1/2" x 1/2"

Color: Stream
Species: Birch
Size: 5" x 3/8"

Color: Basin
Species: Birch
Size: 5" x 3/8"

Color: Riverbed
Species: Birch
Size: 5" x 3/8"

Cask
Style: SL334 Color: 00196

Moscato
Style: SL334 Color: 00282

Chardonnay
Style: SL334 Color: 00299

Chablis
Style: SL334 Color: 00320

Zinfandel
Style: SL334 Color: 00675

Ashlee Gray
Style: SL086 Color: 05009

Radical Rustic
Style: SL086 Color: 05010

Spice Brown
Style: SL086 Color: 07010

Dark Canyon
Style: SL086 Color: 07011

Shaw
Where Great Floors Begin

Legacy

In September 2016 our Northstar Systembuilt home was delivered. Our home was built in Redwood Falls, MN. After comparing Northstar with three other dealers it became very apparent that Northstar was built with the highest quality. They customize and draft multiple plans to fit the needs of the individual customer. Other dealers were reluctant or not able to customize to our needs. Both Lawrence and William, owners of Northstar were always in a position to listen to our ideas and provide a wealth of answers in all areas of the process. Their entire team is extremely knowledgeable about choices and options. They made the purchase of our home an enjoyable experience, personable and as promised. We had the opportunity to travel to Redwood Falls, MN to the plant to see our house being built. We had a personal tour, met a team of professional workers, and saw how clean and organized the plant was. The exceptional customer service and quality provided by Northstar exceeded our expectations. Lawrence and William were a pleasure to work with and patiently answered all our questions to our satisfaction. Remember, the biggest purchase you make in a lifetime is your home. Northstar homes are worth every penny. If you are serious about quality and customer service, contact Lawrence or William to arrange a scheduled tour of our home.

SHELLEY B. – HAYWARD, WI
DURACERAMIC

**UPGRADE FLOORING OPTION**

- **DS34 | Slate Greige | 16”x16”**
- **EL04 | Fossil | 16”x16”**
- **RE43 | Light Greige | 16”x16”**
- **VS36 | Stormy Night | 16”x16”**
- **SI43 | Chocolate | 16”x16”**
- **SI54 | Terra Slate | 16”x16”**

**“The Luxury Ceramic Alternative”**

DuraCeramic is inspired by nature and designed for your life. DuraCeramic floors are strikingly realistic and extremely practical with all the benefits of modern technology and innovation.

- DuraCeramic contains Scotchgard Protector™ which repels dirt and mess for easy cleaning and stain release
- Warm and comfortable underfoot
- Contributes to good indoor air quality as certified by Floor Score

**SNAPSTONE**

- **Natural | 6”x24”**
- **Walnut | 6”x24”**
- **Weathered Gray | 6”x24”**

**UPGRADE FLOORING OPTION**

- Porcelain Tile
- Rubberized Grid
- Interlocking Tabs
### UPGRADE FLOOR | WALL TILE OPTION

**BAJA™ GLAZED CERAMIC**

- **Sonora** | 2”x2”
- **Sonora** | 13”x13”, 6”x6”
- **Tecate** | 2”x2”
- **Tecate** | 13”x13”, 6”x6”

**DUOMO™ GLAZED PORCELAIN**

- **Bianchi** | 2”x2”
- **Bianchi** | 13”x13”, 12”x24”

**WOODWORK™ GLAZED PORCELAIN**

- **Eugene** | 6”X24”
- **Hillsboro** | 6”X24”
- **Portland** | 6”X24”
- **Salem** | 6”x24”

**MADERA™ GLAZED PORCELAIN**

- **Beam** | 12”X24”
- **Log** | 12”X24”
- **Lumber** | 12”X24”
- **Timber** | 12”x24”

### UPGRADE WALL FEATURE TILE OPTION

- **Lido**
- **Certosa**
- **Regale**
- **Emperado Split Face**
- **Norwood Pinwheel**
- **Stackstone**

- **White Gloss Subway Tile | 3”x6”**
- **Bone Gloss Subway Tile | 3”x6”**
- **Taupe Gloss Subway Tile | 3”x6”**
Cabinetry is such an important part of your home, and here at Northstar we take that seriously! Every cabinet is custom ordered with the wood specie, door style & finish of your choice. Our supplier, Mid Continent Cabinetry, is a leader in the cabinetry market and produces cabinets that are as durable as they are beautiful! Expansive storage solutions and decorative accents ensure your space will be functional and uniquely breathtaking.
Our standard wood specie, Oak, is characterized by its wide open grain patterns and extreme durability. Variations in grain pattern and color, small knots and pin holes are attributes of nature giving oak its distinctive beauty. Natural occurring color variation includes light tan and pink to medium dark red and brown with occasional green, yellow and black mineral streaks. These characteristics are more prominent in natural and lighter stain finishes.

Maple offers a smooth, closed grain pattern, generally off-white in color with varying tones of light pink and yellow-brown. Maple contains a natural resin that causes the wood to turn amber as it ages. This will be more noticeable with light stain finishes and is accelerated by exposure to natural light. Other natural occurring characteristics include small, light tan or dark mineral streaks that form when trees absorb minerals from the soil.

Hickory is known for its strength, open grain and distinctive color variation within each piece. Ranging from light to deep brown, Hickory’s unpredictable color spread is especially noticeable in a natural or light finish, with darker stains mellowing the variation. The color variation, small pin holes and knots are naturally occurring and Rustic Hickory incorporates larger sporadic knots and pin holes. These characteristics are acceptable and not considered warranty defects from the soil.

