



Shop-House by Morton

Looks Better. Lasts Longer.
Ready for you to finish.

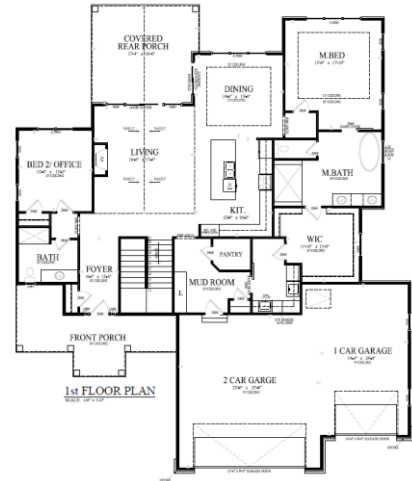


**MORTON
BUILDINGS®**



Conventional stick-built homes

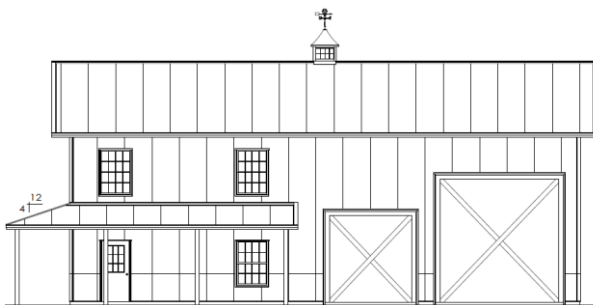
Conventional stick-built homes are typically multi-level, feature-rich, turnkey finished, and with intricate floor plans. You can see them in urban and suburban settings. The cost of the home is a function of the quality of the materials, level of finish, and builder qualifications. Often, conventional financing is easy to secure.



- ✓ Multi-level (on basement)
- ✓ Urban and suburban style
- ✓ Complex geometry & features
- ✓ Load-bearing walls
- ✓ Shingled roof and vinyl/brick siding
- ✓ Typical energy performance
- ✓ One builder (turnkey)
- ✓ Conventional mortgage

Post-frame homes by Morton

Morton post-frame homes typically consist of a lockable, insulated exterior shell that the owner can finish the interior on their own or with a general contractor. These homes are built to last, energy-efficient, and come with a unique curb appeal. Layouts allow for a large clear span open floor plan and extra storage. The finished cost of the home is comparable to a stick-built home. The home is typically financed with a construction loan.



- ✓ Typically one level (No basement)
- ✓ Rural and country settings
- ✓ Extra storage and hobby space
- ✓ Clear span open floor layouts
- ✓ Steel roof and siding
- ✓ Superior energy performance
- ✓ Owner finishes interior
- ✓ Construction loan
- ✓ Age-in-place home



A lockable, insulated shell ready for you to finish

Our crews construct the insulated, lockable shell of the home, with no interior wall framing, which allows the interior finish to be completed by you, the homeowner, or your own general contractor.



An attached Morton shop that protects your valuables

Your shop can be customized to complement the living space. You can also add features like interior steel liners, smart panel, acoustical steel to cut down on noise, and Morton's exclusive Energy Performer® insulation system to provide a comfortable and energy-efficient building year-round.





A Shop-House is also referred to by some as a shouse, barndominium, or a shop with living quarters. A Morton Shop-House will not only protect your valuables but is ideal to serve as your extra guest bedroom, a weekend get-away, a temporary residence, or as a future retirement home. Morton's ready to finish post-frame Shop-House construction provides the best value because the structure that is built stronger, lasts longer, and looks better, so you can enjoy your shop and living space for generations to come.



The Bristow

1-Story Shop-House Concepts

These classic 1-story Shop-House concepts are easy to design and easy to finish. The shop is usually large and tall to accommodate hobby/farm vehicles and is often just as important as the living space.

The attached or built-in living quarters could be a space where you Park-Store-Sleep in your weekend get away, an extra bed-room on your property for friends and relatives when they visit you, temporary living space when you build your custom home, your future "downsized" residence, or simply living space required by code.



