

MOMO HOMES

Style and Selections Guide



The Momo Homes Style Selections Guide

Your gateway to crafting a living space that's uniquely yours. We believe in empowering our customers with choices that cater to diverse tastes, offering a range of customizable options to bring your vision to life.

01

Personalize Your Space

Our guide is designed to spark your imagination and help you envision the look and feel of your new home. Browse through our curated selection of styles, from the sleek and modern to the warm and traditional, and indicate your preferences for each product category.



02

Flexible and Customizable

Momo Homes is built around innovation, integrating advanced technology, sustainable materials, and precision-engineered processes to redefine what's possible in home construction. Let's create a space that's not just a house but truly your home.

03

Immersive Selection Experience

Before production of your home begins, our expert team and Dealer partners will guide you through the selection process, offering insights and recommendations to create a home that perfectly reflects your style and needs.



04

Built with Innovation

At Momo Homes, we understand that your dream home is as unique as you are. That's why we offer the flexibility to fully customize the materials and components used in your home, ensuring every detail aligns with your vision.



01 FLOORING



Flooring:

Elementa Luxury Laminate Plank Flooring

Elementa Luxury Laminate Plank Flooring is crafted for enduring beauty and uncompromising performance. Engineered with advanced waterproof technology, it protects against spills, moisture, and daily wear, while the premium attached pad offers comfort, insulation, and sound reduction. Elementa features authentic wood-look textures, resistance to scratches and stains, and sustainably sourced materials for peace of mind. Its robust wear layer, easy maintenance, and beveled edge technology deliver a realistic hardwood appearance and subtle elegance to every room.

Plank dimensions:

90.16" L x 9.37" W x 0.47" H (2290 * 238 * 12mm)

**Light Oak colored flooring
will be used throughout the home**



Baseboard Moulding

Momo Homes features baseboard moulding throughout the house. Primed and painted, ready to install, it provides a uniform and versatile aesthetic and measures 9" x 17mm ($\frac{2}{3}$ ").



02 WINDOW SHUTTERS



Window Shutters

Momo Homes offers optional interior and exterior solid-basswood window shutters painted with Valspar polyurethane enamel to match the window frame color. These shutters provide a cohesive and elegant look that enhances the home's overall aesthetic.

Shutters add a touch of classic sophistication and offer practical benefits such as light control, energy efficiency, and improved privacy, making them a valuable addition to any room.



Window shutter selection:

1. Home Model

☐ Birmingham Model

☐ Bungalow Model

☐ None

2. Interior Room Options

☐ Primary Suite

☐ Bedrooms

☐ Living Room

☐ Bathrooms

☐ None

3. Exterior Window Options

☐ All

☐ None

4. Color

☐ Black

☐ White



03 INTERIOR DOORS



Interior Doors

Momo Homes includes high-end, solid core interior doors with all of our home models. Each door features a flawless, white-painted finish crafted from 100% natural hardwood veneer. The result is a door that feels substantial, heavy, solid, and unmistakably premium.

Dimensions: 8.0 ft H x 34" W x 1.8" D. ADA Compliant.
Note: Interior door widths may vary based on location and home model.

Door construction: Hardwood veneer with a finger jointed, laminated rubberwood core, known as Ecoboard. The doors are encased in premium hardwood veneers for a sleek, durable finish and engineered for acoustic dampening, impact resistance, and fire protection. Enhanced with solid hardwood lipping and advanced crossband materials, Momo Homes' interior doors are designed for long-lasting stability and sustainability.

Color: White lacquer paint with a matte finish.



Door handle shape selection: brushed nickel



☐ Rose Round



☐ Rose Square



☐ Wellington Round



☐ Wellington Square

04 PRIMARY SUITE



Primary Suite:

Closet

Momo Homes offers custom solid-wood red or white-oak closet cabinetry featuring high-quality custom dovetail joinery for durability and craftsmanship. The shelving and interior carcass are make from resilient parawood-based plywood. These cabinets come pre-assembled and pre-painted and sealed in your chosen custom color, with soft-close Austrian Blum hinges and drawers for a seamless and quiet experience.

Solid wood shelving, doors, and rods with LED lighting.

Color exterior:



☐ Smoked Oak



☐ White



shown in Smoked Oak

Primary Suite:

Interior Wall Panel

A Primary Bedroom wall panel adds a touch of warmth and sophistication to the room. It features natural wood textures and tones that create a cozy and inviting ambiance, perfect for enhancing the overall aesthetic of a bedroom.

Material: MDF with stained hardwood veneer finish.

Edge selection:

- ☐ Rounded edge
- ☐ Square edge

Color Selection:

- 

☐ Smoked Ash
- 

☐ Charcoal
- 

☐ Oak



Primary Suite Bathroom



Primary Suite Bathroom:

Cabinets

Momo Homes offers custom solid-wood red or white oak bathroom cabinetry featuring high-quality dovetail fittings for durability and craftsmanship. These cabinets come pre-assembled and pre-painted with a sealant polish in your chosen custom color, with soft-close Austrian Blum hinges and drawers for a seamless and quiet experience. Momo Homes cabinetry combines functionality, elegance, and personalization to elevate any space.

Style selection:



☐ Coastal Style

☐ Classic Shaker Style

☐ Modern Style

Primary Suite Bathroom:

Cabinets

* applies only if this style is selected above.

Coastal Style

Color selection:

Exterior Cabinets



☐ Black



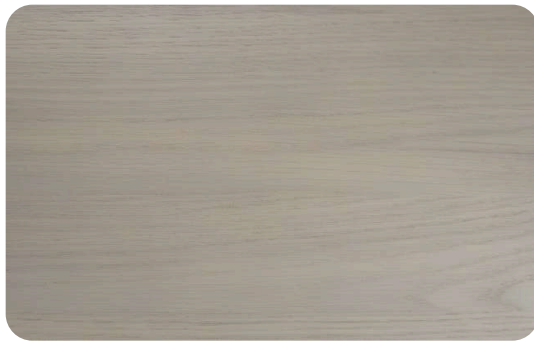
☐ Eggshell



☐ Sage

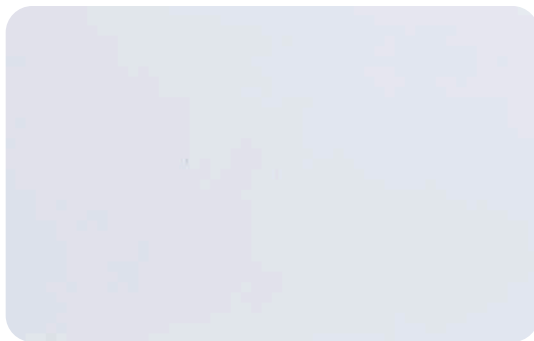


☐ Oak



☐ Smoked Oak

Interior Carcass



☐ White



☐ Oak



Primary Suite Bathroom:

Cabinets

* applies only if this style is selected above.

Classic Shaker Style

Color selection:

Exterior Cabinets



☐ Black



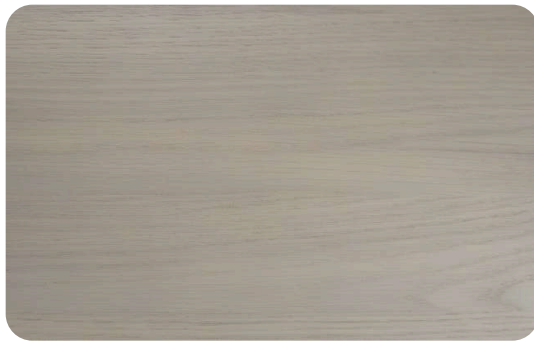
☐ Eggshell



☐ Sage

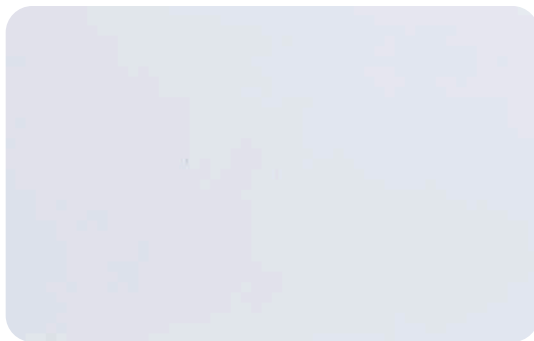


☐ Oak



☐ Smoked Oak

Interior Carcass



☐ White



☐ Oak



shown in Smoked Oak



shown in Sage

Primary Suite Bathroom:

Cabinets

* applies only if this style is selected above.

Modern Style

Color selection:

Exterior Cabinets



☐ Black



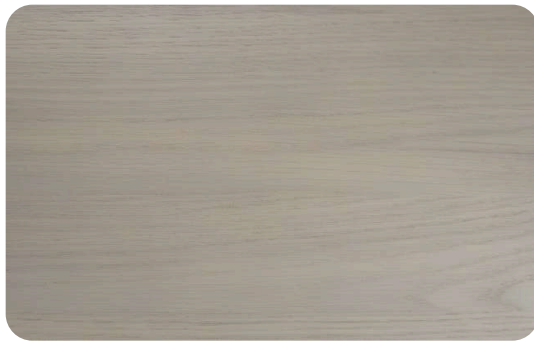
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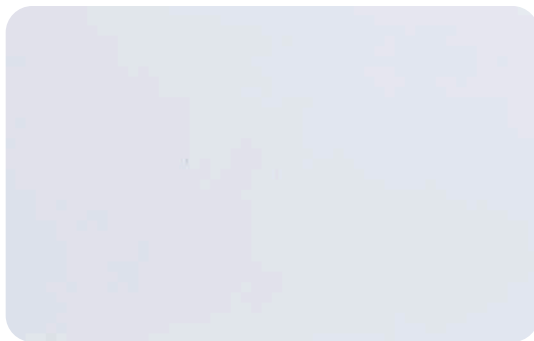


☐ Oak



☐ Smoked Oak

Interior Carcass



☐ White



☐ Oak



shown in Black



shown in Eggshell

Primary Suite Bathroom:

Knobs and Pulls

Momo Homes features cabinet knobs and pulls in a sleek brushed nickel finish, providing a cohesive and modern look throughout the home.