The term Rustic refers to using material that presents a more authentic country, rural feel to the cabinetry. The cabinets are designed to include large amounts of character elements in the wood.

Rustic Alder has a fine, straight-grain pattern and even texture. The color is a light brown with a reddish tinge that stains evenly. Rustic Alder includes character spots, knots, burls and blemishes which do not affect the product durability. As one of the softest hardwoods, alder can be easily dented or scratched. These characteristics are not considered warranty defects.

Full Overlay Door Styles Feature Awesome Upgrades!

- 6/8” Wood Dovetail Drawer Box with full extension undermount soft close glide system!
- Drawer sides, front and back, are constructed of 5/8” solid wood featuring dovetail construction.
- Wood drawer bottoms are 5.2 mm wood veneer.
- Drawer glides and roll out glides (WD) are certified up to 100 lb.
- Standard Quiet Close Hinge that is adjustable to light, medium, or heavy soft close action on all doors!
CABINETRY FINISH OPTIONS

OAK
STANDARD
- Natural
- Chestnut
- Husk
- Briarwood
- Slate
- Espresso

UPGRADE
- Natural CG
- Chestnut CG
- Cranberry BG

UPGRADE/GLAZE
FINISH
- Natural CG
- Chestnut CG
- Cranberry BG

MAPLE
UPGRADE
- Natural
- Suede
- Sundance
- Briarwood
- Fireside
- Espresso

HICKORY
UPGRADE
- Natural
- Umber
- Umber CG
- Chestnut CG
- Chestnut BG
- Briarwood BG

RUSTIC ALDER
UPGRADE
- Natural
- Harvest
- Fireside
- Harvest CG
- Briarwood BG
- Fireside BG

Stains are transparent and accent the natural beauty and distinctive grain of your cabinets.

Paint is an enamel finish which provides solid coverage and a smooth satin sheen for a timeless look.

Glaze is applied over the top of a base stain and then hand wiped for a unique finish. This creates a patina which enhances the color and character of the cabinets.

CABINETRY HARDWARE

Series B Pull | 4 5/8”
- Satin Nickel
- Dark Bronze

Series B Pull | 4 5/8”
- Satin Nickel
- Dark Bronze

Series F Pull | 4 1/8”
- Satin Nickel
- Dark Bronze

Skyline Pull | 5 3/8”
- Satin Nickel
- Dark Bronze

Bin Pull | 3”
- Satin Nickel
- Dark Bronze

Tulip Knob | Satin Nickel
- Dark Bronze

Skyline Knob | Satin Nickel
- Dark Bronze
ACCESSORIES

Trash Basket
Available in: 15”, 18”, 21”

Super Lazy Susan
Available in: 33” or 36” Base Corner
24” Wall Corner

2 Tier Cutlery Divider
Available in: 15”, 18”, 21”, 24”

LED Undercabinet Lights
Custom Lengths as needed

3 Drawer Pots & Pans Base
Available in: 30”, 33”, 36”

Heavy Duty Bread Board
Available in: 18”, 21”, 24”

Pantry Kit Door Rack
Available in: 18”, 24”, 36”

Knife Drawer
Available in: 15”, 18”, 21”

Roll-out Trays
Available in all base cupboard sizes

Wall/Base Pull-out Cabinet
Available in: 9”, 12”

2 Tier Cutlery Divider
Available in: 15”, 18”, 21”, 24”

LED Undercabinet Lights
Custom Lengths as needed

3 Drawer Base Cabinet
Available in: 12”, 15”, 18”, 21”, 24”, 27”

Stem Glass Holder
Available in: 30” 36”

Mixer Shelf
Available in: 18”, 21”, 24” full height base cabinets

Spice Rack Kit
Available in: 9”, 12”, 15”

Tilt Out Tray
Available in: 11”, 14”

Tray Divider
Available in: 9”, 12”

We provide the design, customization and options to turn your dream home into a reality!

3 Drawer Base Cabinet
Available in: 12”, 15”, 18”, 21”, 24”, 27”

Wine Storage Cabinets
Available in: 24”, 30”

Mirrored Medicine Wall Cabinet

Recessed Mirrored Medicine Wall Cabinet

Toilet Topper

We provide the design, customization and options to turn your dream home into a reality!
We purchased a Northstar Systembuilt home two years ago. Having previous experience in both remodeling a home and building a home traditionally, I can say the experience of building a home with Northstar was far superior. The services they offered beginning with designing a blueprint to fit our needs, finish and design choices, and even an offer to come to the factory to see our home being built made us feel like we were a part of the process from beginning to end. It was such a quick process, too. It was only a matter of months from concept to the final product. Several engineers in my family have seen our home and commented on the quality of the building. Other people seeing it for the first time have inquired about our builder. I can confidently recommend Northstar to build any home.

CATHY J. – ZUMBROTA, MN
COUNTERTOPS

QUARTZ
This highly rated surface offers unique patterns and uniform color and patterning. Quartz surfaces are made of 85%-95% crushed quartz with a resin binder. They are highly scratch resistant, non-porous and very resistant to bacteria. Quartz is an upgrade countertop and you can visit our website or dealers to view colors and edge profiles available.

GRANITE
Favored for its exquisite natural beauty, granite is highly durable! It offers excellent stain, scratch and heat resistance. With its highly polished finish and truly unique color it is a very popular option that brings added value to your home. Granite is an upgrade countertop and you can visit our website or dealers to view colors and edge profiles available.

