

**MODERN**  
**HOMES**  
**REALTY**

# An exclusive collection of Joseph Eichler's original floor plans.

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*Modern Homes Realty owns the exclusive rights to eichler home plans for new construction & the only company offering full working drawings to clients. Buyer can not duplicate, sell or show these plans to anyone.*

*Our team is dedicated to continuing the legacy of this great architecture and wonderful community.*



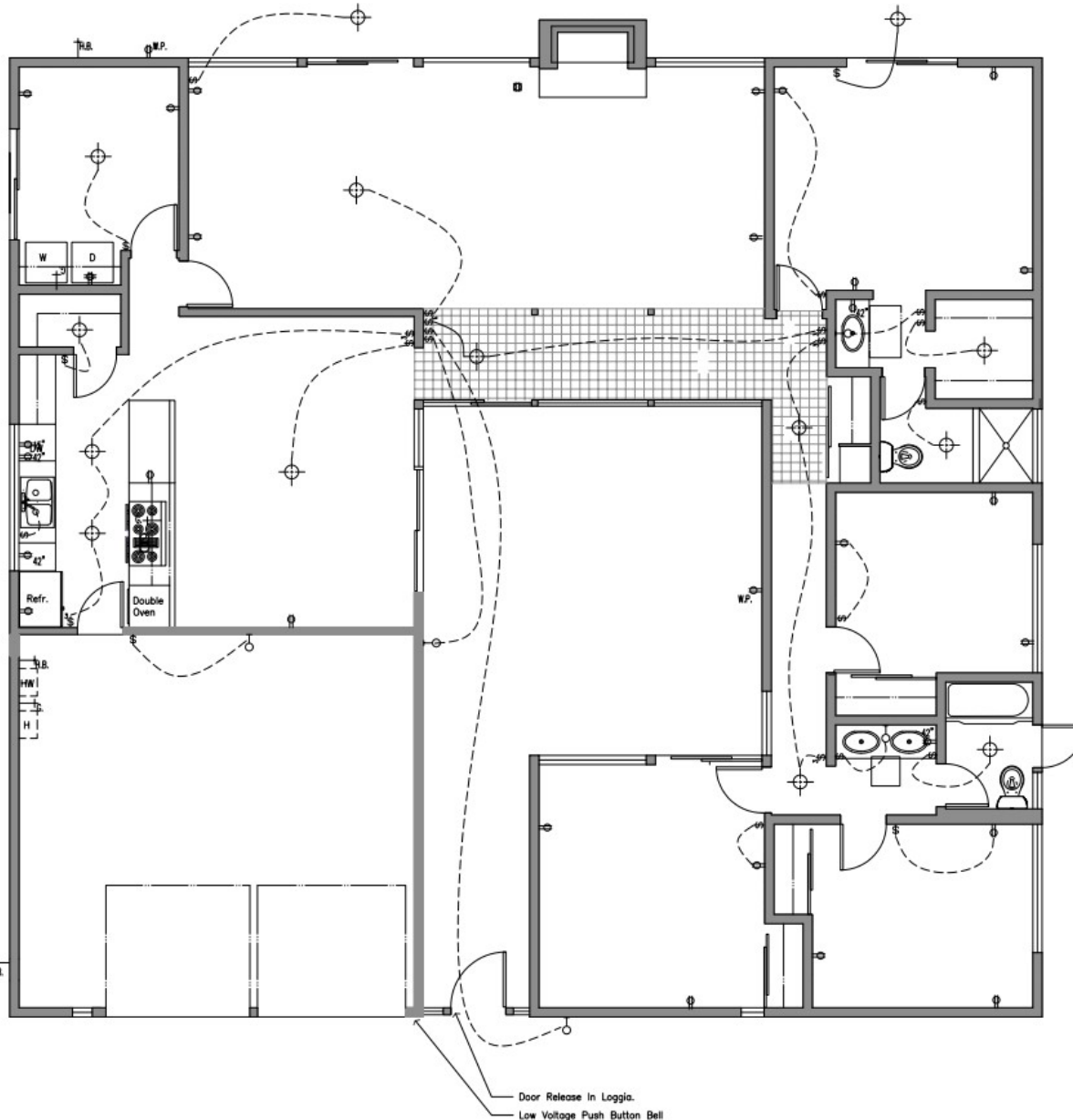
## FREQUENTLY ASKED QUESTIONS

- 1. What size lot do I need to build my Eichler?**
  - 50 x 100 sq ft
- 2. What is included in my plans?**
  - The full working plans (including structural) for building the Eichler for one house (you must get up to code for your city)
- 3. Can I customize the plans?**
  - Only to expand the sizing.
- 4. Do you offer a discount?**
  - Yes, if you purchase multiple plans.
- 5. How will I get my plans?**
  - They will come electronically
- 6. Do you have pictures of the houses built?**
  - For some houses we do and will look to add more as we are able to.
- 7. Can I look at the plan before purchasing?**
  - Unfortunately not due to security reasons.
- 8. How much will it cost for each plan?**
  - \$10,000 each

Eichler  
Model MC-674



Project Summary:	
Conditioned Floor Area	2000 SF
Garage Floor Area	462 SF
Atrium Floor Area	450 SF
<b>Total Floor Area</b>	<b>2912 SF</b>



### Legend

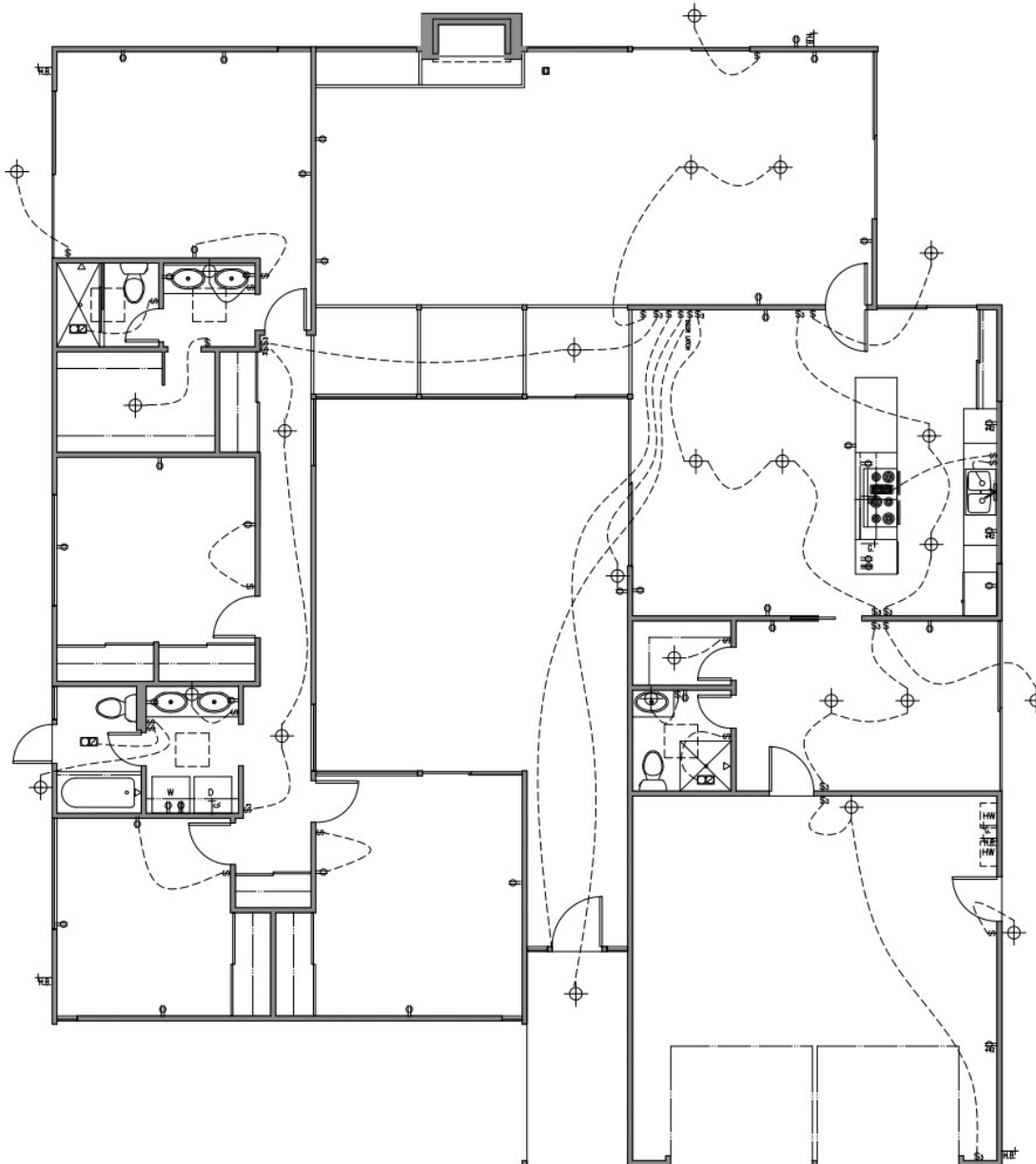
- \$0 Switch, D = Dimmer
- \$2 Three-way switch
- ⌚ Duplex outlet, +42 = mounting height above cabinets
- ⌚ Duplex outlet
- ⌚ Quadruplex outlet
- GFCI Duplex outlet with Ground Fault Circuit Interrupter
- ⌚ Duplex floor / ceiling outlet
- ⊗ Gas valve
- ⌚ Gas connection
- H.B. Hose Bib
- ⊙ Ceiling mounted or pendant light fixture
- ⌚ WP Recessed light fixture, FL = Fluorescent, WP = Water protector
- ⌚ Recessed light fixture (lighting wall in arrow direction)
- ⌚ Wall mounted light fixture
- ⊙ Smoke Detector, Hard Wired
- ⌚ Telephone outlet (main line)
- ⌚ Data outlet (coordinate with Owner)
- ⌚ Combination Fan/ Light
- ⌚ Undercabinet Fluorescent Light
- \$as Manual-on occupancy sensor & motion sensor to comply w/CEC Sec. 119(d) & shall not allow to be turned on automatically and shall not have an override allowing light to be always on
- ⊙ Ceiling fan and light fixture

Door Release In Loggia.  
Low Voltage Push Button Bell

Eichler  
Model ATH-7



Project Summary:	
Conditioned Floor Area	2403 SF
Garage Floor Area	509 SF
Atrium Floor Area	411 SF
<b>Total Floor Area</b>	<b>3323 SF</b>



## Legend

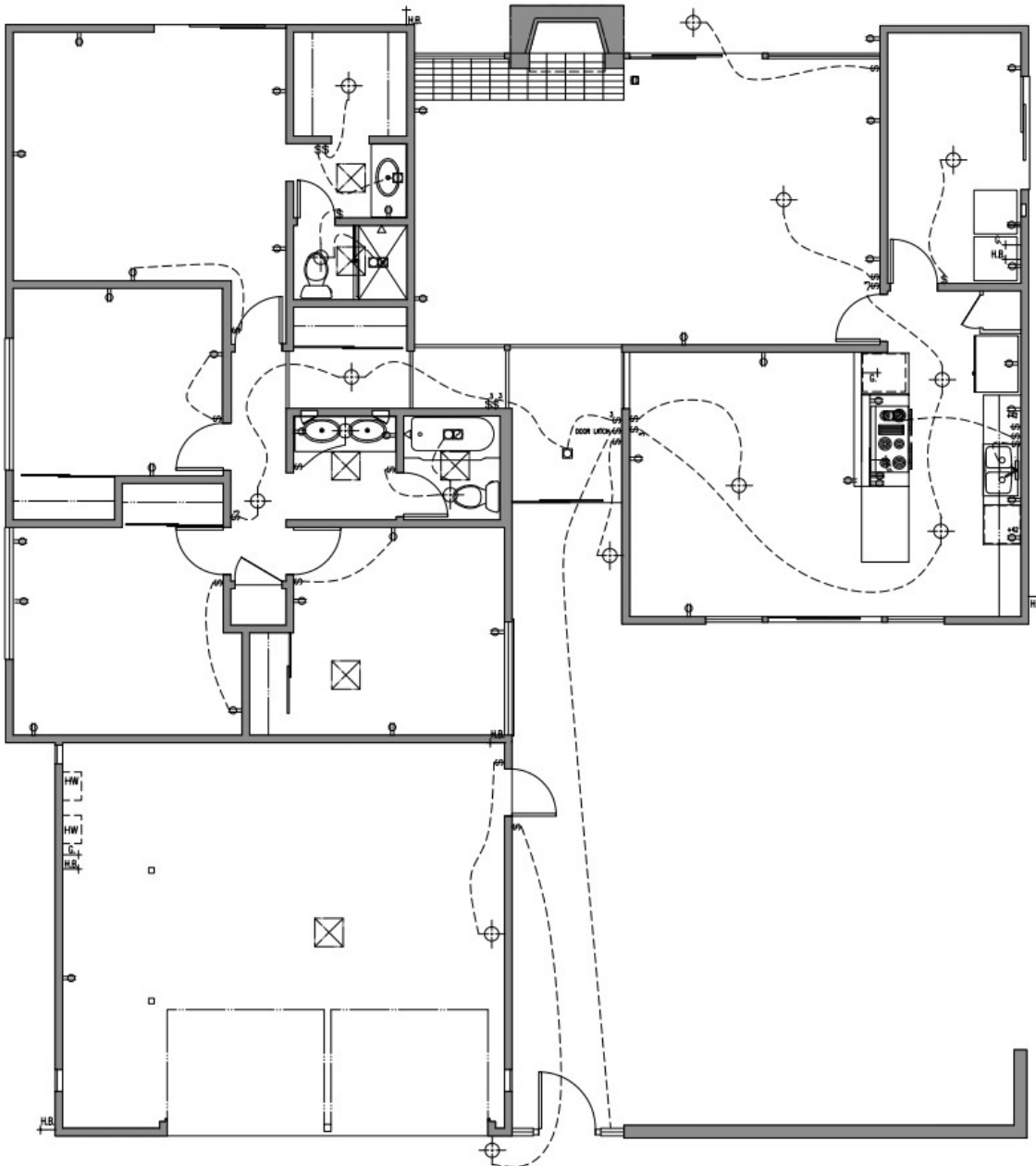
- Ⓢ Sitch, D = Dimmer
- Ⓢ Three-way switch
- Ⓢ Duplex outlet, +42 = mounting height above cabinets
- Ⓢ 220 Amp Duplex outlet
- Ⓢ Quadruplex outlet
- Ⓢ Duplex outlet with Ground Fault Circuit Interrupter
- Ⓢ Duplex floor / ceiling outlet
- Ⓢ Gas valve
- Ⓢ Gas connection
- Ⓢ Hose Bib
- Ⓢ Ceiling mounted or pendant light fixture
- Ⓢ Recessed light fixture, FL = Fluorescent, WP = Water protection
- Ⓢ Recessed light fixture (lighting wall in arrow direction)
- Ⓢ Wall mounted light fixture
- Ⓢ Smoke Detector, Hard Wired
- Ⓢ Telephone outlet (main line)
- Ⓢ Data outlet (coordinate with Owner)
- Ⓢ Combination Fan/ Light
- Ⓢ Undercabinet Fluorescent Light
- Ⓢ Manual-on occupancy sensor & motion sensor to comply w/CEC Sec. 119(a) & shall not allow to be turned on automatically and shall not have an override allowing light to be always on
- Ⓢ Ceiling fan and light fixture

Eichler  
Model MC-554



Project Summary:	
Conditioned Floor Area	2403 SF
Garage Floor Area	509 SF
Atrium Floor Area	411 SF
<b>Total Floor Area</b>	<b>3323 SF</b>





## Legend

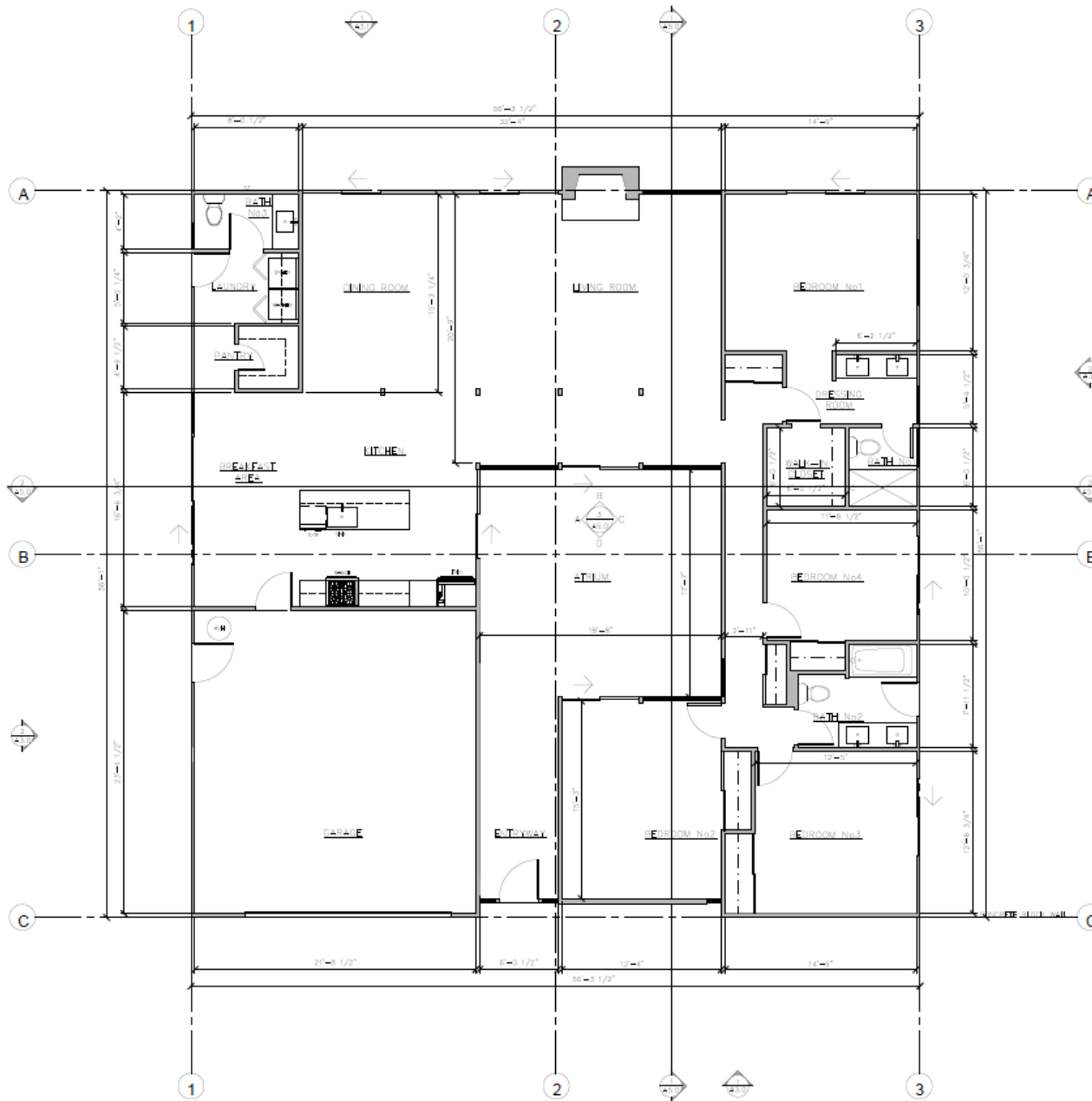
- \$o Switch, D = Dimmer
- \$1 Three-way switch
- ⌚ Duplex outlet, +42 = mounting height above cabinets
- ⌚ 220 Amp Duplex outlet
- ⌚ Quadruplex outlet
- ⌚ GFI Duplex outlet with Ground Fault Circuit Interrupter
- ⌚ Duplex floor / ceiling outlet
- ⌚ Gas valve
- ⌚ Gas connection
- ⌚ Hose Bib
- ⊙ Ceiling mounted or pendant light fixture
- ⌚ WP Recessed light fixture, FL = Fluorescent, WP = Water protection
- ⌚ Recessed light fixture (lighting wall in arrow direction)
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- ⊙ Smoke Detector, Hard Wired
- ⌚ Telephone outlet (main line)
- ⌚ Data outlet (coordinate with Owner)
- ⌚ Combination Fan/ Light
- ⌚ Undercabinet Fluorescent Light
- \$as Manual-on occupancy sensor & motion sensor to comply w/CEC Sec. 119(d) & shall not allow to be turned on automatically and shall not have an override allowing light to be always on



Eichler  
Model MS-234



Project Summary:	
Livable Floor Area	2177.3 SF
Garage Floor Area	534.07 SF
Atrium Floor Area	423.9 SF
<b>Total Floor Area</b>	<b>3135.27 SF</b>





### About Monique Anton

Monique Anton is the broker and CEO of Modern Homes Realty. She has been featured in national magazines like Dwell, Realtor.com, California Home and Design, Curbed, and Architect Magazine for her work rejuvenating Eichler Homes and specializing in modern home sales. With a college degree for film and media, she has produced films about Modernism to educate buyers. Her presentation using video is effective for home selling and her negotiation skills have put her at the top of her market. Considered an evangelist for Mid-Century Modern style homes, she has done much with her team to revitalize interest in rescuing and preserving their legacy. Modern Enthusiasts know to contact her for this specific architecture.

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## Keeping Joseph Eichler's spirit alive



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