



# HOMES

## CATALOG

# Welcome to Synergy Structures!

*Built for the Way You Live. Ready for What's Next.*



## **Our Commitment to You.**

At Synergy Structures, everything we build begins with one simple idea: your home should work beautifully for the way you live today and adapt with you into the future. Each home is thoughtfully designed and precision-built with a focus on quality, efficiency, and everyday livability. By combining smart layouts, durable materials, and modern functionality, we create homes that feel comfortable, efficient, and built to last without compromise.

## **Built on Experience.**

### **Driven by Innovation.**

What truly sets Synergy apart is the foundation behind every home. Synergy Structures was founded by brothers Brian and Michael Iagnemma, industry leaders with decades of experience across large-scale homebuilding, manufacturing, and construction innovation. Having overseen thousands of homes and pioneered advanced building technologies, they created Synergy to deliver a better, more reliable way to build. As a certified American manufacturer, we bring together advanced 3D BIM technology, light-gauge steel panelization, and modern off-site construction methods to deliver a level of precision, durability, and consistency that traditional building simply can't match. This approach provides not only exceptional quality, but also greater transparency, efficiency, and long-term value, giving you confidence in both your home and your investment.



*Homes by Synergy are proudly manufactured in the United States using American steel, quality materials, and the kind of attention to detail that comes from people who truly care about what they build. When you choose Synergy, you're not just investing in a home, you are supporting the American workers who put their best into every one.*

*From our state-of-the-art South Carolina facility, we offer nationwide delivery, bringing that same care and craftsmanship wherever life takes you.*



**1-888-274-9004**

**1312 Camp Creek Road, Lancaster, SC 29720**  
**SynergyStructures.com**

# Built on Decades of Experience

*Driven by a Commitment to You.*

## Guided Every Step

Just as important as the home itself is the experience of getting there. Our team is made up of experts across construction, manufacturing, and technology and is committed to making your journey simple, transparent, and enjoyable from start to finish. We're here to guide you, answer your questions, and ensure every step feels clear, supported, and rewarding. Built on decades of real-world experience and driven by a commitment to innovation, Synergy Structures represents a better way to build that prioritizes quality, accountability, and the people we serve.



## Homes That Adapt with You

Whether you're searching for a primary residence, guest house, accessory dwelling unit (ADU), or an investment property, our homes are built for versatility. Designed to evolve with your needs, they support changing lifestyles, growing or downsizing families, and new opportunities all while maintaining enduring value.

At Synergy Structures, we don't just build structures, we create spaces where life happens, memories are made, and possibilities grow. We look forward to helping you bring your vision to life!

Warm regards,  
The Synergy Family



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# THE ASCEND

(16X10) 160 SQFT

\$15,995

Simple Living, Thoughtfully Refined.



Nationwide  
Delivery



FINANCING  
AVAILABLE

*The Ascend delivers essential comfort and effortless simplicity in a cleverly designed compact footprint. Featuring a private powder room and an open, efficient layout, it offers a fresh and versatile solution for guest stays, backyard offices, creative spaces, or short-term rentals. Minimal in size but big on possibility, the Ascend creates a clean, adaptable environment where less truly becomes more.*



**Designed to Impress:** Choose from a Classic or Modern elevation featuring corrugated steel or lap vinyl siding, complimented with a sleek black steel roof. Built on a heavy-duty steel chassis with a detachable hitch, this home delivers striking curb appeal with exceptional durability whether stationary or on the move.



**Timeless Interiors:** Shiplap walls and ceilings, paired with LVP flooring, create a bright, warm space with classic charm throughout.



**Powder Room:** Designed for your convenience, offering a comfortable and functional space that enhances everyday living and guest use.



**Thoughtfully Built:** Featuring an energy-efficient mini-split system for year-round comfort, along with professionally installed wiring, plumbing, and insulation for lasting performance (R-19 ceiling and floor, R-15 walls).