The Arcadia

2-Story Shop-House Concepts

These popular 2-story Shop-House concepts are optimized to incorporate a more elaborate residential unit alongside a large and tall shop. Finishing the living quarters often requires additional planning and coordination with your sub or general contractors

These "stretchable" Shop-House layouts elegantly balance shop and living space needs. The optimized layouts come with open floor plan style double height living areas and additional bedrooms/common areas on the second floor.

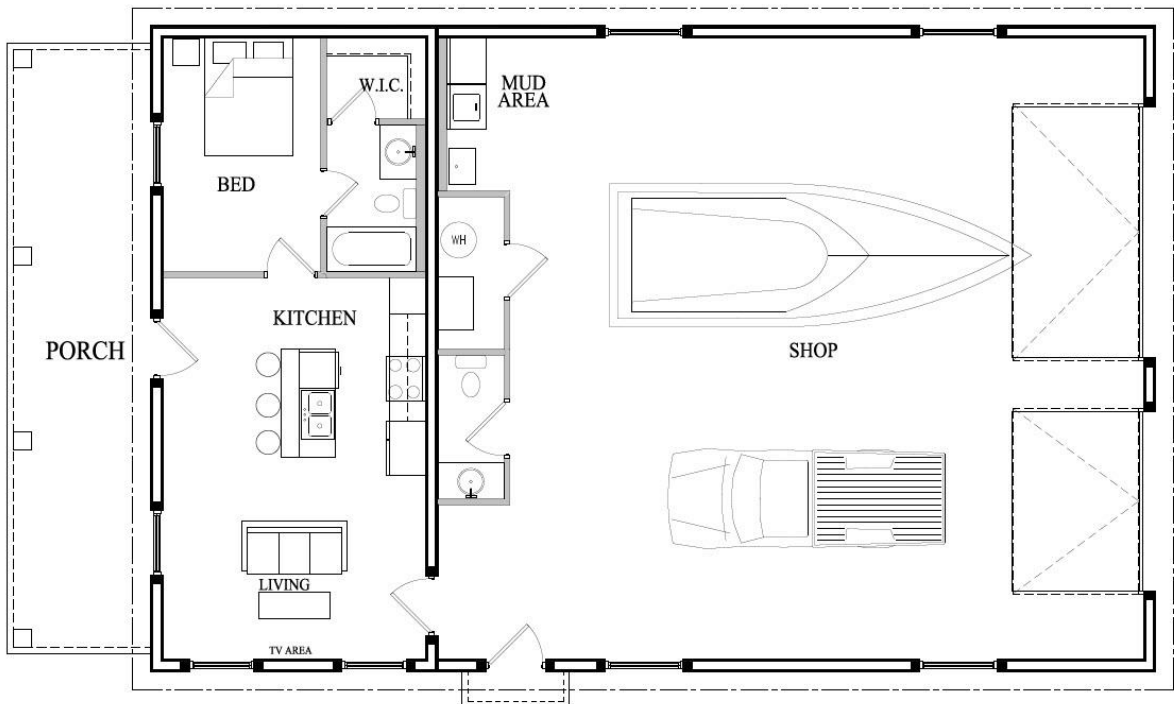


Bristow I (36'x16'x56')

Living: 576 sq. ft., Garage: 1440 sq. ft.



Whether you're looking for a compact, functional home away from home where you can also focus on your hobbies, or you are building a backyard shop and guest house combo, the Bristow I is the ideal, medium-sized Shop-House. A single-story open floor plan allows you to configure the layout of your space according to your personal needs.