Color: **Brushed Nickel**

Knobs:

- ☐ Rounded
- ☐ Square

Pulls:

- ☐ Rounded
- ☐ Square

None:

- ☐ Push to Close Latch

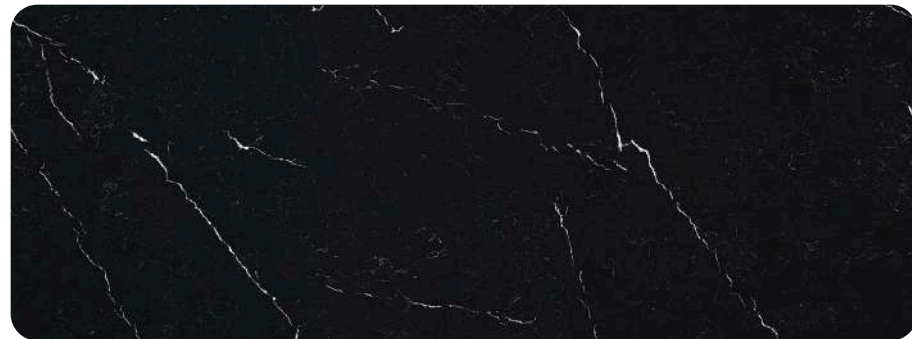


Primary Suite Bathroom:

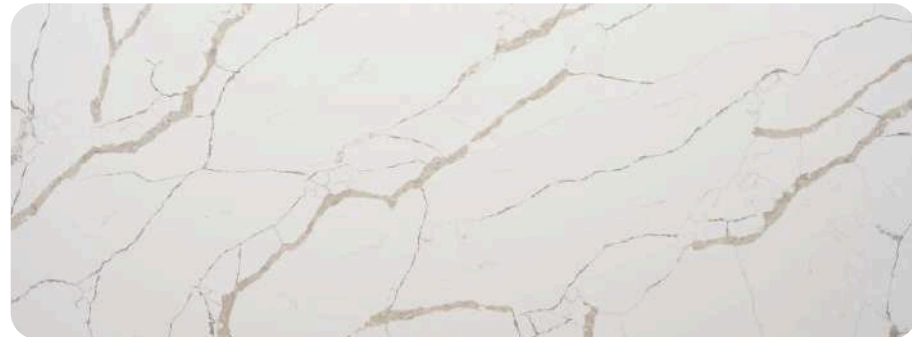
Countertop - Italian Quartz

Momo Homes offers engineered stone countertops renowned for their exceptional durability and low maintenance requirements. These countertops are ideal for bathrooms where style and functionality are paramount. They are non-porous, stain-resistant, and available in a wide range of colors and patterns, allowing homeowners to achieve a sophisticated look that mimics natural stone without the upkeep challenges.

Color selection:



☐ Black



☐ White



Primary Suite Bathroom:

Sinks

Momo Homes offers a selection of bathroom sinks in both rectangular and round basin styles, providing homeowners with versatile options to complement their bathroom design. These sinks can be paired with either vanity-mounted or wall-mounted hardware, available in a stylish brushed nickel finish, allowing for a cohesive and modern look that enhances the bathroom's overall aesthetic.

Sink selection:

Basin style

- ☐ **Rectangular**
19.69 in. L x 15.35 in. W x 5.12 in. H
- ☐ **Round**
14.37 in. L x 14.37 in. W x 4.92 in. H

Faucet: brushed nickel



Primary Suite Bathroom:

Ceramic Tile

Momo Homes offers ceramic tiles for bathroom shower walls and floors. Homeowners can choose between the reflective, easy-to-clean gloss tiles and the more subdued, low-maintenance matte tiles. Whether you prefer the bright, expansive feel of gloss or the natural, serene ambiance of matte, Momo Homes provides options to suit your style and needs, ensuring a visually appealing and functional bathroom.

1. Shower Walls:



☐ **Gray**
35.43 in. x 70.87 in.
Matte



☐ **Ink White**
31.50 in. x 31.50 in.
High Gloss



☐ **Parva Blue Gray**
23.62 in. x 47.24 in.
Semi-Gloss



☐ **Portland Stone**
35.43 in. x 70.87 in.
Matte

2. Floor:



☐ **Gray**
35.43 in. x 70.87 in.
Matte



☐ **Ink White**
31.50 in. x 31.50 in.
High Gloss



☐ **Parva Blue Gray**
23.62 in. x 47.24 in.
Semi-Gloss



☐ **Portland Stone**
35.43 in. x 70.87 in.
Matte

3. Bathroom Walls:



☐ **Gray**
35.43 in. x 70.87 in.
Matte



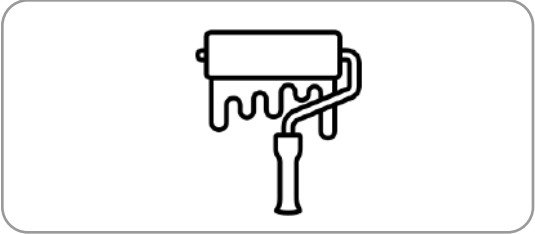
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31.50 in. x 31.50 in.
High Gloss



☐ **Parva Blue Gray**
23.62 in. x 47.24 in.
Semi-Gloss



☐ **Portland Stone**
35.43 in. x 70.87 in.
Matte



☐ **None**



shown in Parva Blue Gray

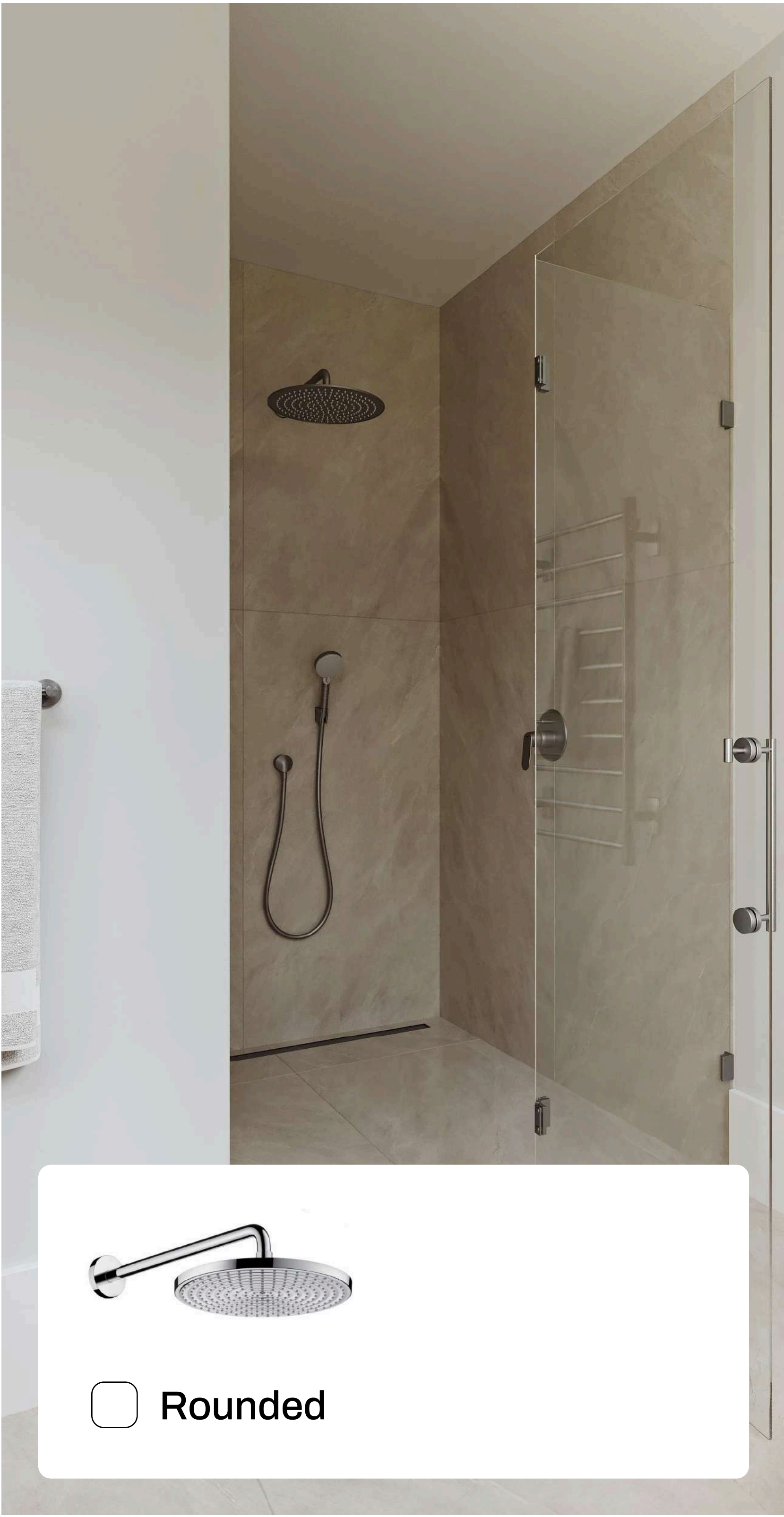
Primary Suite Bathroom:

Shower Hardware

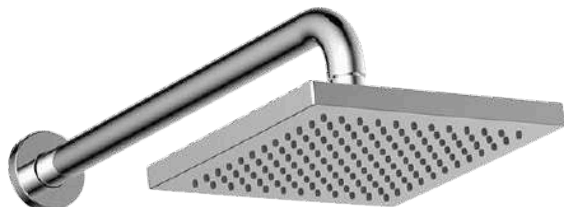
Momo Homes features a curbless shower in the Primary Suite. This sleek and accessible design enhances bathroom aesthetics and functionality while also improving safety and ease of use for all users.

The curbless shower is complemented by frameless glass doors or enclosures, which add a touch of modern elegance and sophistication while maintaining the shower area's open and spacious feel.

Color: **Brushed Nickel**



☐ Rounded



☐ Square

Shower hardware selection:

Primary Suite Bathroom:

Bathtub

Momo Homes offers a freestanding tub in select floorplans, a luxurious focal point for the primary suite, and alcove ceramic bathtubs in a crisp white finish. The freestanding bathtub design creates a spa-like ambiance that enhances the overall bathroom experience. Our elegant bathtubs are complemented by brushed nickel hardware, adding a touch of sophistication and modernity to the space.

Bathtub selection:

Free-standing ceramic white or Alcove ceramic white based on home model and floorplan.

Freestanding tub 66.93 in L x 31.50 in W x 21.65 in H

Bathtub Faucet: brushed nickel



Primary Suite Bathroom:

Heated Towel Racks

Momo Homes includes heated towel racks in every bathroom, providing a luxurious touch and enhanced comfort by keeping towels warm and cozy, perfect for wrapping up after a refreshing shower.

Color: **Brushed Nickel**

Towel racks selection:

- ☐ 8-bar Rounded
- ☐ 8-bar Square



Primary Suite Bathroom:

Bathroom Accessories

Bathroom accessories include: towel bars, back of door robe hooks, and toilet roll holder.

Color: **Brushed Nickel**

Accessory selection:

☐ Rounded



☐ Square



Primary Suite Bathroom:

Toilets

Momo Homes offers a uniform toilet design throughout the home. The toilet combines a wall-concealed tank system and wall controls, creating a sleek, modern aesthetic while enhancing bathroom functionality and accessibility.

Rimless toilet design: The inner walls of the bowl are smooth, without angles or nooks where dirt could build up. This design simplifies cleaning, making it more hygienic.



Style: Floor-mounted white with wall plate. ADA Compliant.

Dimensions: 14.6" L x 22.0" W x 17.3" H



Primary Suite Bathroom:

Radiant Floor Heating

Momo Homes includes radiant floor heating in every bathroom. It utilizes an electrical mat system that provides luxurious warmth and comfort underfoot, enhancing the overall bathroom experience with its efficient and cozy heating capabilities.



Primary Suite Bathroom:

Lighting Fixtures

Momo Homes meticulously pre-selects every lighting fixture for each home model, ensuring every choice aligns with the architectural integrity and overall design of the home. Our integrated team of engineers, architects, and designers collaborates to select lighting that enhances both form and function, maintaining the clean, enduring aesthetic that defines the Momo design ethos. By curating lighting fixtures that complement each model's unique character, we guarantee a cohesive, timeless look that elevates every space. The result: homes where every detail, down to the lighting, reflects our commitment to thoughtful design and effortless living.