CLASSIC



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# THE HERITAGE

(16X12) 184 SQFT

\$17,995

Comfort & Character in Every Detail



Nationwide  
Delivery



FINANCING  
AVAILABLE

*The Heritage offers a refined living experience with a layout designed for comfort, flow, and ease. Carefully considered details work together to create a space that feels welcoming, functional, and complete. Featuring a full bathroom and an efficient design, it's well suited for guest stays, private retreats, or simplified living, bringing together timeless character and everyday comfort.*



**Designed to Impress:** Choose from a Classic or Modern elevation featuring corrugated steel or lap vinyl siding, complimented with a sleek black steel roof. Built on a heavy-duty steel chassis with a detachable hitch, this home delivers striking curb appeal with exceptional durability whether stationary or on the move.



**Timeless Interiors:** Shiplap walls and ceilings, paired with LVP flooring, create a bright, warm space with classic charm throughout.



**Full Bath:** Designed for comfort and convenience, featuring a walk-in shower, vanity with sink, toilet, and modern fixtures, creating a space that feels both functional and inviting.



**Thoughtfully Built:** Featuring an energy-efficient mini-split system for year-round comfort, along with professionally installed wiring, plumbing, and insulation for lasting performance (R-19 ceiling and floor, R-15 walls).



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# THE BEXLEY

(24X10) 240 SQFT

\$19,995

Studio Living, Beautifully Designed.



Nationwide  
Delivery



FINANCING  
AVAILABLE

*The Bexley offers a complete studio-style living experience within a highly efficient design. A full bathroom, kitchenette, and open-concept living space come together to create a home that feels both functional and comfortable. Ideal for ADUs, rental opportunities, or extended stays, the Bexley maximizes every square foot while maintaining a natural sense of flow, delivering a space that feels open, practical, and easy to live in.*



**Designed to Impress:** Choose from a Classic or Modern elevation featuring corrugated steel or lap vinyl siding, complimented with a sleek black steel roof. Built on a heavy-duty steel chassis with a detachable hitch, this home delivers striking curb appeal with exceptional durability whether stationary or on the move.



**Timeless Interiors:** Shiplap walls and ceilings paired with LVP flooring create a bright, warm space with classic charm throughout.



**Kitchenette:** Compact without compromise — shaker-style cabinetry, countertop, and a stainless-steel sink deliver style, function, and everyday convenience in one smart space.



**Full Bath:** Designed for comfort and convenience, featuring a walk-in shower, vanity with sink, toilet, and modern fixtures, creating a space that feels both functional and inviting.



**Thoughtfully Built:** Featuring an energy-efficient mini-split system for year-round comfort, along with professionally installed wiring, plumbing, and insulation for lasting performance (R-19 ceiling and floor, R-15 walls).



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# THE KINGSLEY

(24X12) 276 SQFT

\$29,995

Open Living with Room to Unwind.



Nationwide  
Delivery



FINANCING  
AVAILABLE

*The Kingsley offers a bright, open-concept layout designed for comfort, flow, and everyday functionality. Its spacious design creates a natural sense of openness while remaining efficient and easy to live in. Complete with a full kitchen and full bathroom, it is ideal for full-time living, rental opportunities, or multi-purpose use. From a home office to a private retreat, the Kingsley delivers flexibility with a refined, residential feel.*



**Designed to Impress:** Choose from a Classic or Modern elevation featuring corrugated steel or lap vinyl siding, complimented with a sleek black steel roof. Built on a heavy-duty steel chassis with a detachable hitch, this home delivers striking curb appeal with exceptional durability whether stationary or on the move.



**Timeless Interiors:** Shiplap walls and ceilings, paired with LVP flooring, create a bright, warm space with classic charm throughout.



**Chef-Inspired Kitchen:** Designed for both style and function, featuring shaker-style cabinetry and a stainless-steel appliance package with a 30" electric range, built-in microwave, and sink, along with space for a full-size 30" refrigerator. Refrigerator not included.