*Images may contain elements not part of the offering
Floor plans are intended for visualization and planning*

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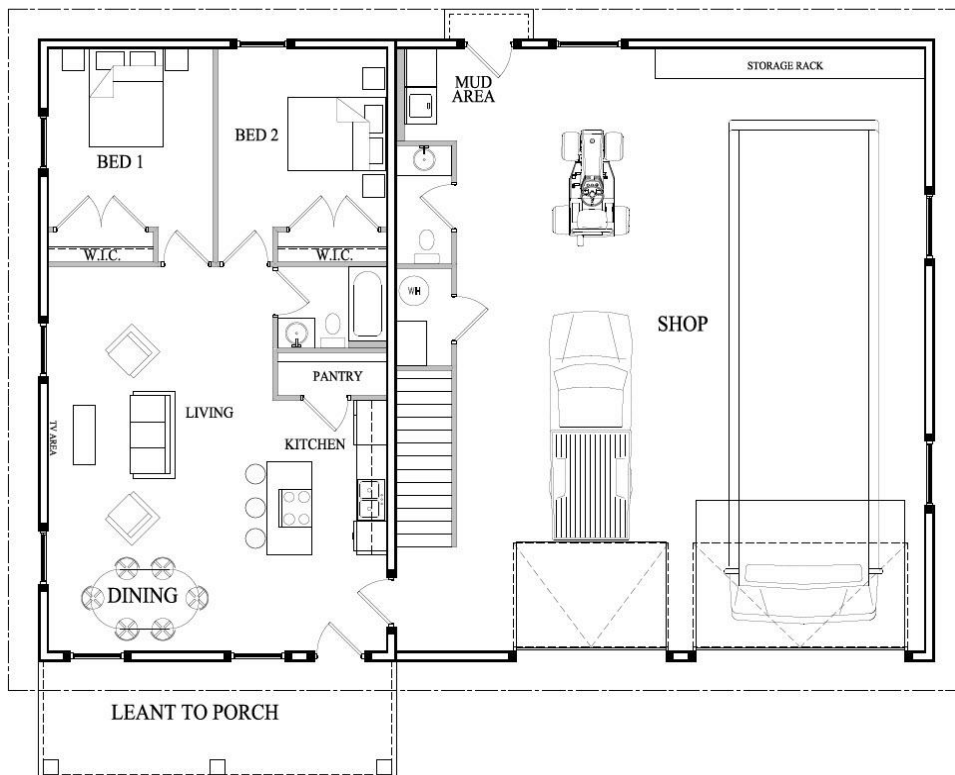


Bristow II (42'x16'x60')

Living: 1008 sq. ft., Garage: 1512 sq. ft.



This model features a spacious shop with room for tall vehicles, extra storage space in the mezzanine level, and an easy to finish single level, 2- bedroom living space. This structure could function as a temporary home and combined storage space, or a garage with a weekend get away space. Either way, your family will enjoy this Morton Shop-House for a long time to come!



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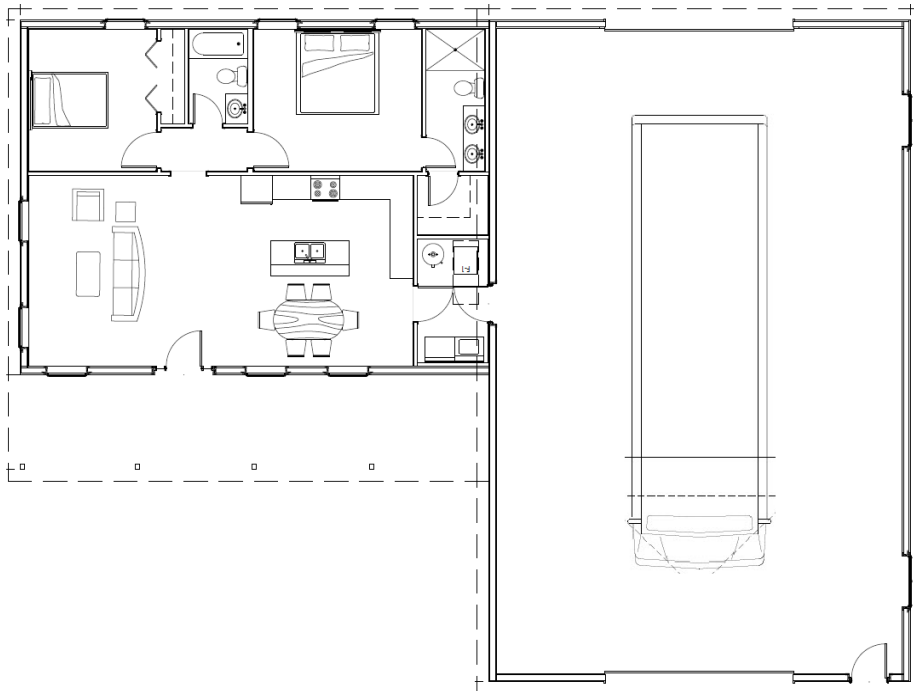