05 BEDROOM



Bedrooms:

Closet

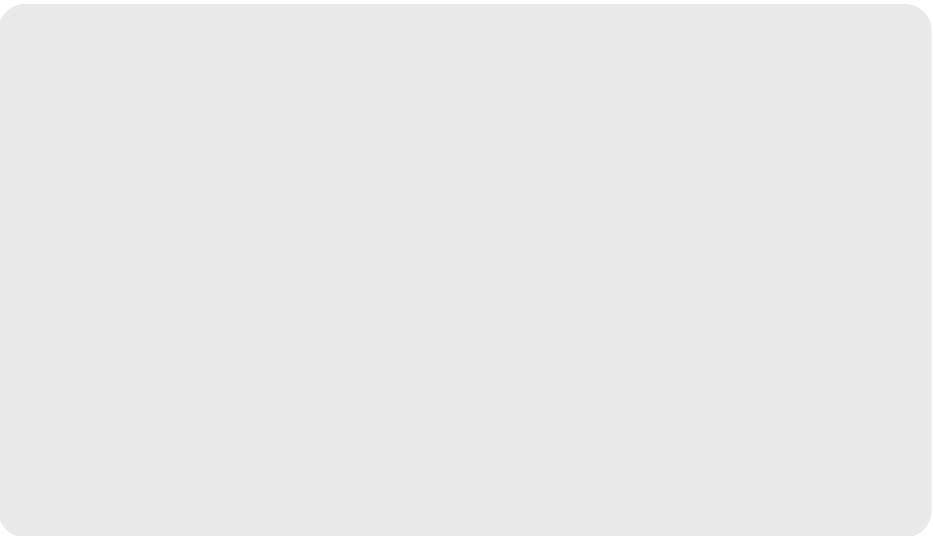
Momo Homes offers closet cabinets featuring solid wood shelving and rods, available in a warm stained smoked oak, providing a classic and elegant storage solution that complements any closet design.

Solid wood shelving, doors, and rods with LED lighting.

Color exterior:



☐ Smoked Oak



☐ White



Bedroom Bathroom



Bedroom Bathroom:

Cabinets

Momo Homes offers custom solid-wood red or white oak bathroom cabinetry featuring high-quality dovetail fittings for durability and craftsmanship. These cabinets come pre-assembled and pre-painted with a sealant polish in your chosen custom color, with soft-close Austrian Blum hinges and drawers for a seamless and quiet experience. Momo Homes cabinetry combines functionality, elegance, and personalization to elevate any space.

The Style and Color match the Primary Suite Bathroom selection.

Coastal Style



Classic Shaker Style



Modern Style



Bedroom Bathroom:

Knobs and Pulls

Momo Homes features cabinet knobs and pulls in a sleek brushed nickel finish, providing a cohesive and modern look throughout the home.

Color: **Brushed Nickel**

Knobs:

- ☐ Rounded
- ☐ Square

Pulls:

- ☐ Rounded
- ☐ Square

None:

- ☐ Push to Close Latch

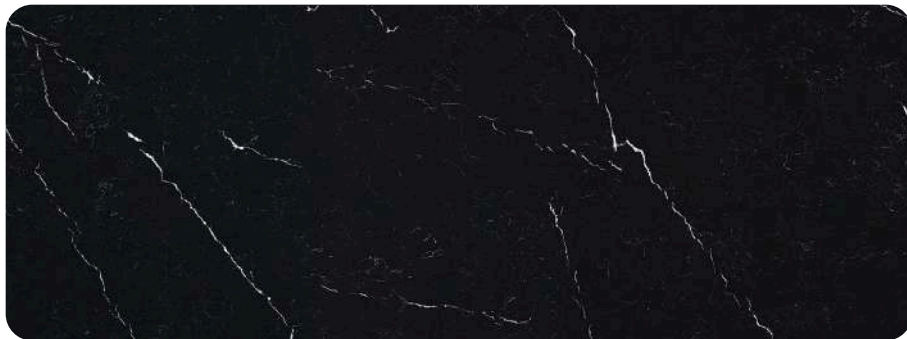


Bedroom Bathroom:

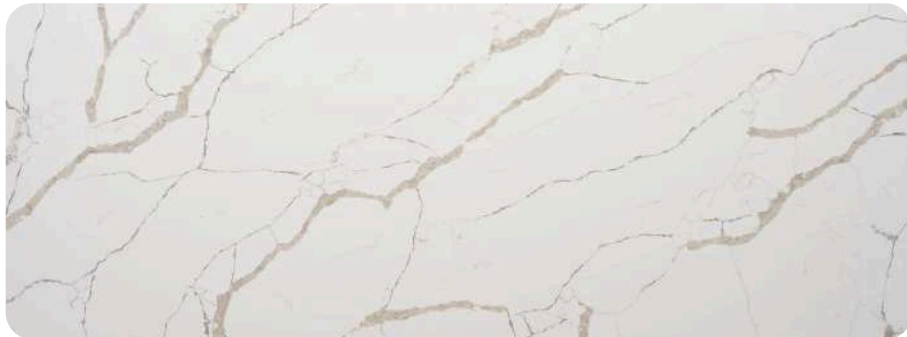
Countertop - Italian Quartz

Momo Homes offers engineered stone countertops renowned for their exceptional durability and low maintenance requirements. These countertops are ideal for bathrooms where style and functionality are paramount. They are non-porous, stain-resistant, and available in a wide range of colors and patterns, allowing homeowners to achieve a sophisticated look that mimics natural stone without the upkeep challenges.

Color selection:



☐ Black



☐ White



Bedroom Bathroom:

Sinks

Momo Homes offers a selection of bathroom sinks in both rectangular and round basin styles, providing homeowners with versatile options to complement their bathroom design. These sinks can be paired with either vanity-mounted or wall-mounted hardware, available in a stylish brushed nickel finish, allowing for a cohesive and modern look that enhances the bathroom's overall aesthetic.

Sink selection:

Basin style

- ☐ **Rectangular**
19.69 in. L x 15.35 in. W x 5.12 in. H
- ☐ **Round**
14.37 in. L x 14.37 in. W x 4.92 in. H

Faucet: brushed nickel



Bedroom Bathroom:

Ceramic Tile

Momo Homes offers ceramic tiles for bathroom shower walls and floors. Homeowners can choose between the reflective, easy-to-clean gloss tiles and the more subdued, low-maintenance matte tiles. Whether you prefer the bright, expansive feel of gloss or the natural, serene ambiance of matte, Momo Homes provides options to suit your style and needs, ensuring a visually appealing and functional bathroom.

1. Shower Walls:



☐ **Gray**
35.43 in. x 70.87 in.
Matte



☐ **Ink White**
31.50 in. x 31.50 in.
High Gloss



☐ **Parva Blue Gray**
23.62 in. x 47.24 in.
Semi-Gloss



☐ **Portland Stone**
35.43 in. x 70.87 in.
Matte

2. Floor:



☐ **Gray**
35.43 in. x 70.87 in.
Matte



☐ **Ink White**
31.50 in. x 31.50 in.
High Gloss



☐ **Parva Blue Gray**
23.62 in. x 47.24 in.
Semi-Gloss



☐ **Portland Stone**
35.43 in. x 70.87 in.
Matte

3. Bathroom Walls:



☐ **Gray**
35.43 in. x 70.87 in.
Matte



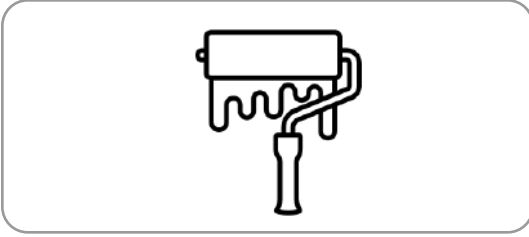
☐ **Ink White**
31.50 in. x 31.50 in.
High Gloss



☐ **Parva Blue Gray**
23.62 in. x 47.24 in.
Semi-Gloss



☐ **Portland Stone**
35.43 in. x 70.87 in.
Matte



☐ **None**



shown in Portland Stone

Bedroom Bathroom:

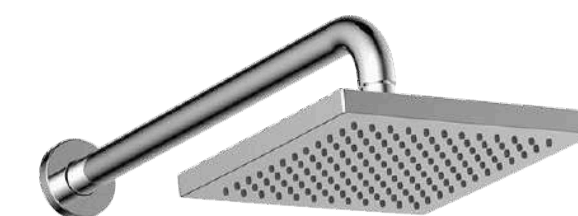
Shower Hardware

Color: **Brushed Nickel**

Shower hardware selection:



☐ Rounded



☐ Square



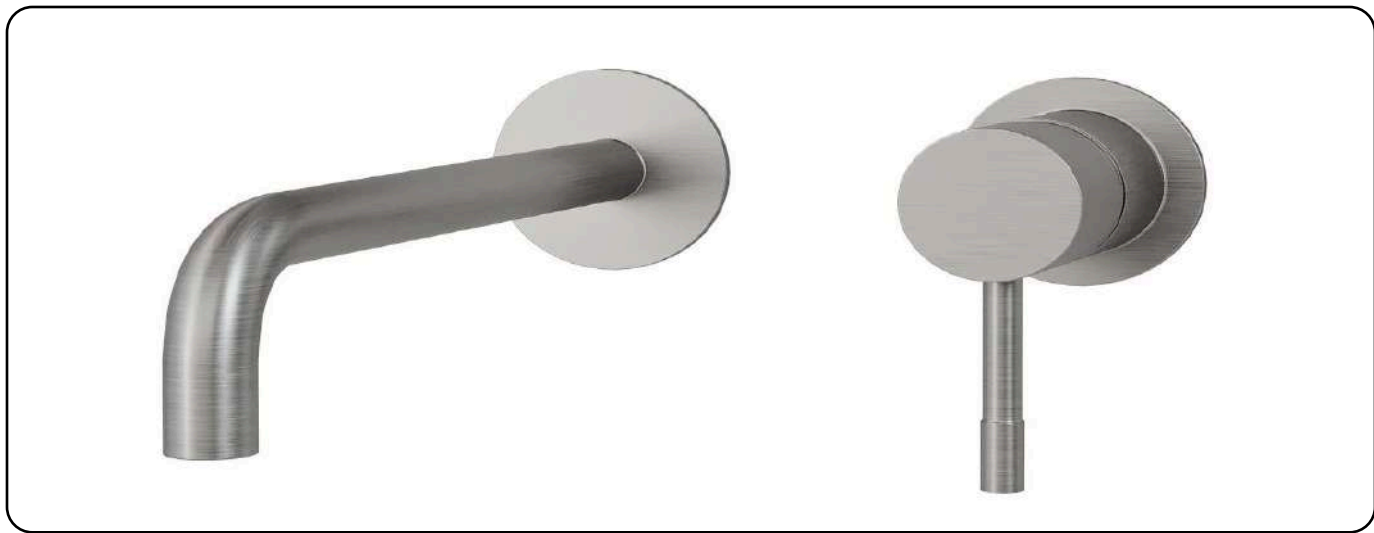
Bedroom Bathroom:

Bathtub

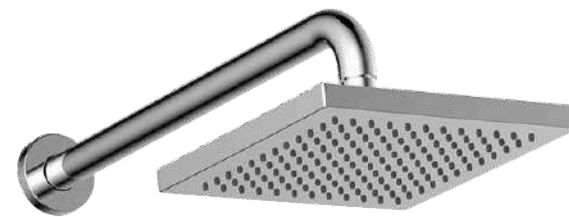
Momo Homes features alcove-style bathtubs in a crisp white finish, available in select floorplans for each bathroom. These bathtubs are elegantly complemented by brushed nickel hardware, which adds a sophisticated and modern touch to the bathroom space, enhancing its overall aesthetic appeal.