**Full Bath and Laundry:** Designed for comfort and convenience, featuring a walk-in shower, vanity with sink, toilet, and modern fixtures, creating a space that feels both functional and inviting. Stackable washer and dryer hookups included for added convenience.



**Thoughtfully Built:** Featuring an energy-efficient mini-split system for year-round comfort, along with professionally installed wiring, plumbing, and insulation for lasting performance (R-19 ceiling and floor, R-15 walls).



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# THE SUMMIT

(34X10) 340 SQFT

\$34,995

Defined Spaces. Greater Comfort.



Nationwide  
Delivery



FINANCING  
AVAILABLE

*The Summit introduces the privacy of a dedicated bedroom within a streamlined design. With clearly defined living areas, a full bathroom, and kitchenette, it supports longer-term stays while maintaining an efficient, well-balanced layout. Well suited for ADU use, rental applications, or full-time living, the Summit offers a thoughtful blend of openness and separation creating a more complete and comfortable living experience.*



**Designed to Impress:** Choose from a Classic or Modern elevation featuring corrugated steel or lap vinyl siding, complimented with a sleek black steel roof. Built on a heavy-duty steel chassis with a detachable hitch, this home delivers striking curb appeal with exceptional durability whether stationary or on the move.



**Timeless Interiors:** Shiplap walls and ceilings, paired with LVP flooring, create a bright, warm space with classic charm throughout.



**Kitchenette:** Compact without compromise — shaker-style cabinetry, countertop, and a stainless-steel sink deliver style, function, and everyday convenience in one smart space.



**Full Bath:** Designed for comfort and convenience, featuring a walk-in shower, vanity with sink, toilet, and modern fixtures, creating a space that feels both functional and inviting.



**Thoughtfully Built:** Featuring an energy-efficient mini-split system for year-round comfort, along with professionally installed wiring, plumbing, and insulation for lasting performance (R-19 ceiling and floor, R-15 walls).



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# THE CORNERSTONE (34X12) 391 SQFT

# \$39,995

Comfort, Privacy, and a Place to Belong



Nationwide Delivery



FINANCING AVAILABLE

*The Cornerstone delivers the feel of a traditional home with a layout designed for everyday livability. Featuring a dedicated bedroom and thoughtfully arranged living spaces, it provides privacy without sacrificing openness. Ideal for full-time living or long-term rental use, the Cornerstone offers a balanced design that feels comfortable, complete, and built for the way people live.*



**Designed to Impress:** Choose from a Classic or Modern elevation featuring corrugated steel or lap vinyl siding, complimented with a sleek black steel roof. Built on a heavy-duty steel chassis with a detachable hitch, this home delivers striking curb appeal with exceptional durability whether stationary or on the move.



**Timeless Interiors:** Shiplap walls and ceilings, paired with LVP flooring, create a bright, warm space with classic charm throughout.



**Chef-Inspired Kitchen:** Designed for both style and function, featuring shaker-style cabinetry and a stainless-steel appliance package with a 30" electric range, built-in microwave, and sink, along with space for a full-size 30" refrigerator. *Refrigerator not included.*



**Full Bath and Laundry:** Designed for comfort and convenience, featuring a walk-in shower, vanity with sink, toilet, and modern fixtures, creating a space that feels both functional and inviting. Stackable washer and dryer hookups included for added convenience.



**Thoughtfully Built:** Featuring an energy-efficient mini-split system for year-round comfort, along with professionally installed wiring, plumbing, and insulation for lasting performance (R-19 ceiling and floor, R-15 walls).



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# THE TIMBERLINE

(44X12) 506 SQFT

\$49,995

Room to Live, Work, and Grow Together.