Bristow III (30'x9'x40', 36'x16'x56')

Living: 1200 sq. ft., Garage: 2016sq. ft.



This versatile L-shaped Shop-House boasts a compact 2 bedroom living quarters as well as a functional shop that provides room for your hobbies, vehicles, and large equipment. The shop is configured with a drive through RV space for convenience. The single level easy to finish living space is a great way to increase the value of your investment, increase its resale value or make it easier to obtain permits. Stretch this concept in any direction to increase storage!



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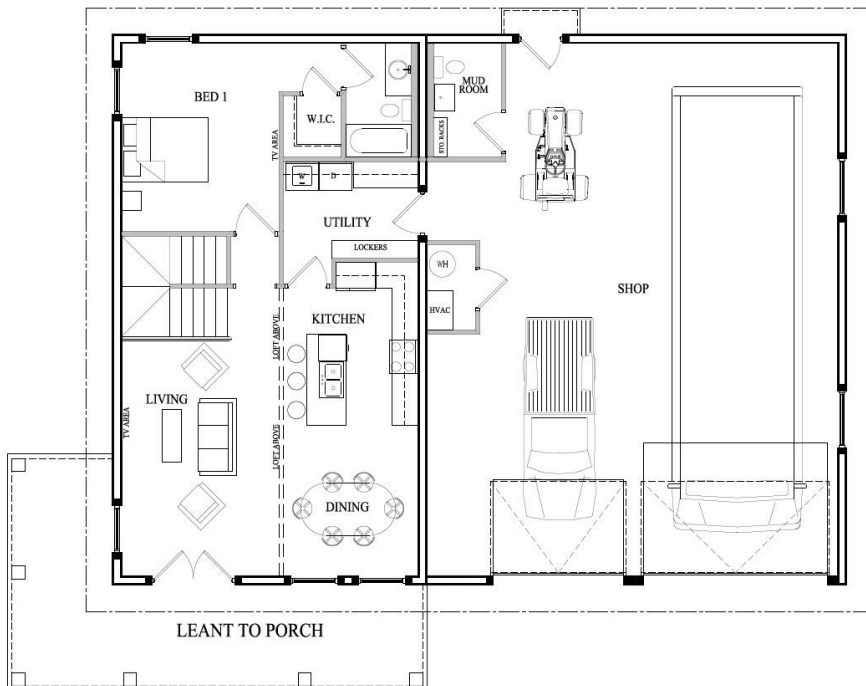
Arcadia I (42'x18'x56')

Living: 1612 sq. ft., Shop: 1344 sq. ft.

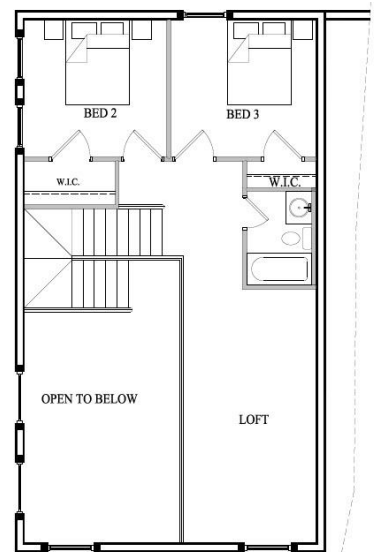


This upgraded Shop-House is designed to accommodate tall vehicles. The shop seamlessly transitions to a well thought out 3-bedroom residence. Just stretch the shop and add over head doors if you need more space. This Morton Shop-House could be your retirement home or a getaway destination that you and your grandchildren can enjoy for many years to come.