SOLID SURFACE
This durable surface is easy to mix and match as it has a consistent and uniform color and pattern with a matte finish. It is a manmade product using acrylic or polyester plastics. Although this surface can be scratched easily, it can be sanded for a like new appearance. Solid Surface is an upgrade countertop and you can visit our website or dealers to view colors and edge profiles available.

LAMINATE
Laminate is the most affordable countertop option that also offers durability and stain resistance. It is non-porous and easy to keep clean and has very consistent color options. The color options and patterns are nearly endless. View our standard and upgrade color choices at your nearest dealer or on page 77 of this brochure. Laminate is our standard countertop option.

CULTURED MARBLE
Cultured marble is a blend of stone particles and resins that are combined with pigments to produce a natural looking match to a marble or solid surface look. The sink bowl is integrated seamlessly with the countertop and comes in one piece. Cultured Marble is another standard countertop option and colors and bowl types are shown on page 78 of this brochure.
LAMINATE COUNTERTOPS

STANDARD EDGE PROFILE

CAPRICE | No Drip Edge

UPGRADE EDGE PROFILE

CRESCENT | Soft Curves at Top & Bottom

UPGRADE EDGE PROFILES

ORA | 1/8" Radius Full-Wrap Edge (Unavailable in solid colors)

NOVA | 180° Wrap Edge

BEVELED | 45° Angle Cut

VALENCIA | Full-Wrap Ogee

STANDARD COLOR OPTIONS

4882-38 Oiled Soapstone
4929-38 Bordeaux Juparana
4932-38 Golden Juparana
4726-60 Milano Quartz
4904-38 Desert Springs
4656-60 Bronze Legacy

4170-60 Beige Pampas
4888-38 Rustic Slate
1573-60 Frosty White
4725-60 Milano Brown-Std
4588-60 Kalahari Topaz
4835-38 Tumbled Roca

8849-58 Natural Teak
8846-68 Bleached Legno
8848-58 Blackened Legno
0204-58 Butcherblock Maple
4066-60 Detroit Concrete
4966-38 High Rise

UPGRADE COLOR OPTIONS

4595-52 Bahia Granite
4923-52 Madura Gold
4925-7 Calcutta Marble
1870-55 Cosmos Granite
1880K-35 Magnata
4955-22 Cafe Di Pesco

1832-35 River Gemstone
1871-35 Golden Romano
1822-35 Bella Capri
1799-7 Ebony Fusion
1826-35 Sedona Trail
1820-35 Bella Noche

4921-52 Madura Garnet
6477-NG Seasoned Planked Elm
7973-12 Old Mill Oak
Y0468K-12 Antique Barrel
4725-52 Milano Brown-Qry
1875-35 Summer Carnival

8845-58 Natural Teak
8846-68 Bleached Legno
8848-58 Blackened Legno
0204-58 Butcherblock Maple
4066-60 Detroit Concrete
4966-38 High Rise
CULTURED MARBLE VANITY TOPS

STANDARD

White Elegance Bowl Profile Wave Bowl Profile

UPGRADE COLORS

Alabaster Blackstone Coffee Cream Glacier

Grecian Ice Gray Linen Lt. Taupe Parchment

Sand Dollar Snow Timberline Tusk
**SINKS**

**STANDARD**
- **KITCHEN** Stainless Steel Top Mount Double Bowl Sink - 8” Deep
- **BATHROOM** Semi-Recessed Rectangular China Single Bowl Sink
- **LAUNDRY** Stainless Steel Top Mount Sink Single Bowl

**UPGRADE OPTIONS**
- **KITCHEN** Stainless Steel Under Mount Double Bowl Sink - 8 1/2” Deep
- **KITCHEN** Stainless Steel Farm Sink Double Bowl - 9” Deep
- **KITCHEN** Swanstone Dual Mount Double Bowl Sink - 10” Deep Available in Black Galaxy or Bermuda Sand (Pictured)
- **KITCHEN** Stainless Steel Farm Sink Double Bowl - 10” Deep Available in White or Black (Pictured)
- **BATHROOM** Wall-Mount, ADA Accessible China Single Bowl Sink
- **BATHROOM** Semi-Recessed Rectangular China Single Bowl Sink
- **BAR** Stainless Steel Top Mount Single Bowl Sink - 6” Deep
- **BATHROOM** White Fiberglass Top Mount Sink Single Bowl - 13” Deep
**STANDARD**

**KITCHEN**
- Chrome
- Satin Nickel or Bronze

**BATH**
- Chrome
- Satin Nickel or Bronze

**TUB/SHOWER**
- Chrome
- Satin Nickel or Bronze

**LAVATORY**
- Wall Mount Faucet
  - Chrome, Satin Nickel or Bronze
- Roman Tub Faucet
  - Chrome, Satin Nickel or Bronze
- Clawfoot Tub Faucet
  - Chrome, Satin Nickel or Bronze

**SHOWER**
- Rain Showerhead
  - Chrome, Satin Nickel or Bronze
- Handheld
  - Chrome, Satin Nickel or Bronze
- Body Sprays
  - Chrome, Satin Nickel or Bronze

**LAUNDRY**
- Chrome
- Satin Nickel or Bronze

**BAR**
- Chrome, Satin Nickel or Bronze

**KITCHEN**
- Potfiller
  - Chrome, Satin Nickel or Bronze

**UPGRADE OPTIONS**

**KITCHEN**
- Satin Nickel

**BATH**
- Satin Nickel

**TUB/SHOWER**
- Satin Nickel

**KITCHEN**
- Bronze

**BATH**
- Bronze

**TUB/SHOWER**
- Bronze
BATH ACCESSORIES

SKYLINE SATIN NICKEL PACKAGE
- **Towel Bar**
- **Towel Ring**
- **Paper Holder**
- **Robe Hook**