Nationwide  
Delivery



FINANCING  
AVAILABLE

*The Timberline offers the comfort and flexibility of a two-bedroom home within a thoughtfully designed layout. Separate bedrooms and defined living areas provide privacy and structure, while generous shared spaces support daily living, work, and gathering. Ideal for full-time residence, shared living, or long-term investment, the Timberline delivers a spacious, adaptable home that evolves with your needs creating a true sense of permanence and possibility.*



**Designed to Impress:** Choose from a Classic or Modern elevation featuring corrugated steel or lap vinyl siding, complimented with a sleek black steel roof. Built on a heavy-duty steel chassis with a detachable hitch, this home delivers striking curb appeal with exceptional durability whether stationary or on the move.



**Timeless Interiors:** Shiplap walls and ceilings, paired with LVP flooring, create a bright, warm space with classic charm throughout.



**Chef-Inspired Kitchen:** Designed for both style and function, featuring shaker-style cabinetry and a stainless-steel appliance package with a 30" electric range, built-in microwave, and sink, along with space for a full-size 30" refrigerator. *Refrigerator not included.*



**Full Bath and Laundry:** Designed for comfort and convenience, featuring a walk-in shower, vanity with sink, toilet, and modern fixtures, creating a space that feels both functional and inviting. Stackable washer and dryer hookups included for added convenience.



**Thoughtfully Built:** Featuring an energy-efficient mini-split system for year-round comfort, along with professionally installed wiring, plumbing, and insulation for lasting performance (R-19 ceiling and floor, R-15 walls).



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# Your Steps to Home Ownership

*From your first question to move-in day, we're with you every step!*

Purchasing a home should feel exciting—not overwhelming. At Synergy, we've made the process simple and straightforward, so you feel informed, supported, and confident every step of the way. Here's what you can expect:

**1**

## CHOOSE YOUR HOME & OPTIONS

Browse our collection of thoughtfully designed homes and choose the model that fits your lifestyle, needs, and budget. We'll guide you through floor plans, elevations, and finish options, making it easy to personalize your space and find the perfect fit.

**2**

## RECEIVE YOUR QUOTE

Once you've made your selections, we'll provide a detailed, transparent estimate with no hidden fees. When you're ready to move forward, we'll prepare your Purchase Agreement for review and signature.

**3**

## SECURE FINANCING (IF NEEDED)

If financing is part of your plan, we can point you in the right direction and help streamline the process. Securing financing early assures everything is in place when your home is ready.

**4**

## SIGN & SECURE YOUR HOME

With your Purchase Agreement signed, a deposit secures your home and begins production. This is where your vision becomes a reality—and we'll walk you through every detail along the way.

**5**

## SCHEDULE YOUR DELIVERY

As your home nears completion, we'll coordinate delivery and final payment details. From our facility to your site, we handle logistics so you can focus on what matters most: your new home.

**We're with you every step of the way!**

**Our support doesn't end when the process does as we're here to answer questions, provide guidance, and ensure your experience is everything you hoped for.**

**Welcome to the Synergy family, we can't wait to bring your vision to life.**



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# Included Features

*"Thoughtfully Designed Homes, Wherever Life Takes You."*

## ENGINEERED STEEL CONSTRUCTION

### **Built & Engineered Better.**

*Designed for strength, safety, and long-term performance.*

- Engineered, full structural steel framing construction for superior strength, unmatched durability, and structural integrity
- Structural galvanized light-gauge steel wall framing for enhanced corrosion resistance
- 7/16" OSB wall and roof sheathing for added structural support
- 23/32" engineered tongue and groove OSB subfloor for a solid base
- Weather-resistant barrier system for advanced moisture protection

## BUILT TO LAST

### **Superior Structure & Mobility.**

*Our homes are engineered to withstand both the journey and the years ahead whether parked or on the move.*

### **Highway-Ready Steel Chassis**

- Custom home on wheels trailer engineered for safe highway transport
- Integrated steel frame with engineered subfloor system
- Heavy-duty engineered steel frame chassis with welded cross members and outriggers for maximum rigidity
- Dual or triple axles (per plan) with breakaway safety system for enhanced towing security
- Front jack stand with 2-5/16" coupler and detachable hitch for easy hookup and transport flexibility
- Corrosion-resistant primer and protective top-coat finish on chassis for long-term durability

## CLIMATE CONTROL & ENERGY EFFICIENCY

### **Comfort in Every Season.**

*Engineered for energy-conscious living and year-round comfort.*

- 9,000 BTU heat and air mini-split system (per plan) for efficient heating and cooling
- 4 GPM electric tankless water heater for on-demand hot water
- In-home certification listing insulation specifications, installation date, and R-values (R-15 insulated exterior walls, R-19 insulated floor and roof system)

## PLUMBING & ELECTRICAL

### **Safe. Efficient. Fully Equipped.**

*Designed with residential-grade systems to deliver reliability and convenience.*

- PEX water supply lines for flexibility and durability
- PVC drain connection for long-term performance
- Exterior freshwater connection and drain hookup
- 50 AMP or 100 AMP electrical service panel (per plan)
- Exterior third-party plumbing and electrical connections (by others)
- LED energy-efficient lighting throughout (per plan)
- GFCI outlets on exterior and GFI outlets in wet areas (per plan)
- Hardwired smoke and CO detectors with battery backup
- Stackable washer/dryer opening and hookups provided (per plan)  
(Washer/Dryer not included)



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# Included Features

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## DISTINCTIVE EXTERIOR FINISHES

### **Low Maintenance. Lasting Impression.**

*Designed to combine architectural style with long-term durability, the exterior delivers strong curb appeal with minimal upkeep.*

- Architecturally designed elevations with clean, modern lines
- Corrugated steel or Dutch lap vinyl siding for durability and low maintenance
- Black architectural corrugated steel roofing for long-lasting weather protection
- Gable overhangs (per plan) with maintenance-free metal soffit and fascia
- White Low-E double-glazed, single-hung vinyl windows with tilt sash and decorative grids
- 36" width Fiberglass Craftsman-style raised panel front door with brushed nickel hardware

## CHEF READY KITCHEN

### **Where Style Meets Functionality.**

*Thoughtfully designed to maximize space without compromising performance.*

### **Full Kitchen features (per plan):**

- Upper and lower 30" white maple shaker-style cabinetry with soft close drawers
- Durable laminate countertop
- Stainless steel Frigidaire appliance package
  - 30" freestanding self-cleaning range
  - Cabinet mounted microwave
  - Stainless steel sink with chrome faucet
- 30" opening provided for a standard refrigerator (Refrigerator not included)

### **Kitchenette features (per plan):**

- Lower-only white maple shaker-style cabinetry with soft close drawers
- Durable laminate countertop
- Stainless steel sink with chrome faucet

## SPA-INSPIRED BATH

### **Practical Luxury.**

*Designed for comfort, efficiency, and easy upkeep.*

- Raised-height vanity with storage and cultured marble countertop
- Fiberglass shower with waterproof surround (per plan)
- Chrome plumbing fixtures
- Elongated water-saving, comfort height toilet
- High-efficiency exhaust fan

## INTERIOR FINISHES & FLOORING

### **Bright. Durable. Designed for Living.**

*Modern finishes create an open, welcoming interior for daily use.*

- Vaulted ceilings (per plan) for an expanded, airy feel
- White shiplap walls with matching trim
- Durable 6" luxury vinyl plank flooring throughout
- Raised two-panel interior doors with brushed nickel hardware

## PEACE OF MIND

### **Warranty & Documentation.**

*Confidence comes standard.*

- One year workmanship warranty providing surety coverage from day one of ownership
- Manufacturer warranties on all appliances and mechanical components
- Complete owner documentation provided
- Specifications may vary by model and are subject to change



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# Exterior Siding Selections

*"Thoughtfully Designed Homes, Wherever Life Takes You."*

## Lap Vinyl Siding Color Selections:



## Corrugated Steel Color Selections:



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