First Floor



Second Floor



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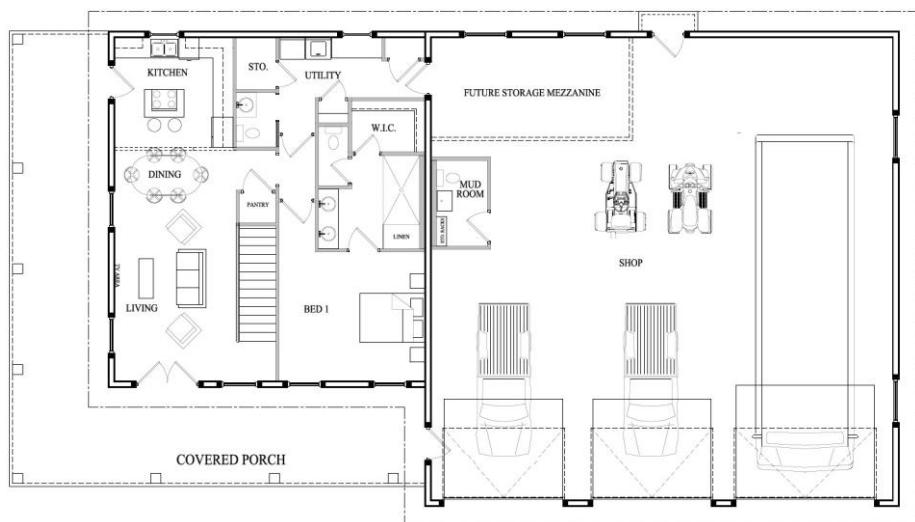
Arcadia II (36'x18'x32', 48'x18'x48')

Living: 1952 sq. ft., Shop: 2304 sq. ft.

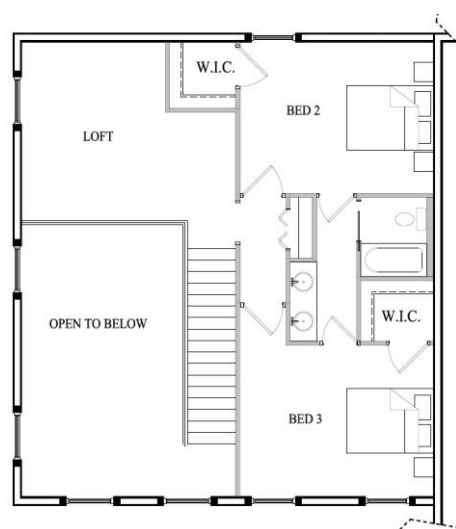


This Shop-House combines the best of what Morton has to offer. This model is designed to accommodate tall vehicles, with the layout seamlessly transitioning to an efficiently designed 3-bedroom residence. Work with your knowledgeable Morton sales consultant to stretch the plans to your preference and ensure you will enjoy this Morton home now and well into the future.