Alcove-Style Ceramic White

Bathtub Faucet: Brushed Nickel



☐ Rounded



☐ Square

Bedroom Bathroom:

Heated Towel Racks

Momo Homes includes heated towel racks in every bathroom, providing a luxurious touch and enhanced comfort by keeping towels warm and cozy, perfect for wrapping up after a refreshing shower.

Color: **Brushed Nickel**

Towel racks selection:

- ☐ 8-bar Rounded
- ☐ 8-bar Square



Bedroom Bathroom:

Bathroom Accessories

Bathroom accessories include: towel bars, back of door robe hooks, and toilet roll holder.

Color: **Brushed Nickel**

Accessory selection:

☐ Rounded



☐ Square



Bedroom Bathroom:

Toilets

Momo Homes offers a uniform toilet design throughout the home. The toilet combines a wall-concealed tank system and wall controls, creating a sleek, modern aesthetic while enhancing bathroom functionality and accessibility.

Rimless toilet design: The inner walls of the bowl are smooth, without angles or nooks where dirt could build up. This design simplifies cleaning, making it more hygienic.



Style: Floor-mounted white with wall plate. ADA Compliant.

Dimensions: 14.6" L x 22.0" W x 17.3" H



Bedroom Bathroom:

Radiant Floor Heating

Momo Homes includes radiant floor heating in every bathroom. It utilizes an electrical mat system that provides luxurious warmth and comfort underfoot, enhancing the overall bathroom experience with its efficient and cozy heating capabilities.



Bedroom Bathroom:

Lighting Fixtures

Momo Homes meticulously pre-selects every lighting fixture for each home model, ensuring every choice aligns with the architectural integrity and overall design of the home. Our integrated team of engineers, architects, and designers collaborates to select lighting that enhances both form and function, maintaining the clean, enduring aesthetic that defines the Momo design ethos. By curating lighting fixtures that complement each model's unique character, we guarantee a cohesive, timeless look that elevates every space. The result: homes where every detail, down to the lighting, reflects our commitment to thoughtful design and effortless living.



06 KITCHEN



Kitchen:

Cabinets

Momo Homes offers custom solid-wood mahogany kitchen cabinetry featuring high-quality dovetail fittings for durability and craftsmanship. These cabinets come pre-assembled and pre-painted with a sealant polish in your chosen custom color, with soft-close Austrian Blum hinges and drawers for a seamless and quiet experience. Momo Homes cabinetry combines functionality, elegance, and personalization to elevate any space.

Style selection:



☐ Classic Shaker Style



☐ Modern Style

Kitchen:

Cabinets

* applies only if this style is selected above.

Classic Shaker Style

Color selection:

Exterior Cabinets



☐ Black



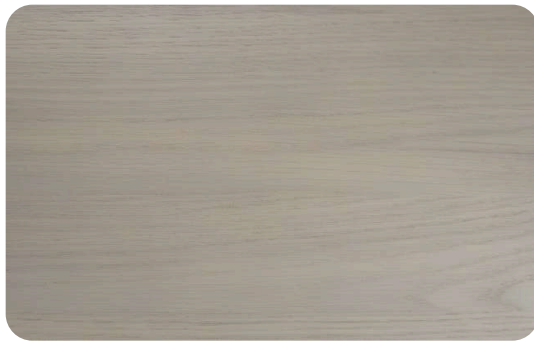
☐ Eggshell



☐ Sage

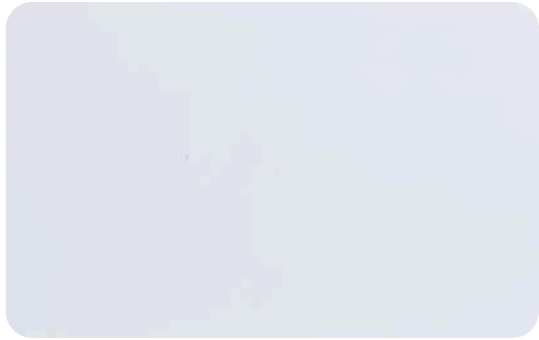


☐ Oak



☐ Smoked Oak

Interior Carcass



☐ White



☐ Oak



shown in Eggshell



shown in Oak

Kitchen:

Cabinets

* applies only if this style is selected above.

Modern Style

Color selection:

Exterior Cabinets



☐ Black



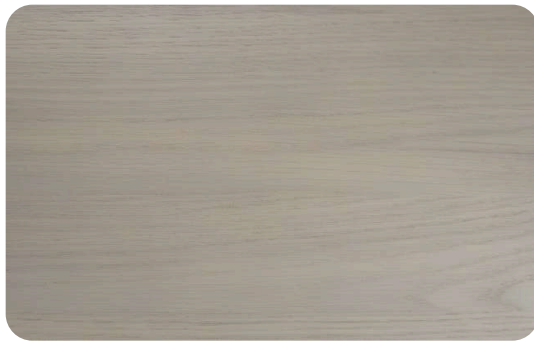
☐ Eggshell



☐ Sage

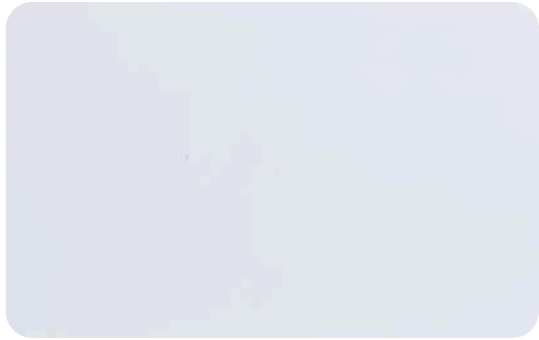


☐ Oak



☐ Smoked Oak

Interior Carcass



☐ White



☐ Oak



Kitchen:

Knobs and Pulls

Momo Homes features cabinet knobs and pulls in a sleek brushed nickel finish, providing a cohesive and modern look throughout the home.

Color: **Brushed Nickel**

Knobs:

- ☐ Rounded
- ☐ Square

Pulls:

- ☐ Rounded
- ☐ Square

None:

- ☐ Push to Close Latch

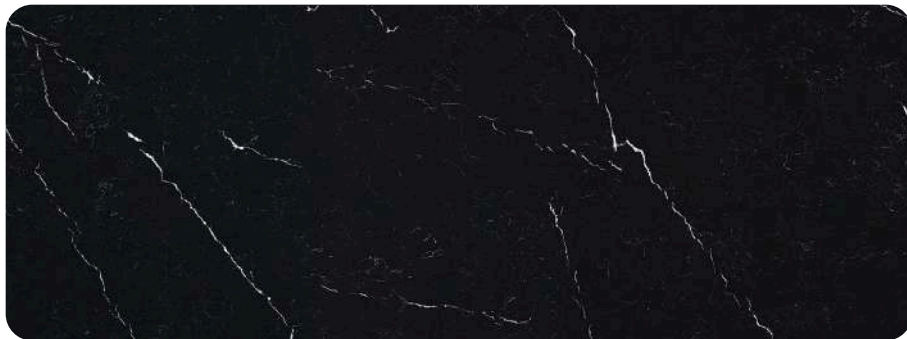


Kitchen:

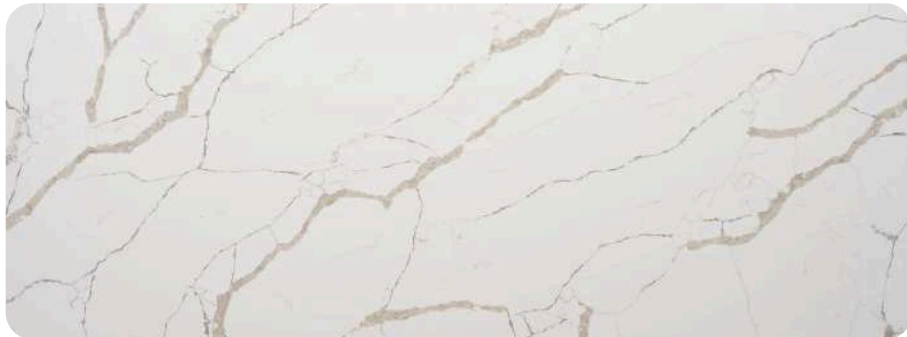
Countertop - Italian Quartz

Momo Homes offers engineered stone countertops renowned for their exceptional durability and low maintenance requirements. These countertops are ideal for kitchens where style and functionality are paramount. They are non-porous, stain-resistant, and available in a wide range of colors and patterns, allowing homeowners to achieve a sophisticated look that mimics natural stone without the upkeep challenges.

Color selection:



☐ Black



☐ White



Kitchen:

Backsplash

Momo Homes offers matching Italian Quartz kitchen backsplashes or Zellige ceramic tile. These provide a seamless, low-maintenance surface that complements the beauty of Italian Quartz countertops while adding a touch of elegance to the kitchen design. Backsplash covers entire wall below the cabinets.

Italian Quartz selection:



☐ Black

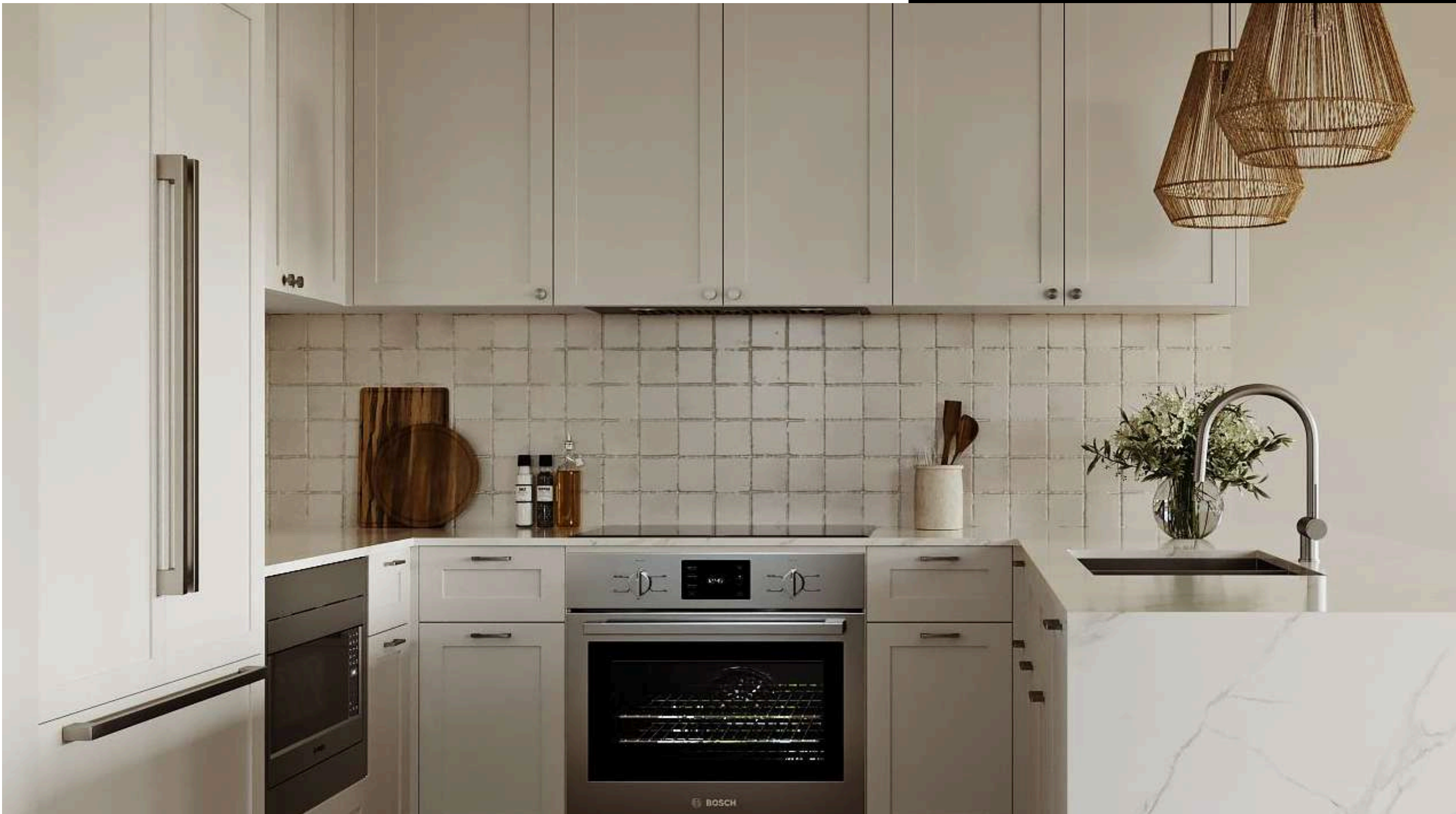


☐ White

Zellige Ceramic Tile:



☐ Magnolia Light Gray, 4” x 4”



Kitchen:

Sinks

Momo Homes offers Basin and Farmhouse sink designs in stainless steel and ceramic. Each style complements different kitchen designs, allowing homeowners to choose the perfect sink that reflects their taste and complements their overall kitchen ambiance.

Sink selection:

1. Farmhouse Sink

Farmhouse sink not available for Umbra and Seed ADU models



☐ White Ceramic

2. Basin Sink



☐ Kitchen-pro R una 70

3. Basin Sink



Kitchen:

Lighting Fixtures

Momo Homes meticulously pre-selects every lighting fixture for each home model, ensuring every choice aligns with the architectural integrity and overall design of the home. Our integrated team of engineers, architects, and designers collaborates to select lighting that enhances both form and function, maintaining the clean, enduring aesthetic that defines the Momo design ethos.

By curating lighting fixtures that complement each model's unique character, we guarantee a cohesive, timeless look that elevates every space. The result: homes where every detail, down to the lighting, reflects our commitment to thoughtful design and effortless living.



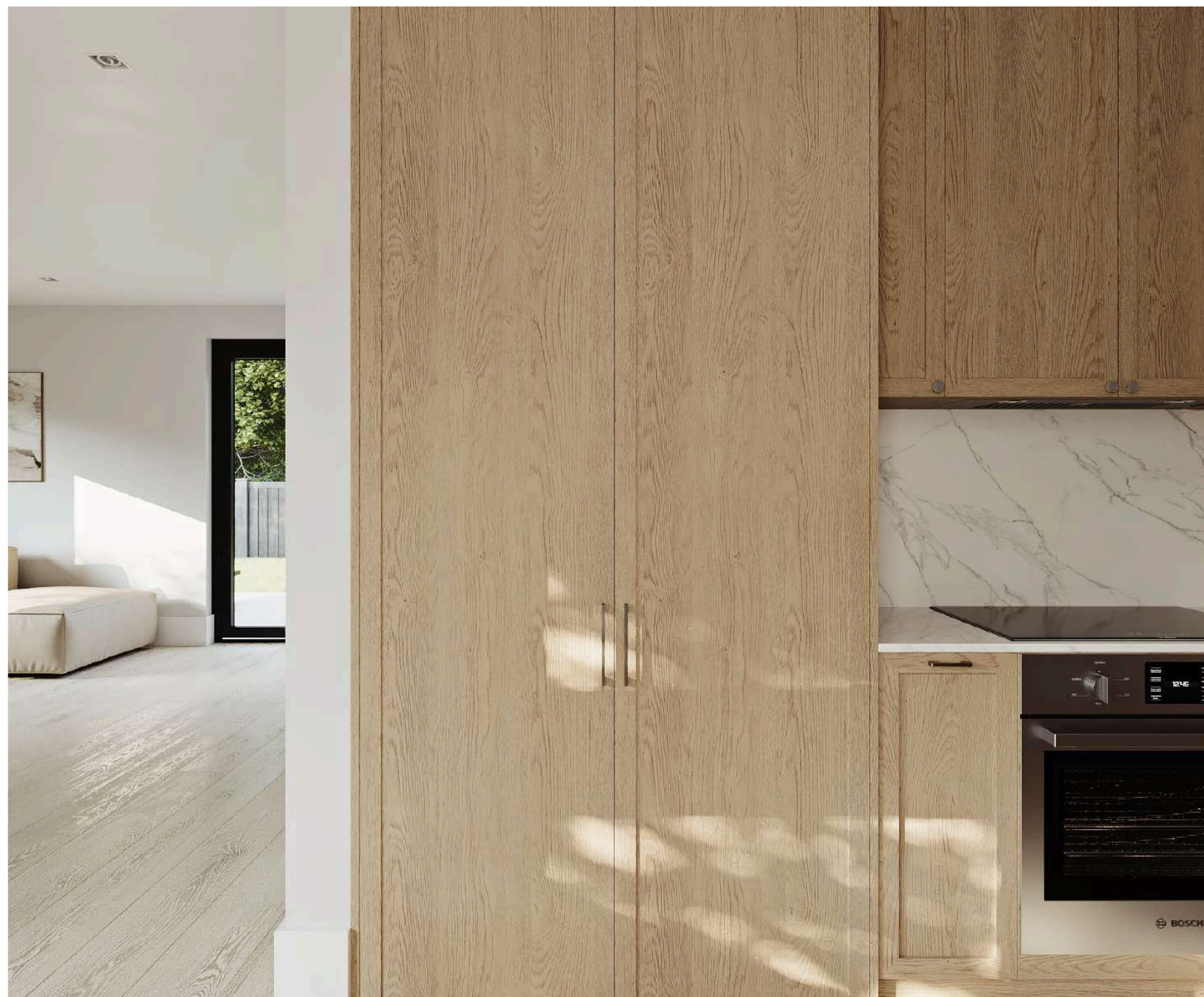
07 PANTRY



Pantry:

Solid Wood Shelving and Drawers

Momo Homes' kitchen pantries feature solid wood shelving and drawers. The color and style of the pantry match the kitchen selection, offering a classic and elegant storage solution that seamlessly complements any kitchen design, providing a timeless and sophisticated space for organizing culinary essentials.



08 LAUNDRY



Laundry:

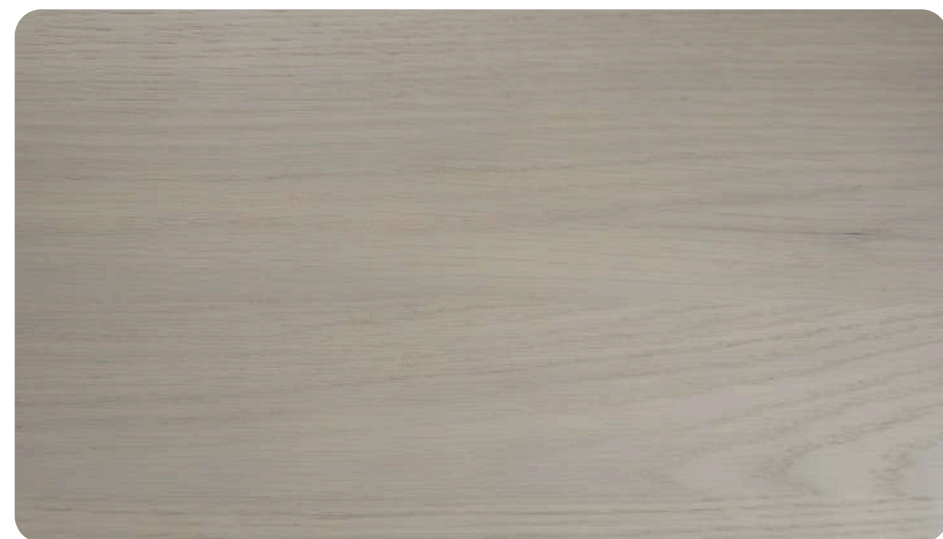
Solid Wood Cabinets, and Shelving.

Momo Homes provides laundry and closet cabinets featuring solid wood shelving and hanging rods, tailored to each model's floor plan. These cabinets are available in two finishes - warm smoked oak and classic white - offering a timeless, elegant look that elevates the design of laundry rooms and closets.

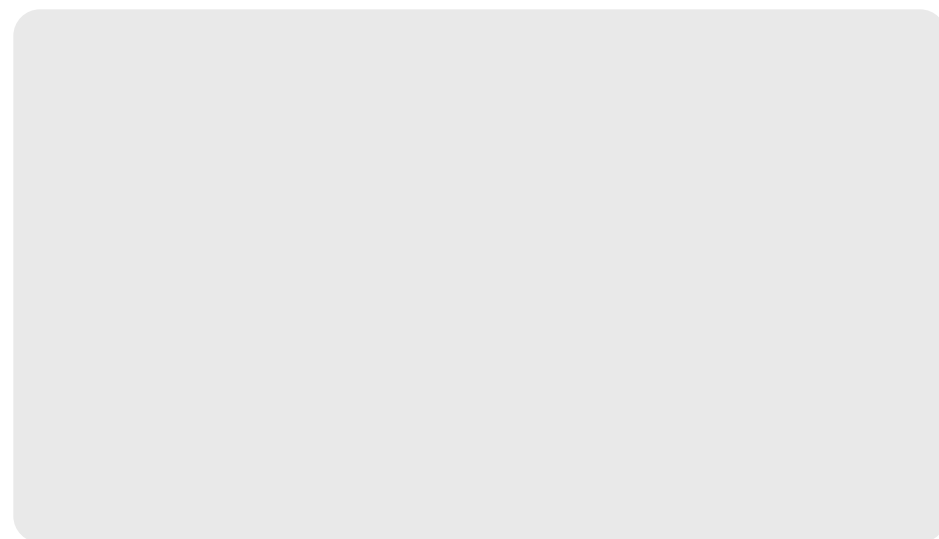
Selections are dependent on the floor plan.

Solid wood shelving, doors with LED lighting.

Color exterior:



☐ Smoked Oak



☐ White



Laundry:

Knobs and Pulls

Momo Homes features cabinet knobs and pulls in a sleek brushed nickel finish, providing a cohesive and modern look throughout the home.

Color: **Brushed Nickel**

Knobs:

- ☐ Rounded
- ☐ Square

Pulls:

- ☐ Rounded
- ☐ Square

None:

- ☐ Push to Close Latch



09 LIVING ROOM



Living Room:

Lighting Fixtures

Momo Homes meticulously pre-selects every lighting fixture for each home model, ensuring every choice aligns with the architectural integrity and overall design of the home. Our integrated team of engineers, architects, and designers collaborates to select lighting that enhances both form and function, maintaining the clean, enduring aesthetic that defines the Momo design ethos.

By curating lighting fixtures that complement each model's unique character, we guarantee a cohesive, timeless look that elevates every space. The result: homes where every detail, down to the lighting, reflects our commitment to thoughtful design and effortless living.



10 APPLIANCES



BOSCH



Appliances:

All-electric Approach

Momo Homes exclusively features Bosch appliances in every model, reflecting our shared commitment to engineering excellence, quality, and timeless design. By offering only all-electric Bosch appliances, we ensure every home is future-ready for energy resiliency, supporting our mission to deliver sustainable, efficient living without compromise.

Appliance selection:



Fridge (Panel Ready)

Dishwasher (Panel Ready)

Oven

Range Hood

Speed Oven

Washing Machine

Dryer



Washing Machine

Dryer

Other:

Garbage Disposal

Vent



11 STEEL ROOFING



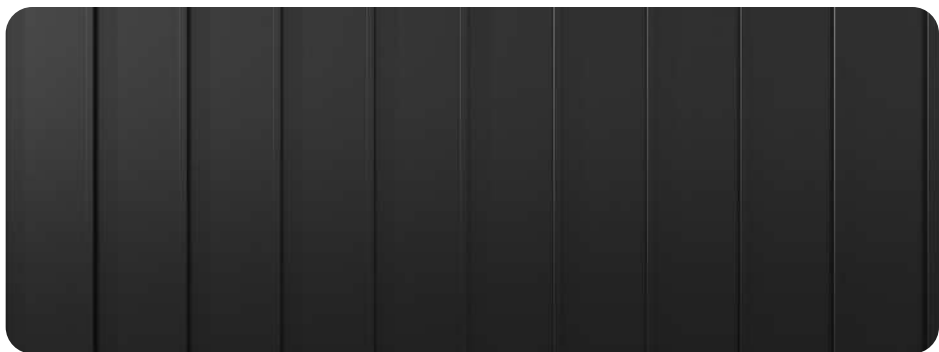
Steel Roofing:

Metal

Momo Homes offers standing seam steel roofing as a durable and energy-efficient option, providing homeowners with a long-lasting solution that can withstand harsh weather conditions, resist corrosion, and reflect solar radiation to reduce energy consumption. Steel roofing's benefits include its exceptional durability, often lasting 40 to 80 years, along with its ability to shed snow and ice easily, making it an ideal choice for homes in various climates and weather conditions.

Width: 12”

Color selection:



☐ Monument Metal



☐ White Metal



☐ Gray Metal



12 EXTERNAL SIDING FACADE



External Siding Facade:

Metal

Momo Homes’ metal siding is crafted from galvanized steel, delivering a robust and versatile exterior that stands up to the harshest weather, from high winds to heavy snow. Its scratch-resistant, life-proof finish and zinc-coated surface provide exceptional resistance to rust, corrosion, and everyday wear, ensuring your home remains beautiful and protected for decades. This siding is non-combustible for added fire safety, requires minimal maintenance, and is impervious to pests, making it a smart, worry-free investment.

Width: 12”

Color selection:



☐ Monument Metal



☐ White Metal



☐ Gray Metal



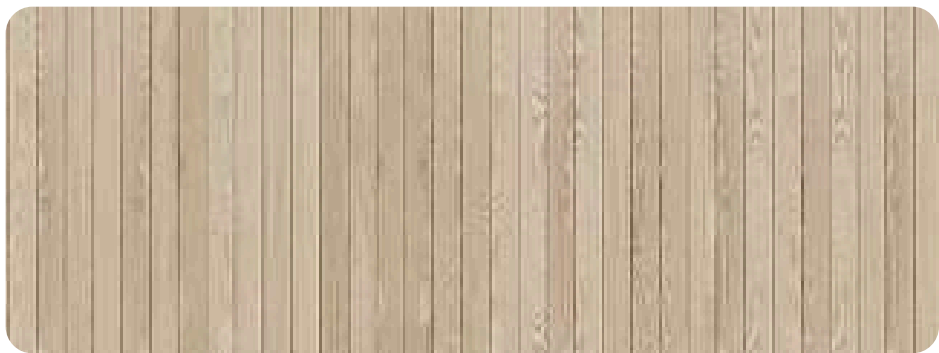
External Siding Facade:

Fiber Cement Board Siding

with Color-Through Technology

Width: 2.4”

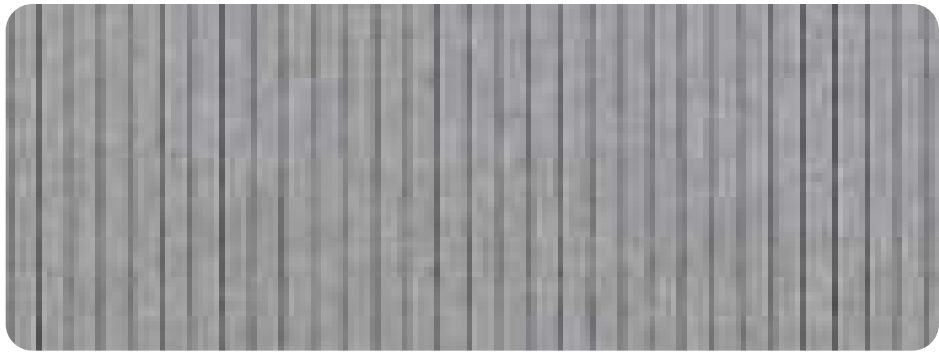
Color selection:



☐ Oak



☐ White



☐ Gray



13 GARAGE DOOR



Garage Door

Momo Homes features a steel and aluminum automatic garage door. Our garage doors are engineered for superior thermal insulation and wind resistance, providing year-round comfort and protection.

Featuring advanced anti-theft security, tight sealing, and intelligent control systems, they ensure safety and convenience for your home. Matching window color provides a cohesive and harmonious exterior design that enhances the home's curb appeal and overall aesthetic.

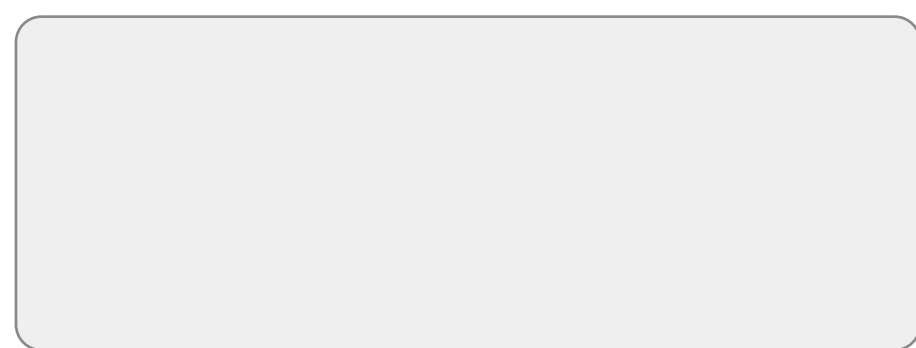
Door Pattern: Smooth metal finish

Material: Aluminum alloy and steel

Color selection:



☐ Black



☐ White



14 HVAC



BOSCH

The **Unico** System[®]



HVAC:

High-Efficiency Heating & Cooling for Every Home

At Momo Homes, heating and cooling are central to our energy-smart design approach. Since HVAC accounts for nearly 50% of a home's energy use, we equip every home with **high-efficiency heat pump technology** that delivers reliable comfort while using far less energy than conventional systems. Whether you're in a warm or cold climate, your Momo Home is designed for year-round performance.

Unlike systems that burn fuel to generate heat, heat pumps **move** heat—making them up to **4x more efficient** than gas or electric resistance systems. The result: lower utility bills, consistent comfort, and a reduced carbon footprint.

System Benefits:

- Year-round heating & cooling from one all-electric unit
- Whisper-quiet operation with inverter technology
- Smart thermostat integration for energy savings & remote control
- Works even in very cold, sub freezing temperatures



HVAC:

Bosch Mini-Split Heat Pump Systems

Flexible Climate Control in a Compact Package

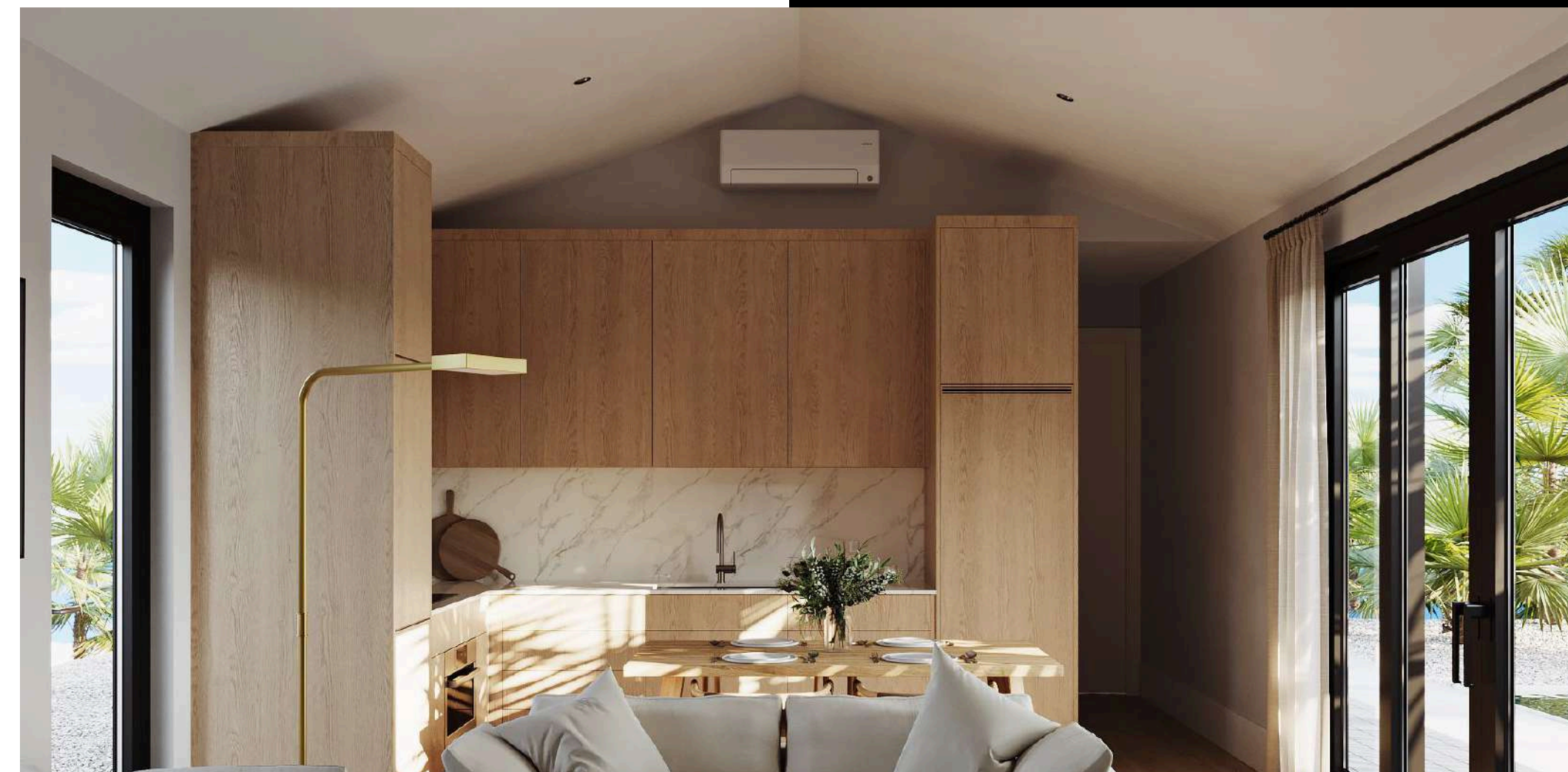
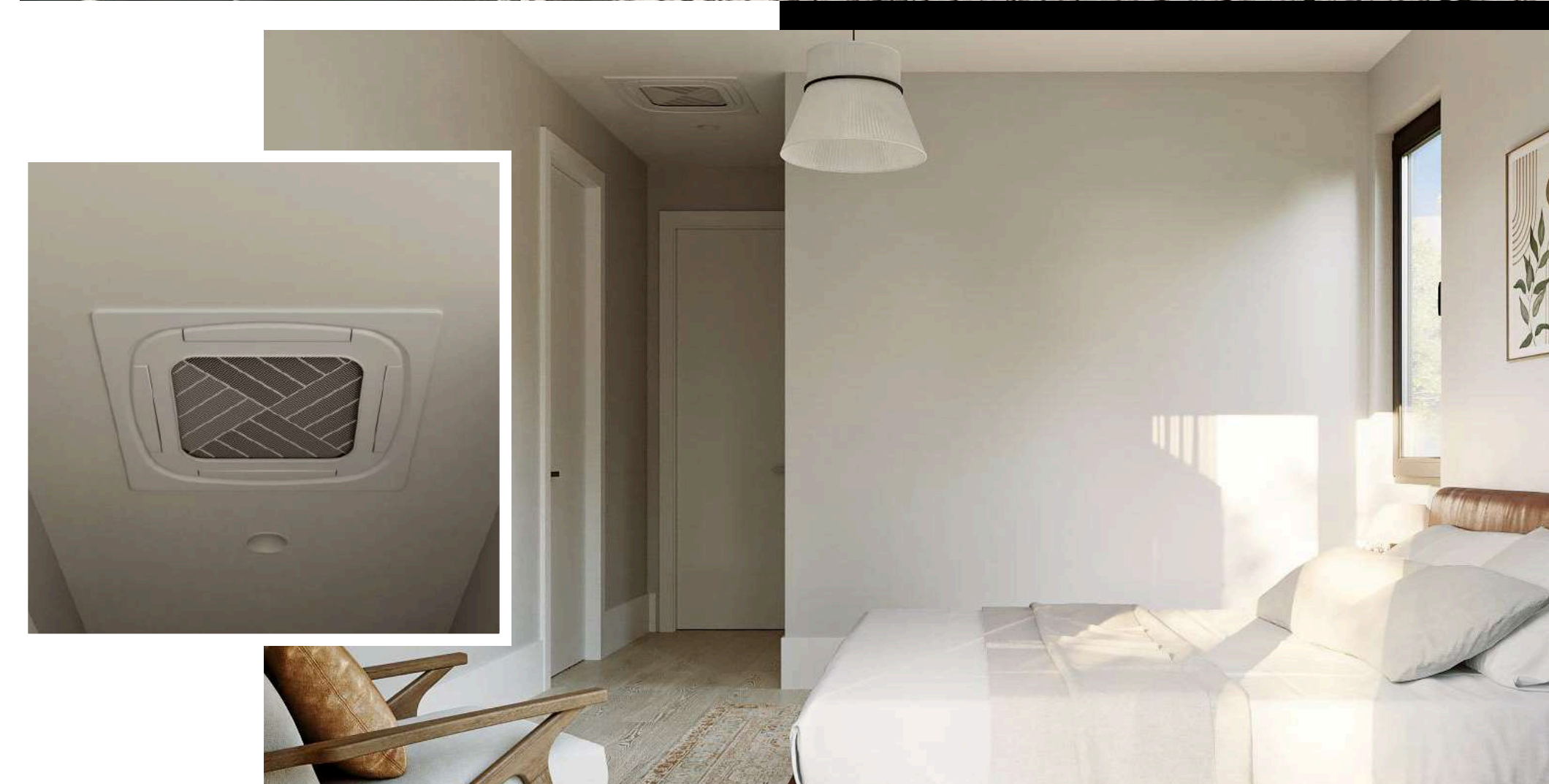
Models: All ADUs, Homes under 2000 SF

Bosch mini-split systems are a high-performance solution that deliver quiet, efficient, and customizable comfort all year long. These aren't the heat pumps of decades past. The latest Bosch Max Series is engineered for reliability in any season. Whether you are cooling through triple-digit summers or heating in extreme cold (down to -22°F), this system adapts to your needs with precision and ease

Mini-splits offer:

- Exceptional energy efficiency, reducing overall power use and utility costs
- Zone-by-zone climate control with efficient humidity removal, so every space feels just right
- Ultra-quiet operation with smart inverter technology
- No ductwork losses, meaning more of the energy you use goes directly to heating or cooling your space
- Low power draw, making them ideal for homes with solar + battery backup — helping extend your autonomy during grid outages

For Momo's designs, mini-splits are not a compromise — they're a smarter, more resilient approach to comfort and energy independence.



HVAC:

Bosch Ducted Heat Pump + Unico Duct System

Whole-Home Comfort, Engineered for Efficiency

Models: Penumbra, Luna, Alpenumbra and Sarasota

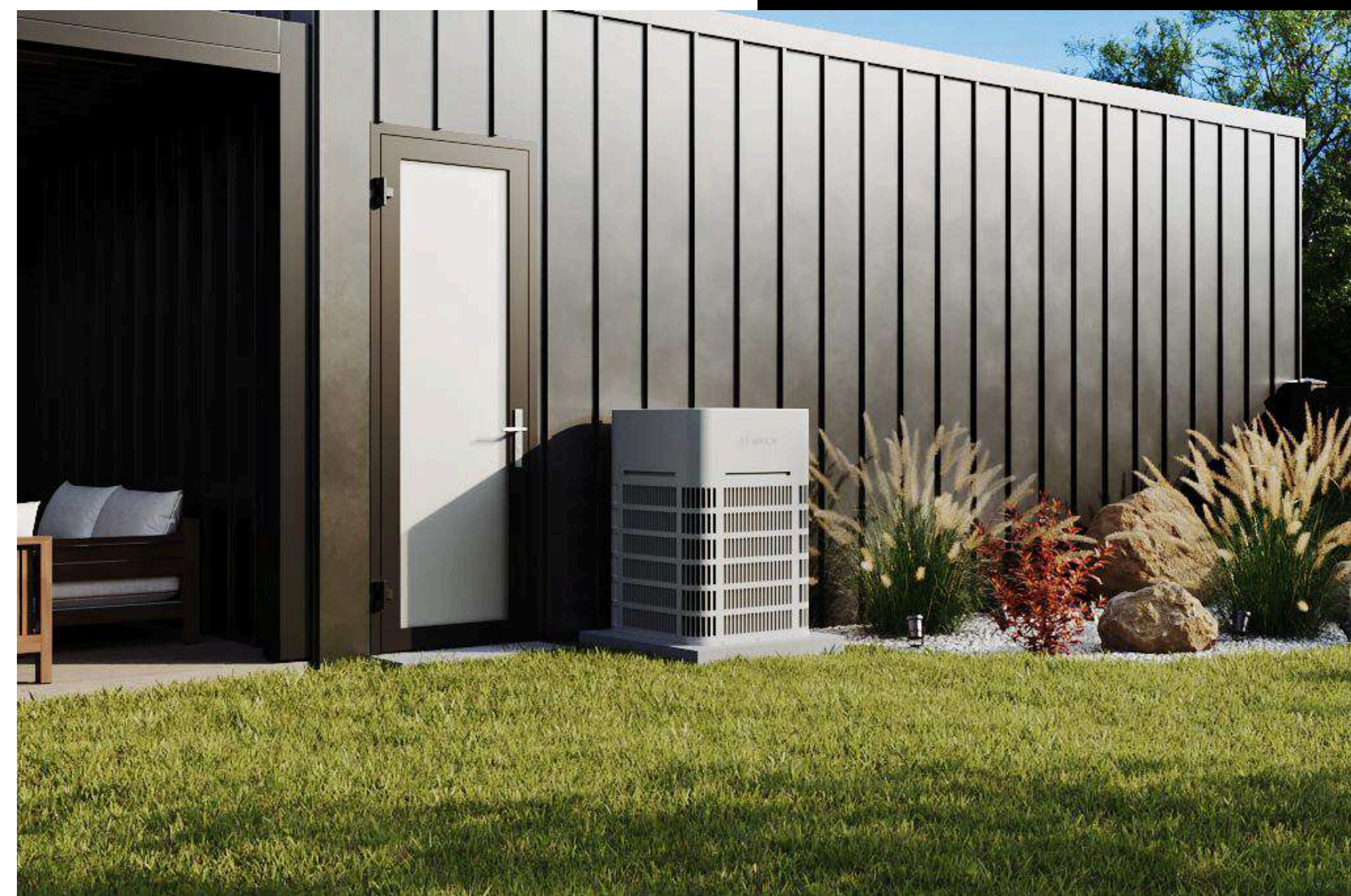
For our larger homes, Momo pairs the Bosch inverter-driven ducted heat pump with the Unico high-velocity duct system to deliver reliable, efficient comfort in every room of the house. Bosch's all-electric design transfers heat in or out of the home as needed, cutting energy use without sacrificing performance. In the summer, it removes heat and humidity; in the winter, it extracts warmth from outdoor air — even in sub freezing temperatures. The Bosch Ultra will heat down to -13 F. For our coldest climates, a backup electric heating unit can be added to the Unico air handler.

The Unico system distributes air through compact, insulated ducts that fit easily into our panelized structure, streamlining shipping and installation. It also eliminates hot and cold spots with even airflow and quiet operation.

System highlights:

- Consistent temperature control across the entire home
- Efficient humidity removal for added comfort and energy savings
- Low-profile vents that blend seamlessly with your space
- Optimized for solar + battery backup, with lower energy draw during outages

This system offers the best of both worlds: the comfort of central air with the efficiency and resilience of next-generation heat pump technology.



Heat Pump Water Heater

Reliable Hot Water with Next-Gen Efficiency

Brand & Model - Rheem Proterra Hybrid

Fuel Source - Electric

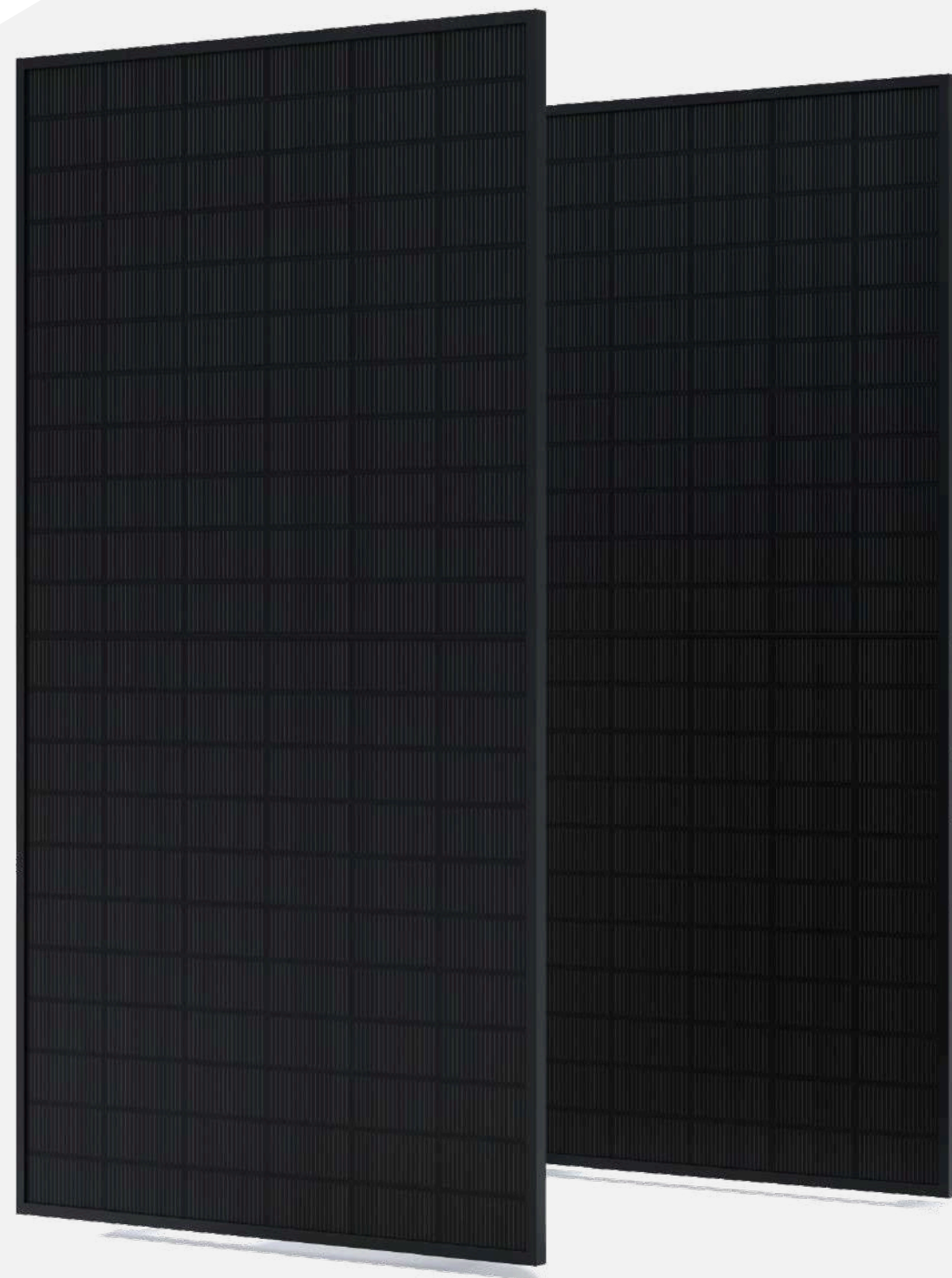
The Rheem hybrid electric heat pump water heater delivers consistent hot water while using up to 75% less energy than a standard electric tank. Rather than creating heat from electricity alone, this system pulls warmth from the surrounding air to heat water efficiently — even in cooler temperatures. And when needed, it automatically switches to standard electric mode to ensure performance is never compromised. This means no sacrifice in comfort — just faster recovery times, quieter operation, and energy savings you can feel.

Key advantages:

- **Low amperage draw**, reducing overall energy use and allowing for longer backup runtimes during outages
- **Smart home integration**, with remote monitoring and alerts via app
- **Built-in leak detection** for added protection



15 SUSTAINABLE PACKAGE



Sustainable Packages

Momo is Designed for Energy Resilience

Smarter homes. Stronger savings. More control.

At Momo, we believe your home should be more than efficient — it should be resilient. That's why every Momo Home is built from the ground up with energy-smart design that reduces demand and prepares you for clean, reliable power now and in the future. Our homes use up to 70% less energy than a typical new build, thanks to high-performance systems like heat pump HVAC, hot water, SPAN Smart Electric Panel and advanced insulation. This means lower monthly bills — and less power needed to keep your home running during an outage.

Every home includes:

- A SPAN smart panel for real-time energy control and effortless upgrades, all controlled from your smart phone app
- Pre-installed solar conduit and a clean, obstruction-free roof design for ease of panel installation
- EV charger pre-wiring for future-ready transportation
- Fully electric design — no gas lines, no combustion, no emissions

Whether you're focused on energy savings, power outage protection, or reducing your carbon footprint, Momo makes it easy to live smarter.



Sustainable Packages:

Solar

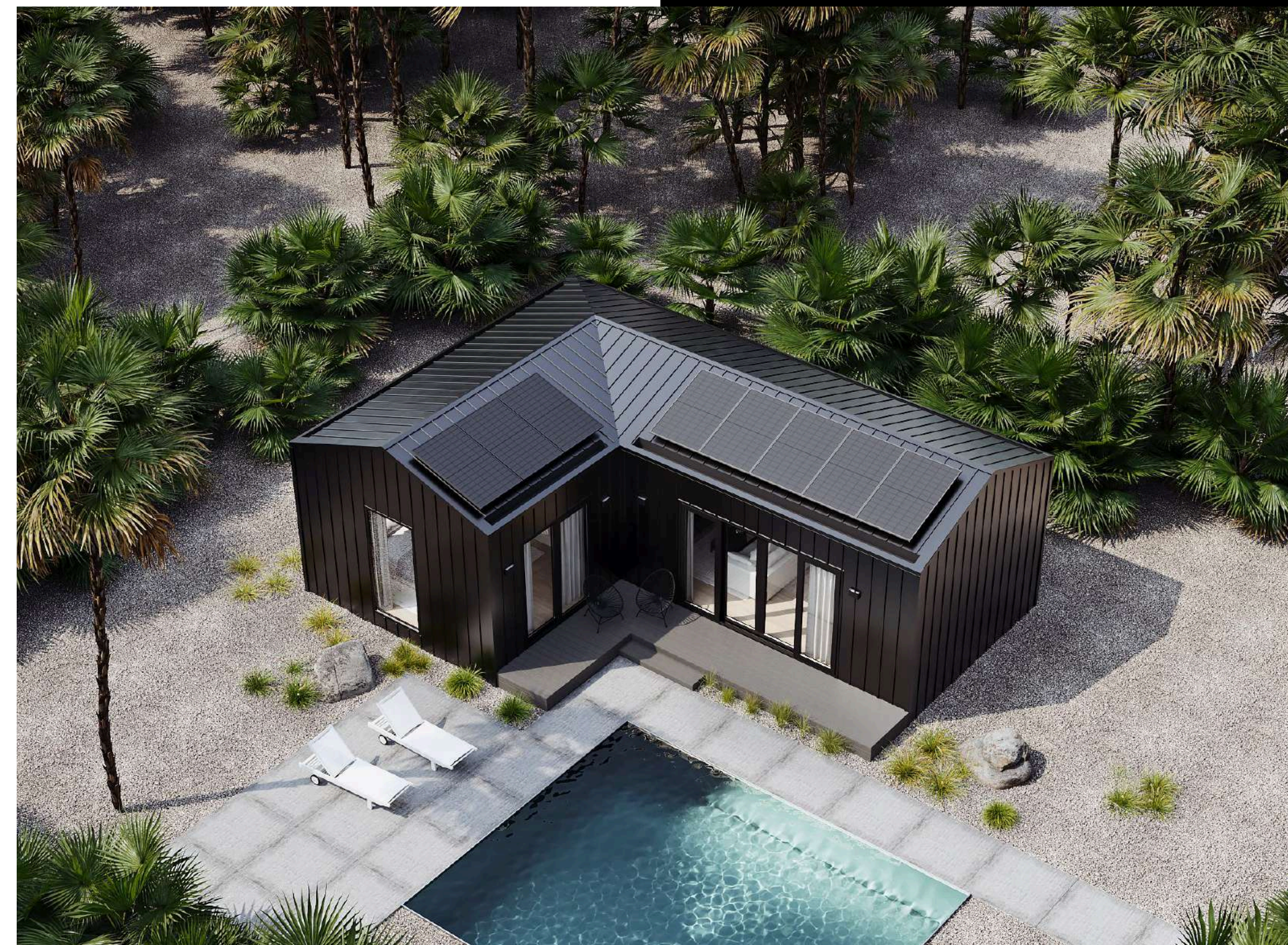
Generate your own power and take control of rising energy costs.

Our solar packages feature all-black, high-efficiency, Tier 1 solar panels from trusted manufacturers like REC, Silfab, and Qcell — selected for their performance, reliability, and clean aesthetics. Every system uses micro inverter technology from Enphase, the leader globally for residential solar design. The package you receive will vary based on your region, ensuring optimal energy output and local support.

With solar, you can:

- Lower your electricity bills starting from move-in day
- Protect against utility rate hikes and future-proof your energy
- Power your all-electric home — including HVAC, water heating, appliances, and EV charging
- Generate clean energy without compromising your lifestyle

By adding solar at the time of purchase, you skip the guesswork and save thousands on installation compared to retrofitting later. We offer curated solar packages that integrate seamlessly with your home and can be paired with battery storage for full energy independence.



Sustainable Packages:

Battery Backup

Keep the lights on, the fridge cold, and your life uninterrupted.

Our battery backup package uses FranklinWH's energy storage solution, which is a 15 kWh / 60amp battery with a 15 year warranty. This solution is designed to keep you working, even when the grid fails. Franklin's high-performance, all-in-one battery and control system will keep your home running during outages while optimizing your home to avoid peak rate costs year-round. Because our homes use low draw, high-efficiency, all-electric systems, your battery can go further powering essentials for longer than in a conventional home. The Franklin battery is fully compatible with the SPAN smart panel that is standard in every Momo home, so you have real-time visibility and control over what stays on when the power goes out.

Benefits of adding a battery:

- Seamless backup power for lights, outlets, refrigeration, internet, and more
- Longer battery run time, thanks to our efficient HVAC and hot water systems
- Smart control during outages and daily use via the SPAN app
- Fully solar-integrated, so your battery recharges from the sun — not the grid

Energy Resilience isn't a luxury — it's built into every Momo!



Sustainable Packages:

EV Charging

Charge at Home. Drive on Sunshine.

Every Momo Home is pre-wired for EV charging, with the option to add the SPAN Drive — a powerful, intelligent Level 2 charger that integrates directly with the SPAN smart panel. With up to 11.52 kW of output (48A) and a 20-foot cable, SPAN Drive gives you a smarter way to plug in with clean energy charging from your solar panels and full control from your phone.

What's included:

- SPAN Drive 48amp Level 2 Charging adds ~34-46 miles of range per hour of charging, depending on the vehicle.
- Seamless app control through SPAN for scheduling and tracking
- Outdoor-rated, durable design with built-in ground fault protection
- WiFi, cellular, and Ethernet connectivity for real-time data and remote access

The future of driving is electric — and Momo makes it effortless to get there.