SKYLINE DARK BRONZE PACKAGE
- **Towel Bar**
- **Towel Ring**
- **Paper Holder**
- **Robe Hook**

SEA CLIFF SATIN NICKEL PACKAGE
- **Towel Bar**
- **Towel Ring**
- **Paper Holder**
- **Robe Hook**

SEA CLIFF DARK BRONZE PACKAGE
- **Towel Bar**
- **Towel Ring**
- **Paper Holder**
- **Robe Hook**

MIRRORS

- Standard - Beveled Edge
- Upgrade - Wood Framed 24"x36" (Stained to match Vanity)
- Mirrored Medicine Wall Cabinet
- Recessed Mirrored Medicine Wall Cabinet

SHOWER RODS

- Straight Shower Rod Satin Nickel | Dark Bronze
- Curved Shower Rod Satin Nickel | Dark Bronze

HEATED TOWEL BARS

- 23"Wx31"H Hardwired Chrome
- 23"Wx31"H Hardwired Satin Nickel
- 23"Wx31"H Hardwired Dark Bronze
- Available in 18", 36", 42" Satin Nickel or Bronze

GRAB BARS

- 23"Wx31"H Hardwired Chrome
- 23"Wx31"H Hardwired Satin Nickel
- 23"Wx31"H Hardwired Dark Bronze
- Available in 18", 36", 42" Satin Nickel or Bronze
PLUMBING FIXTURES

STANDARD TUB/SHOWER UNITS

36", 48", 60" Fiberglass Shower Units
(As per plan requirements)

60" Wide Fiberglass Tub/Shower Unit
(Left or right hand plumbing available)

UPGRADE SHOWER UNITS

ADA Shower Unit
62" W x 37" D x 78 7/8" H
Includes:
- 3/4" threshold
- Grab Bars
- Fold up Seat
- Hand-held shower with 24" Slide bar
- Stainless Steel Curtain Rod

TOILETS

Standard
Upgrade - Tall Elongated
UPGRADE TUB OPTIONS

Contemporary Free Standing Tub
(Feet available in Chrome, Satin Nickle, Bronze)

Clawfoot Free Standing Tub

Rectangle Drop-In Tub 36”W x 72”H
Available as a soaker or whirlpool. Optional Heater Kit Includes Cabinetry Surround as pictured below.

Corner Drop-In Tub 60” or 54” Option
Available as a soaker or whirlpool. Optional Heater Kit Includes Cabinetry Surround as pictured below.

UPGRADE TILE SHOWER OPTIONS

Choose tile options from pages 60–61 when ordering your shower. Showers can be customized to fit any size bathroom floor plan or layout. Choose from a fiberglass or a tile base.

UPGRADE SHOWER DOOR OPTIONS*

NEO Angle Shower Door
Sliding Shower Door
Hinged Shower Door

*Custom frameless glass panel options available upon request.
UPGRADE INTERIOR LIGHTING

41036-999 DB, Sconce
44160-962 SN, Sconce
441160-839 Black, Sconce
4414501-782 DB, Sconce
44627-782 DB, Vanity
441162-962 SN, Vanity
41162-839 Black, Vanity
4414503-782 DB, Vanity

UPGRADE CEILING FANS

15030-962 SN 52"
15030-782 DB, 52"
15030-839 Black, 52"
16148BL-962 SN Light Kit
16148BL-782 DB Light Kit
16148BL-839 Black Light Kit

UPGRADE LIGHTS

STANDARD 8592-12, Black W: 4 1/4" H: 8 1/4"
STANDARD 8592-71 Ant. Bronze W: 4 1/4" H: 8 1/4"
UPGRADE 8468-12, Black W: 7" H: 20 1/4"
UPGRADE 8468-15, White W: 7" H: 20 1/4"

UPGRADE 8592-12, Black W: 4 1/4" H: 8 1/4"
UPGRADE 8592-71 Ant. Bronze W: 4 1/4" H: 8 1/4"
UPGRADE 8468-12, Black W: 7" H: 20 1/4"
UPGRADE 8468-15, White W: 7" H: 20 1/4"

STANDARD 8592-12, Black W: 4 1/4" H: 8 1/4"
STANDARD 8592-71 Ant. Bronze W: 4 1/4" H: 8 1/4"
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UPGRADE 8468-15, White W: 7" H: 20 1/4"

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STANDARD 8592-71 Ant. Bronze W: 4 1/4" H: 8 1/4"
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UPGRADE 8468-15, White W: 7" H: 20 1/4"

STANDARD 8592-12, Black W: 4 1/4" H: 8 1/4"
STANDARD 8592-71 Ant. Bronze W: 4 1/4" H: 8 1/4"
UPGRADE 8468-12, Black W: 7" H: 20 1/4"
UPGRADE 8468-15, White W: 7" H: 20 1/4"

STANDARD 8592-12, Black W: 4 1/4" H: 8 1/4"
STANDARD 8592-71 Ant. Bronze W: 4 1/4" H: 8 1/4"
UPGRADE 8468-12, Black W: 7" H: 20 1/4"
UPGRADE 8468-15, White W: 7" H: 20 1/4"
STANDARD INTERIOR SWITCHES & OUTLETS

- Toggle Switch
- Outlet
- White Covers

UPGRADE SWITCH & OUTLET OPTIONS

- Light Almond Covers
- Gray Covers
- Brown Covers
- Dimmer Switch

UPGRADE AUDIO PACKAGE

2 Room or 4 Room Single or Multiple Source A-BUS Audio Package’s available.

Package Includes:
- Volume Controls
- Interface & Hub
- 6/5” In-Ceiling Speakers

- Volume Control
- Interface/Hub
- In-Ceiling Speakers

- Motion Light Sensor
- Light Up Outlet
- USB Charging Outlet
- Z-Wave Unity Kit (includes two switches)
FIREPLACES

MANTLE OPTIONS

Bamwood
1/2 Log
Traditional Shelf (MDF or Oak, Stain or paint)
Kemwood (Oak or Maple, Stain or paint)*
Wescott (MDF-Paint only)*
Battlefield (MDF, Maple or Knotty Alder)*

*These mantles cannot be used with a wood burning fireplace.

STONE SURROUND OPTIONS

Absolute Black Granite
Green Granite
Caledonian Granite
New Venetian Granite
Tan Brown Granite
Wheatfield Granite
Slate Tile
Beige Marble
Marron Brown Marble

VERSETTA STONE OPTIONS

Graphite
Mission Point
Plum Creek
Sterling

ADDITIONAL OPTIONS

Adjustable TV Bracket
HEATILATOR MDV3732 DIRECT VENT
Gas Fireplace
- Standard blower and remote control provide efficiency and convenience
- Adjustable flame height allows you to control heat output. In case of a power failure, standard IntelliFire™ ignition with battery back-up will continue to operate
- Standard ANSI-compliant firescreen eliminates glass glare and provides a measure of protection from accidental contact

HEAT & GLO TWILIGHT II
Gas Fireplace
- Add warmth and fireside views to two spaces—with one fireplace. Enjoy the fire yearlong, from either side.
- Unique indoor/outdoor viewing for increased fireside views
- No chimney or venting required, blending your fireplace effortlessly into your outdoor space
- IntelliFire™ Ignition System with wall switch constantly monitors ignition and ensures safe functioning
- 36” wide fireplace adds enjoyment to your space

HEAT & GLO SIMPLIFIRE
Electric Fireplace
- 100% efficient, adjustable heat that costs just pennies an hour to operate
- Enjoy the ambiance with or without heat
- Never replace bulbs thanks to LED flame technology
- Intuitive, multifunction remote for control at your fingertips
- Zone heat your space to remain comfortable, while reducing your monthly bills

HEATILATOR SC60
Wood Fireplace
The SC60 produces and distributes warmth incredibly well. These large wood fireplaces featuring four stainless steel tubes and a strong blower, move heat out into the room. An air kit and flue damper let you control the flames and heat output to match your mood.
- 36” viewing area. Choose from optional bi-fold glass doors or air-tight cabinet doors
- Fully insulated firebox with masonry-style panel
- Available with 1/2 log, barnwood, or traditional shelf mantles only.
“My search for a home started when I relocated to SW Minnesota...In the winter! I never thought building a home was even an option, not only cost concerns but turnaround time! We set up an obligation free consultation with Northstar. It was warm and welcoming. They invested countless hours into making my home a reality. There were no ‘here are your options, now choose one’, it was ‘what do you want?’ or ‘how can I get it done for you?’ I got my dream home and my Cambria countertops by working through Northstar and their local dealer, Factory Home Center. I cannot speak highly enough of the team at Northstar. Thank you so much.”

JODY G. – WABASSO, MN
Through ingenuity and innovation, GE appliances answer real-life needs, define trends, simplify routines and upgrade the look and feel of the living space. Next generation features are solving real-life needs. With a forward-thinking tradition that spans over 100 years, today’s GE appliances sync perfectly with the modern lifestyle.

Most appliances can be ordered in White, Black, Slate or Stainless Steel - contact us for a price quote on a color if it is not pictured.

**STANDARD BLACK APPLIANCE PACKAGE**

- **JNM3163DJBB** Over the Range Microwave 1.5 cu ft, 300 cfm, 950 watt, non vented
- **JB625DKBB** 30” Free-Standing Electric Range, Glass Cooktop, Self Clean
- **GBE21DGKBB** Refrigerator 20.3 cu ft, Bottom Freezer
- **GSD4000KBB** Dishwasher 5 Cycle

**UPGRADE STAINLESS PACKAGE**

- **JNM3163RJSS** Over the Range Microwave 2.1 cu ft, 400 cfm, 1000 watt, vented
- **JB625RKSS** 30” Free-Standing Electric Range, Glass Cooktop, Self Clean
- **GSE25GSHSS** Refrigerator 24.74 cu ft, Side-by-Side, Ice & Water
- **GSD4060KSS** Dishwasher 5 Cycle

**PREMIUM STAINLESS PACKAGE**

- **PVM9215SKSS** Over the Range Microwave 2.1 cu ft, 400 cfm, 1000 watt, vented
- **JB625RKSS** 30” Free-Standing Electric Range, Glass Cooktop, Self Clean
- **GFE26GSKSS** Refrigerator 25.7 cu ft, Lower Freezer, Ice & Water
- **GDF510PSJSS** Dishwasher 4 Cycle, GE Advanced Wash System
**UPGRADE STAINLESS CHEF’S PACKAGE**

- **CEB1599JSS** Countertop Microwave 1.5 cu ft. 1000 watt
- **JX9153JSS** Trim Kit for Built-in Micro (Fits CEB1599JSS)
- **JT3000SFSS** Built-in Wall Oven & Cabinet 30”, 5.6 cu ft. (Pictured with Built-in Micro)
- **JP3030JSS** Electric Cooktop 30”, Ceramic Glass

**OTHER UPGRADE APPLIANCE OPTIONS**

- **PV970NSS** Euro Vent Hood 30” Wall Mount, 2 speed fan control, light
- **GFC535V** Garbage Disposal 1/2 HP, Continuous Feed, Plug-In
- **GFE26GSKSS** Refrigerator 25.7 cu ft. Lower Freezer
- **GDF510PSJSS** Dishwasher 4 Cycle, GE Advanced Wash System

**FGRU10F6OF** Frigidaire Refrigerator 19 cu ft.

**FGFU19F6OF** Frigidaire Freezer 19 cu ft.

**GWSQ4HAESS** Wine Fridge

**GVS04BD** Wine or Beverage Fridge

**OTHER UPGRADE APPLIANCE OPTIONS**

Mix, match and create your custom appliance package using any of the appliances shown below and/or in the packages.

- **GCE06GS** Compact Fridge
- **JGB635REKSS** 30” Free-Standing Gas Range, Self Clean
- **JB700JSS** 30” Free-Standing Electric Convection Range Self Clean
- **JB860JSS** 30” Free-Standing Electric Double Convection Range Self Clean

- **JT5000SFSS** Built-in Convection Wall oven, 5.0 cu ft
- **JGP333SETSS** Gas Cooktop 30”, Deep-recessed
- **JYX3300SJSS** Cabinet Mount Vent Hood 30”, 2 Speed Fan Control & Light
- **RF500** Broan Fan, 500 CFM, Light, 3 Speed control, Stainless Steel Finish (To be used inside of Wood Hood’s (See example photo below)
AO SMITH® WATER HEATERS

ProMax® is an economical water heater designed for households that need an exceptional performer and provides long-lasting value. All ProMax® water heaters have a six year limited tank and parts warranty.

ELECTRIC
Available in:
ENS-40 - 40 Gallon
ENS-50 - 50 Gallon

NATURAL GAS | PROPANE | LP
Available in:
GCRL-40 - 40 Gallon
GCRL-50 - 50 Gallon

LUXAIRE® FURNACE PACKAGES

Each package is individually engineered to suit your custom home. Luxaire® systems are a great product and backed by some of the best warranties in the business. Just let your dealer know that you would like a furnace system installed and Northstar will handle it from there. We even go as far as checking the elevation of your home and adding a high altitude pressure switch if needed!

THERMOSTATS

STANDARD
Low Voltage, Programable Thermostat

UPGRADE
Z-Wave Touch Screen Programmable Thermostat
CLOSETS

STANDARD

Bedrooms - one level of wood shelving, with built-in hanging rail

Linen - three levels of wood shelving

Pantry - five levels of wood shelving

UPGRADE OPTIONS

Double Rod

Shelf Tower

Double Shelf

Wire Pull-out Basket

Pull-out Clothes Hamper

5 Compartment Jewelry Organizer
RUSTIC DESIGN PACKAGE

BRONZE LIGHTING & PLUMBING

- 75942-782
- 41036-999 DB, Sconce
- 44627-782 DB, Vanity
- 61940-782 DB, Pendant
- 31626-782 DB, Chandelier
- Kitchen Faucet
- Lavatory Faucet
- Tub/Shower Faucet

WALL COLOR, OUTLETS & SWITCHES

- Kilim Beige
- Light Almond Covers

INTERIOR DOORS & CABINETRY

- A6 Knotty Pine Doors
- Rustic Hickory Duncan Cabinetry

ADDITIONAL SUGGESTED OPTIONS

- Plum Creek Versetta Stone
- Fireplace
- 1/2 Log Mantle
- Vaulted Pine T&G Ceiling (Where design permits)
CRAFTSMAN DESIGN PACKAGE

DOORS & HARDWARE

ETH645 Exterior Door
Cased Openings
Buena Vista Door Hardware
White Painted A3 Interior Doors

PREMIUM STAINLESS PACKAGE

PVM9255KSS
Over the Range Microwave
2.1 cu ft, 400 cfm, 1000 watt, vented

JB625RKSS
30” Free-Standing Electric Range
Glass Cooktop, Self Clean

GFE26GSKSS
Refrigerator
25.7 cu ft. Lower Freezer

GDF550PSJSS
Dishwasher
4 Cycle, GE Advanced Wash System

WALL COLOR

Mega Greige

TUB

Contemporary Free-Standing Tub

CABINETRY & BACKSPLASH

Painted Concord Cabinetry

ADDITIONAL SUGGESTED OPTIONS

Fireplace with painted Kenwood Mantle
Emperado Split Face Tile Backsplash
TRADITIONAL DESIGN PACKAGE

DOORS & HARDWARE
- A6 Raised Panel Oak Interior Doors
- Sea Cliff Door Hardware
- Arched Openings

CABINETRY & PENDANTS
- Towne Oak Cabinetry
- Upgrade Laminate Countertop Color with Valencia Edge Profile
- Pendant Lights (Color of your choice, where design permits)

9' SIDEWALLS

ADDITIONAL SUGGESTED OPTIONS
- Upgrade Laminate Countertop Color with Valencia Edge Profile
- Pendant Lights (Color of your choice, where design permits)
- Towne Oak Cabinetry
- Subway Tile Backsplash in Kitchen
- Fireplace with Stained Oak Kenwood Mantle
ACCESSIBILITY OPTION PACKAGE

The Accessibility (ADA) Package brings features to your home to accommodate people with disabilities. Larger doorways, open, easy-access shower, ADA compliant toilet, easy grip door hardware and strategically placed grab bars encourage the independent living that we all want for ourselves and our family members. For today or for your future, this package adds an openness to your home for everyone regardless of their mobility level. In addition, adding this package as part of your plan to stay in your home in your later years makes good reasonable sense!

DOORS & HARDWARE

Sea Cliff Door Hardware

Grab Bars

PLUMBING FIXTURES

ADA Shower Unit
62" W x 37" D x 78 7/8" H

Includes:
• 3½" threshold
• Grab Bars
• Fold up Seat
• Hand-held shower with 24" Slide bar
• Stainless Steel Curtain Rod

UPGRADED INSULATION

This package is for the homeowner who wants a little warmth coupled with costs savings. The additional insulation in the walls as well as the overall R value provide a noise barrier and coziness unparalleled throughout the home, especially in these cooler, damp climates when your home is covered by a blanket of snow! Choose this option to reduce drafts and increase energy efficiency. The master bathroom features a heated towel bar promising a warm wrap following a shower or bath. This package isn’t as much seen as it is felt – but it will pay off for the years to come!

HEATED TOWEL BAR

One Heated Towel Bar included in Master Bathroom (Color of your choice, where design permits.)

23"W x 31"H Hardwired Chrome

23"W x 31"H Hardwired Satin Nickel

23"W x 31"H Hardwired Dark Bronze

COMFORT OPTION PACKAGE

R-6 Insultex House Wrap Insulation on Walls

R-60 Attic Insulation (Where Applicable)

R-11 Insulation to all Internal Walls

23”W x 31”H Hardwired Satin Nickel

23”W x 31”H Hardwired Dark Bronze

23”W x 31”H Hardwired Chrome
Northstar’s Smart Home package is the foundation of technology-assisted convenience. Adding this package to your home allows remote access and control of your home from a security standpoint as well as temperature and climate. This added feeling of security is priceless for today’s family and the benefit of efficiency means your dollars go so much further. This is a basic package that can provide a foundation in which to add other technical advances as you wish. Included is a Z-Wave kit that can remotely monitor, lock and unlock your front door as well as manage the climate in your home. Also coming with this package are guidelight outlets and USB charging outlets, streamlining two necessities such as night lighting and device charging in the home while also increasing outlet availability.

**SMARTCODE DEADBOLT WITH Z-WAVE TECHNOLOGY**

The SmartCode Deadbolt with Home Connect Technology, featuring Z-Wave, enables the door lock to wirelessly communicate with other devices in the home. The lock allows the user to remotely check the door lock status, lock or unlock the door and receive text or email messages. Choose from Satin Nickel or Dark Bronze to coordinate with your interior door hardware.

**SMARTHOME OPTION PACKAGE**

**OUTLETS, SWITCHES & BRACKETS**

- Z-Wave Unity Kit (Includes two switches)
- Light Up Outlet (Includes 3)
- USB Charging Outlet (Includes 2)
- Adjustable TV Bracket

**THERMOSTAT**

Z-Wave Touch Screen Programmable Thermostat

Monitor, lock and unlock your front door as well as manage the climate in your home from anywhere!
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 for up to 14’6” wide
- 2 x 12 Joists at 16” on center for over 14’6” wide
- 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)

WALL SYSTEMS

Exterior

- 2 x 6 studs at 16” on center with 2 x 6 double top plate
- 1/2” gypsum board on walls, nailed and glued
- 7/16” OSB on 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’ Ceiling Height

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
- Engineered Studs behind Kitchen and Laundry Cabinets on exterior walls for added strength and accuracy

ROOF SYSTEM

- 60# Load Engineered Trusses at 24” on center
- 5/12 Roof Pitch
- Timberline Architectural Asphalt Shingle
- 30# Felt 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 running perpendicular to the truss - adhered with foam spray glue to increase strength and minimize possible cracking
- Fold-up end gable trusses with building wrap
INSULATION
- Walls - R-21
- Roof - R-50
- 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 Two Bowl Stainless Steel Kitchen Sink
- China Lavatory Vanity Sinks & Stools
- Moen Single Lever Chrome Faucets Throughout
- One Piece Fiberglass Tub/Shower Unit
- HVAC boots and registers installed per code
- 1.6 Gallon Water Efficient Toilets
- Ice maker box behind refrigerator/Dryer vent box behind dryer
- Revent pipe to all basement homes
- Exterior Frost Free faucet installed

ELECTRICAL
- 200 Amp, 40 Space, Electrical Service panel
- Modern Cordless Door Chime at front door
- TV/Phone jacks strategically placed in up to five locations throughout the home, rough-in only with pull wires
- Standard Satin Nickel contemporary lighting package
- 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

WINDOWS, DOORS & CLADDING
- Vector Low E double hung windows built to meet Energy Star® standards for superior performance
- American Legend Double 4 Vinyl Siding...042" thickness
- Premium Select Steel 6 Panel insulated Entrance door, primed white with a smooth surface ideal for painting
- Bayerbuilt Oak hollow core interior doors prefinished using a water-based stain with a water-based UV seal and top coat for a durable, scratch resistant finish.
- Durable Satin Nickel Door Hardware - Keyed knob provided at entrance door, privacy knobs provided for all bedroom and bathrooms. Entrance doors keyed alike. Dead bolts provided for one exterior door.

INTERIOR FINISHES
- Pre-finished Oak base and casing add the perfect finishing touch
- Walls and ceilings coated with an orange peel finish
- Bulinose Drywall corners
- Tinted Sherwin Williams vapor barrier latex primer/finish, sprayed and rolled
- Plate glass beveled edge vanity mirrors

FLOOR COVERINGS
- 3oz Plush Shaw Carpeting on 8lb pad in living room, hallways and bedrooms
- All carpeted areas finished with a rolled edge
- Congoleum LuxFlor Vinyl Flooring in kitchen, bathrooms, foyer, and laundry as indicated on plans

CABINETRY & COUNTERTOPS
- Mid Continent Signature Series Hartford Style Oak Cabinetry featuring:
  - Traditional Overlay door design
  - Solid wood door frame with 2" stiles and rails
  - Flat center panel door
  - Doors and drawers have a 90° return and no reverse bevel
  - Slab drawer front is solid wood
  - Drawer Guides – Full extension, Concealed, Under-mount, slide system with Soft Action
  - Soft Close Doors
  - Drawer Core – ¾” Solid Hardwood with Dove tail joinery
  - Drawer Bottom – 5.2mm 3-ply Plywood
  - Crown Moulding on all upper cabinetry
  - Cabinetry Hardware
  - Caprice Edge Laminate Countertop with pre-formed 3” Backsplash

CLOSETS
- Bedrooms - one level of wood shelving, with built-in hanging rail
- Linen - three levels of wood shelving
- Pantry - five levels of wood shelving

APPLIANCES
- Over the Range Microwave, 15 cu ft, 300 cfm, 950 watt, non vented, Black
- 30" Free-Standing Electric Range, Glass Cooktop, Self Clean, Black
- 20.3 cu ft Refrigerator, Bottom Freezer, Black
- Dishwasher, 5 Cycle, Black
CUSTOMER SATISFACTION

We are committed to keeping our customers happy and satisfied! If you have any questions about our warranty or service please contact our dedicated customer service team!

PRODUCT WARRANTY

30 Day Cosmetic Warranty - Cosmetic Damage including but not limited to dings, dents, scratches, blemishes to interior and exterior of home including on any item within, installed, part of or on the home including but not limited to windows, doors, siding, trim, flooring, appliances, fixtures, MUST be reported within 30 days after delivery of the home to the site in order to be covered under this warranty. This warranty excludes cosmetic damage covered by original manufacturer’s warranty as well as any slight color variation due to inherent differences in appearance, color or finish.

The customer is given specific legal rights that may vary from state to state. Each customer is encouraged to refer to his or her specific rights.

327A.02 STATUTORY WARRANTIES

Subdivision 1. Warranties by vendors.

In every sale of a completed dwelling, and in every contract for the sale of a dwelling to be completed, the vendor shall warrant to the vendee that:

(a) during the one-year period from and after the warranty date the dwelling shall be free from defects caused by faulty workmanship and defective materials due to noncompliance with building standards;

(b) during the two-year period from and after the warranty date, the dwelling shall be free from defects caused by faulty installation of plumbing, electrical, heating, and cooling systems due to noncompliance with building standards; and

(c) during the ten-year period from and after the warranty date, the dwelling shall be free from major construction defects due to noncompliance with building standards.

For additional Subdivisions under this statute, please refer to Minnesota State Statute 327A.

Each building fabricated at the listed facility (Section 100.00) is warranted to the original purchaser for one year from date of retail delivery by the company. The company reserves the right of deciding the appropriate correction of any defect as per all applicable codes.

All construction methods comply with the applicable codes approved herein at the time of fabrication.

Repair, adjustment or replacement of any defective items manufactured at the plant facility, will be provided free of charge. Non-warranted items excluded.

CONDITIONS OF WARRANTY

All claims must be submitted in writing to their Dealer. Dealer must be allowed reasonable time to investigate claim. Claims must include: home owner's name, address, serial number, date of purchase, and full claim description.

All work to correct claim by dealer, must have the manufacturer's approval.

Items having their own warranties shall apply. Extensions of warranty will be made by the company as required by state laws. Such warranties will be included in shipping packet.

Dealer is solely responsible for any claims, or contracts they make.

EXCLUSIONS TO WARRANTY

• Quality, performance or durability of any finish or product outside of the list of options and upgrades that are offered in our sales materials in which the customer has selected for their home due to preference. For example: We will also not assist with facilitation of any claims with the original manufacturer or distributor of those finishes or products. The homeowner takes 100% responsibility for these products and finishes.

• Any wall or floor issues at the mating line of the modular pieces subject to or due to on-site work.

• Damaged exterior finishes caused by carelessness of on-site workers.

• Damages or losses due to shipping/transportation incidents/conditions (i.e. water damage, theft, etc.).

• Any damage caused by compromising the structural stability of the structure (i.e. cutting through the center rim joists).

• Any damage caused by inadequate ventilation system (i.e. not installing an air exchanger).

• Damage caused by altering factory-installed items or not compiling to any/all applicable building code items, either factory installed or on-site.

• Any damage or loss caused by theft, vandalism, or abnormal weather conditions including but not limited to: rain storms, flooding, hail, snow storms, fires, wind storms, tornadoes, or any act of God.

This serves as the entire warranty issued by the company. The company will not be held liable for any claims or damages outside this warranty, as per state laws.

Rev 17.05.24 (For most current revision visit www.northstarsb.com/resources to download a copy of the warranty)
BUILD MODULAR WITH CONFIDENCE
BUILD A NORTHERN SYSTMBUILT HOME AND REST ASSURED YOU ARE MAKING A LASTING INVESTMENT