First Floor



Second Floor



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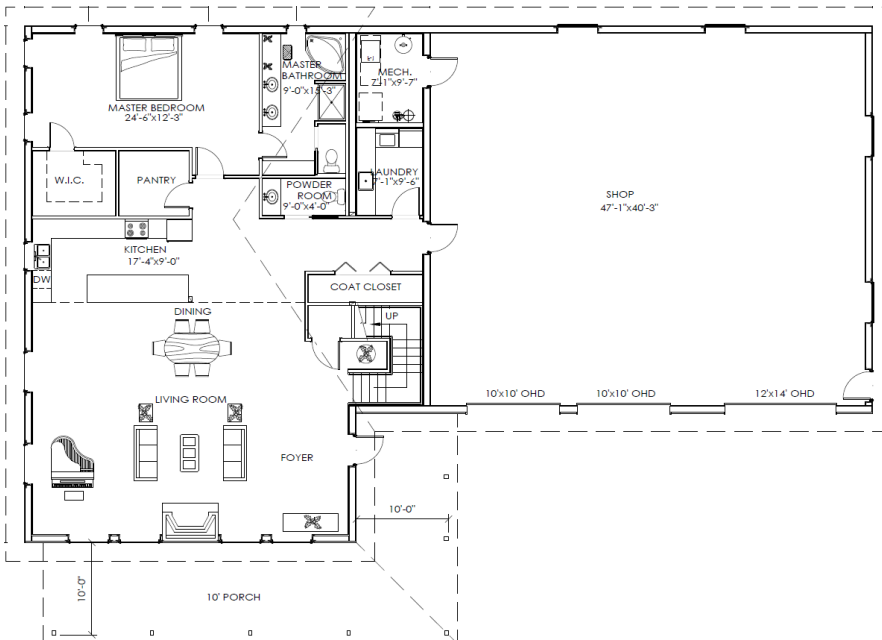
Arcadia III (36'x18'x56', 42'x18'x56')

Living: 3584 sq. ft., Shop: 2016 sq. ft.

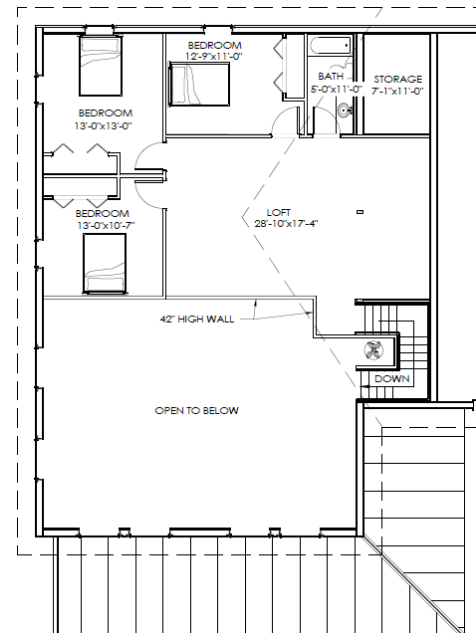


Our flagship T-Shaped Shop-House has impeccable balance and symmetry. The large stretchable shop is configured to hold cars, trucks and other hobby vehicles. The 2-story, 4-bedroom, open floor living space, with second-floor game room could be your family's getaway home or your future residence. The wrap-around porch accentuates curb appeal and provides an outside retreat for your friends and family.

First Floor



Second Floor



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Home and Cabin Planning Guide

- | | | |
|---------------------------------|--|--------------------------|
| 1. Select style and model home | Narrow down options | <input type="checkbox"/> |
| 2. Budget & determine providers | Planning for success | <input type="checkbox"/> |
| 3. Schedule building tour | Morton construction and value | <input type="checkbox"/> |
| 4. Adapt your design | Adapt floor plan and Morton shell features | <input type="checkbox"/> |
| 5. Final price & contract | Morton quote and schedule construction | <input type="checkbox"/> |

Activity	Budget	Contact
Land	\$ _____	Bank/Source:
Site Readiness / Infrastructure Development Roadways Utilities (septic, well, electrical lines, etc.)	\$ _____	Trade names:
Lockable, Insulated Shell Site prep for construction Concrete foundation Structural design Materials Material delivery & tax Building shell construction Insulation (EP Package)	\$ _____ * * Budgetary only for pricing planning purposes	Builder: Morton Buildings Model Home Name:
Rough-In And Finish Plumbing	\$ _____	Trade name:
Electrical	\$ _____	Trade name:
HVAC	\$ _____	Trade name:
Interior Finishing Floor system and stairs Drywall Kitchen cabinets Kitchen countertops Painting Flooring Bath & restroom fixtures Lighting	\$ _____	Trade name:
Blown-in roof insulation	\$ _____	Trade name:
Appliances	\$ _____	Trade name:
Landscaping	\$ _____	Trade name:
Total	\$ _____	Bank/Source:

