



# DESIGNS FOR YOU



# DESIGNS FOR YOU

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3 bed 2 bath 1940 sqft



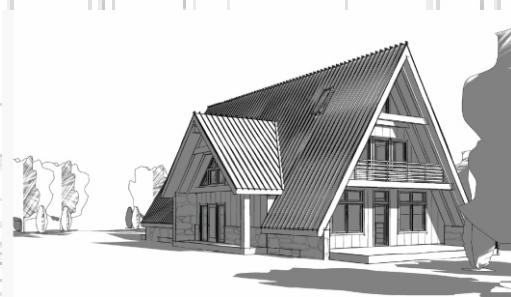
**MARIA** - page 7

3 bed 2 bath 2520 sqft



**PAULINA** - page 11

3 bed 2.5 bath 2450 sqft



**VICTORIA** - page 14

3 bed 2 bath 3230sqft



**EDYTA** - page 18

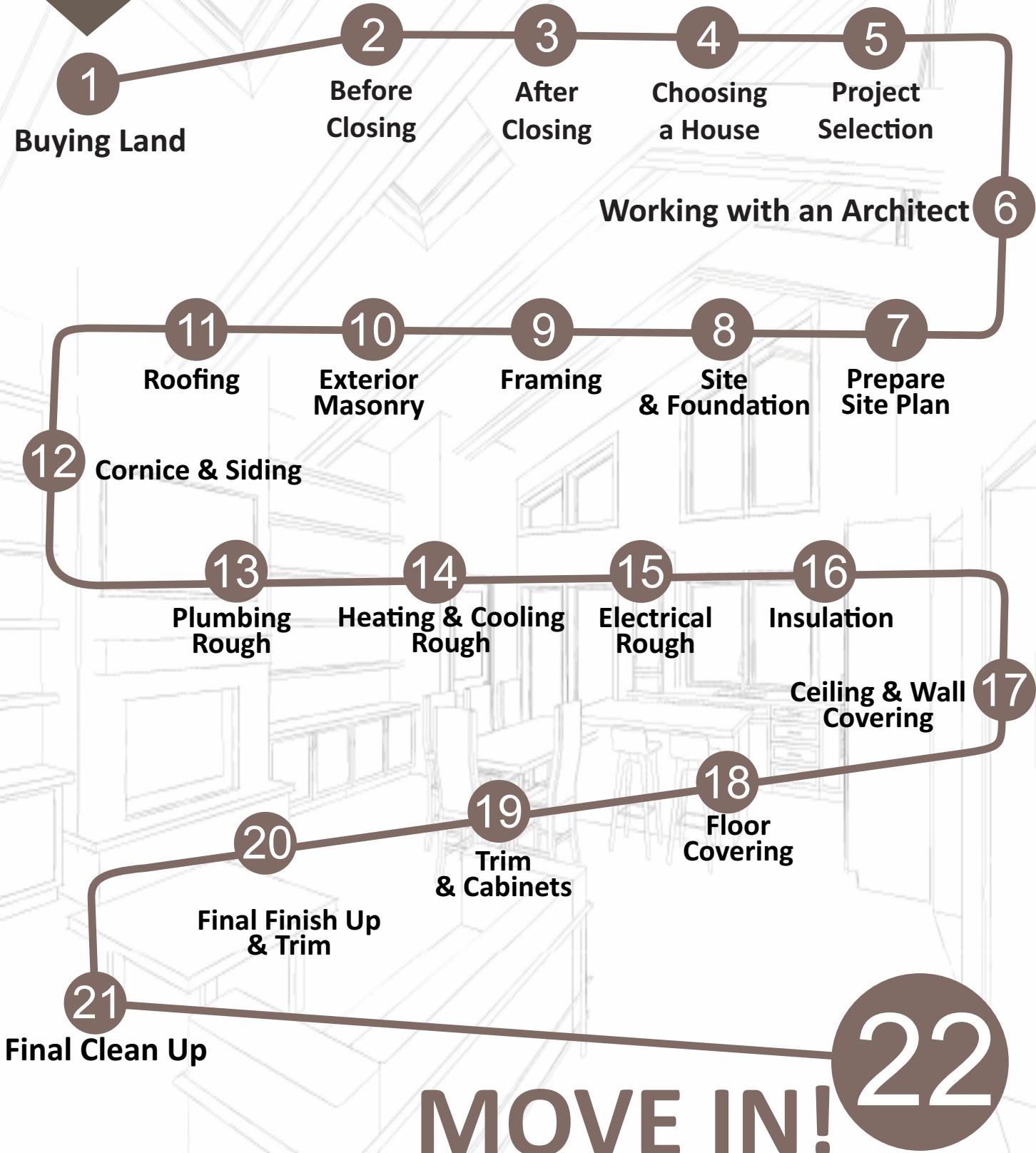
3 bed 1.5 bath 1440sqft

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# Steps to Your Dream Home





# Design and Build with JP Houser Choice

Your idea, our implementation, turnkey with a garden. Our architects will prepare a complete custom residential and commercial building design, then handle the formalities related to obtaining a building permit. We can find the perfect building lot for you, and then we will handle the complete construction of the house from A to Z.

Building a single-family home is a complex investment that requires proper preparation.

To ensure a smooth process, it must be properly prepared.

Choosing the right single-family home design and completing all necessary formalities is key to achieving the desired success.

At JP Houser Choice, we specialize in creating single-family home designs and custom solutions that meet the expectations of even the most demanding clients.

With us, every home design will allow you to build not only a beautiful but, above all, functional single-family home!



**Dreaming of your own home? Choose proven architects!**

When planning the construction of a single-family home, you must prepare for a number of challenges.

Right from the start of your journey to realizing your dreams, you'll be faced with choosing a single-family home design. We understand that finding the perfect design that meets all the needs and expectations of investors is a real challenge, which is why we constantly strive to improve our offerings. We know that achieving the perfect balance between functionality and aesthetics, while also keeping the cost of the planned investment, is paramount for those planning to build a single-family home.

We approach each client individually to provide them with the highest level of care and support!

## For more information

Contact us:

**JP HOUSER CHOICE LLC**

143 Airport Rd, Unit 43, East Stroudsburg, PA18301

570-664-8558

[office@jphouserchoice.com](mailto:office@jphouserchoice.com)

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# HOME AGNES



This small, cozy house exudes charm and comfort. Its exterior is covered with aged wood cladding painted in a delicate, inviting cream shade.

A charming porch stretches along the front of the house.

Just step inside to feel like you're in a cozy interior where every detail has been carefully thought out.

The rear veranda offers more privacy, perfect for a quiet morning coffee or evening stargazing.

Although the house is modest, it provides a sense of timeless comfort—it is an oasis of calm where every corner feels like home.

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**JP HOUSTER CHOICE LLC**

143 Airport Rd, Unit 43, East Stroudsburg, PA18301

570-664-8558

[office@jphousterchoice.com](mailto:office@jphousterchoice.com)

## House features:

- Living room
- 3 Bedrooms
- Laundry room
- Car garage
- 2 Bath room

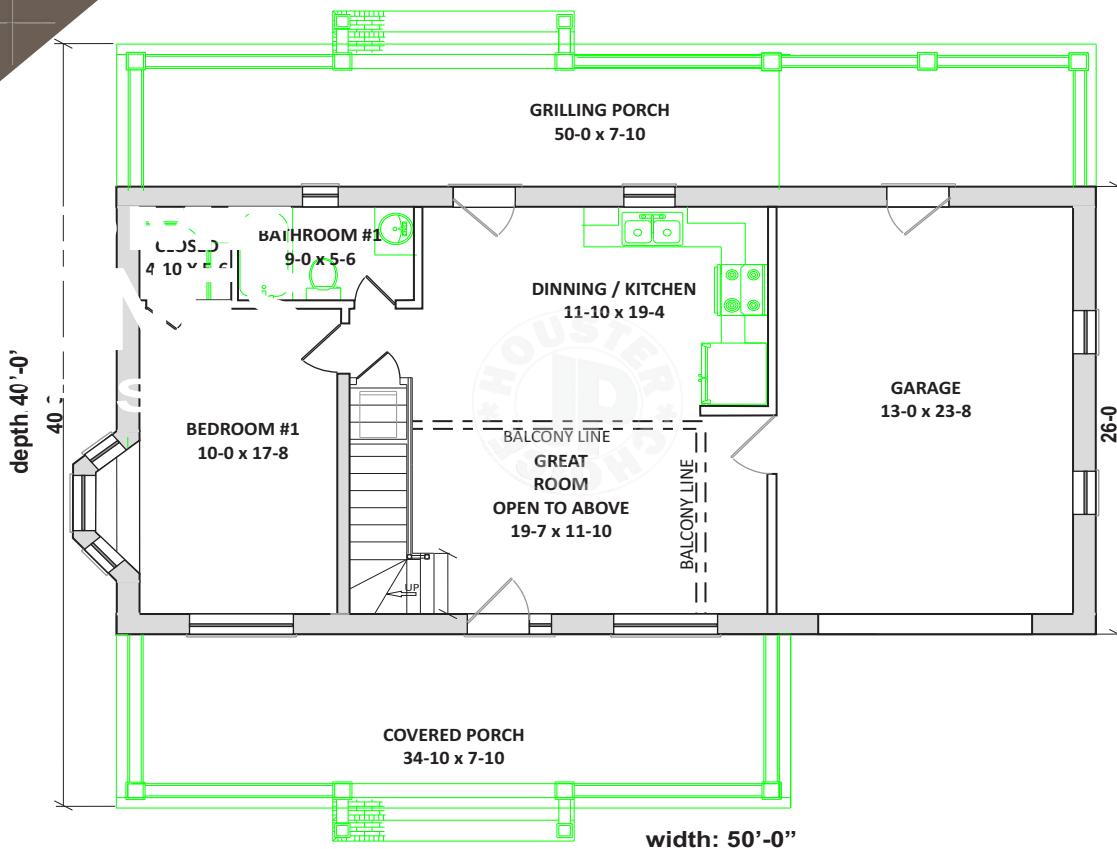
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# HOME AGNES

## FIRST FLOOR



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[office@jphousterchoice.com](mailto:office@jphousterchoice.com)

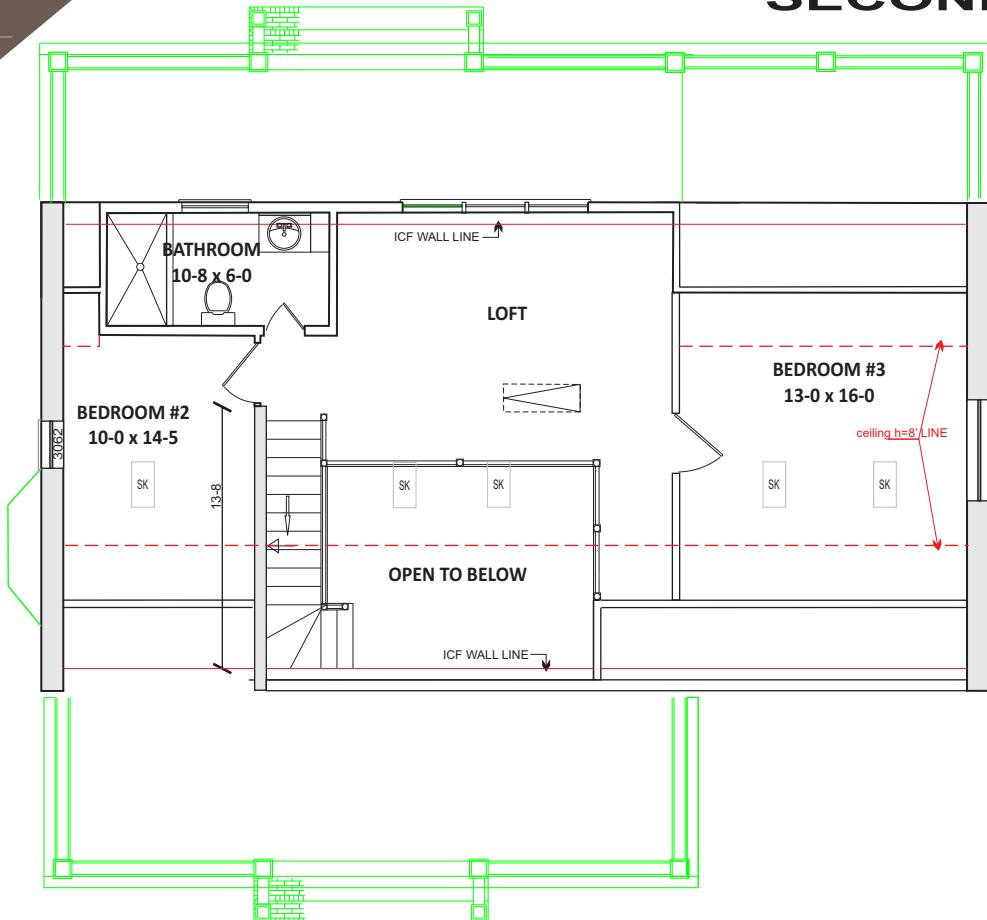
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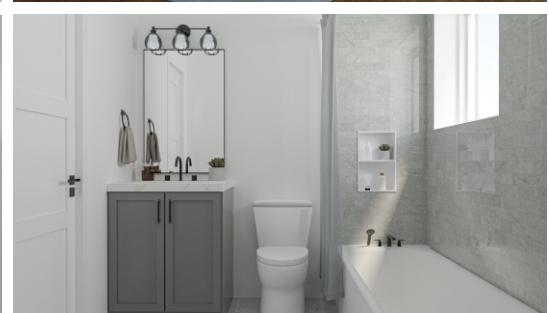
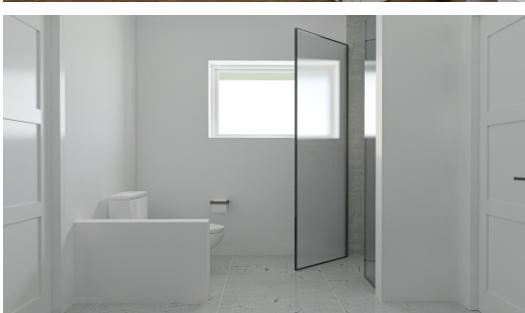
570-664-8558

[office@jphousterchoice.com](mailto:office@jphousterchoice.com)





# HOME MARIA



**Charm meets convenience in this delightful single-family abode!**

**Step into a world of warmth and comfort as you enter the open-concept living space, perfect for creating lasting memories with loved ones.**

**Embrace the tranquility of the landscaped backyard oasis, your own private retreat after a long day.**

**This home offers the ideal blend of suburban living and urban accessibility.**

**Your dream home awaits!**

## **House features:**

- Living room
- 3 Bedrooms
- Car garage
- 2 Bath room

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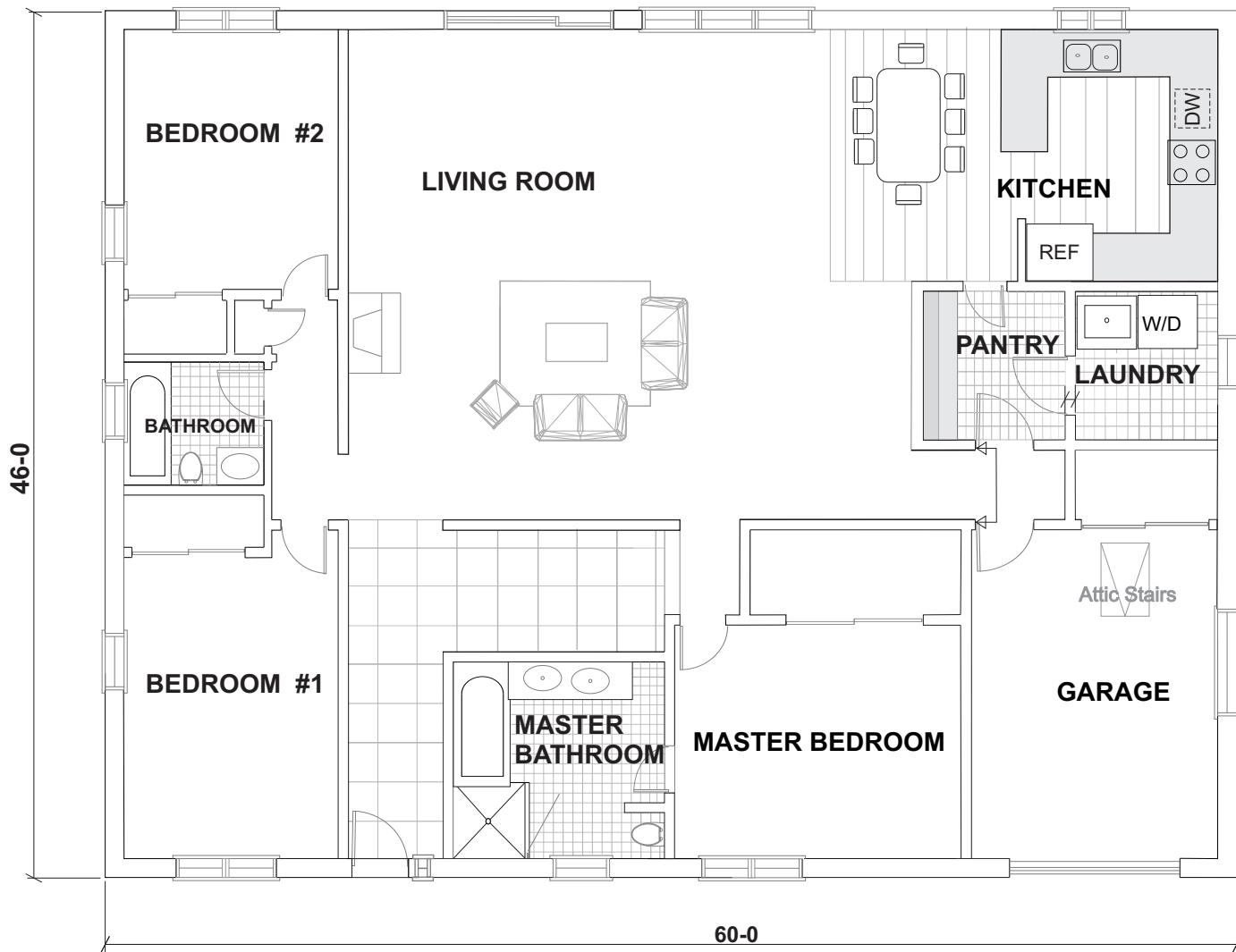
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# HOME MARIA

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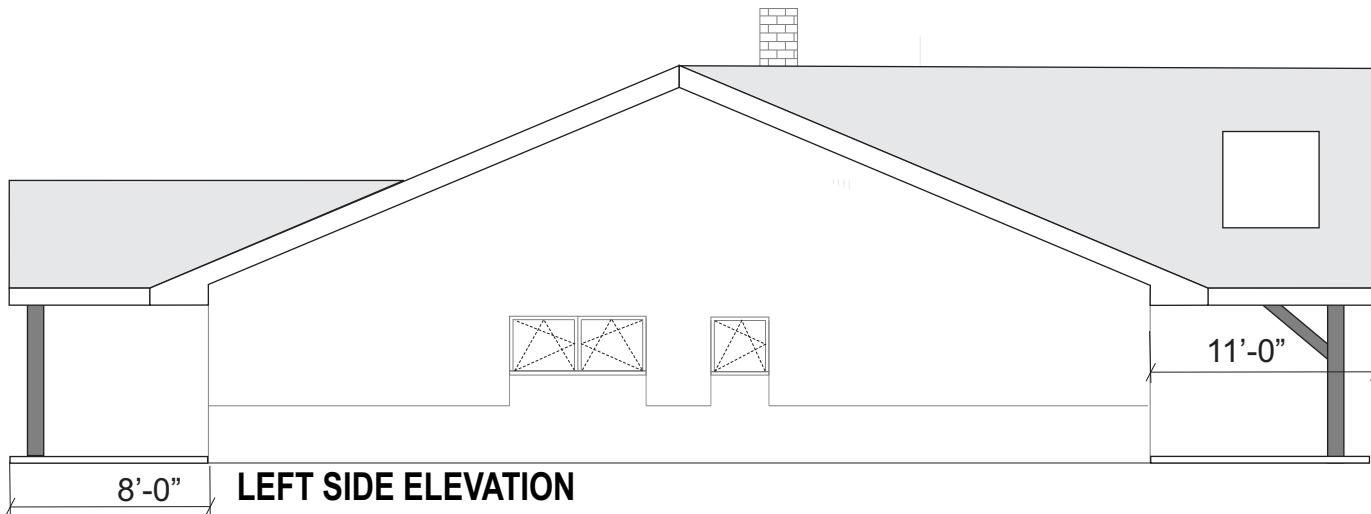
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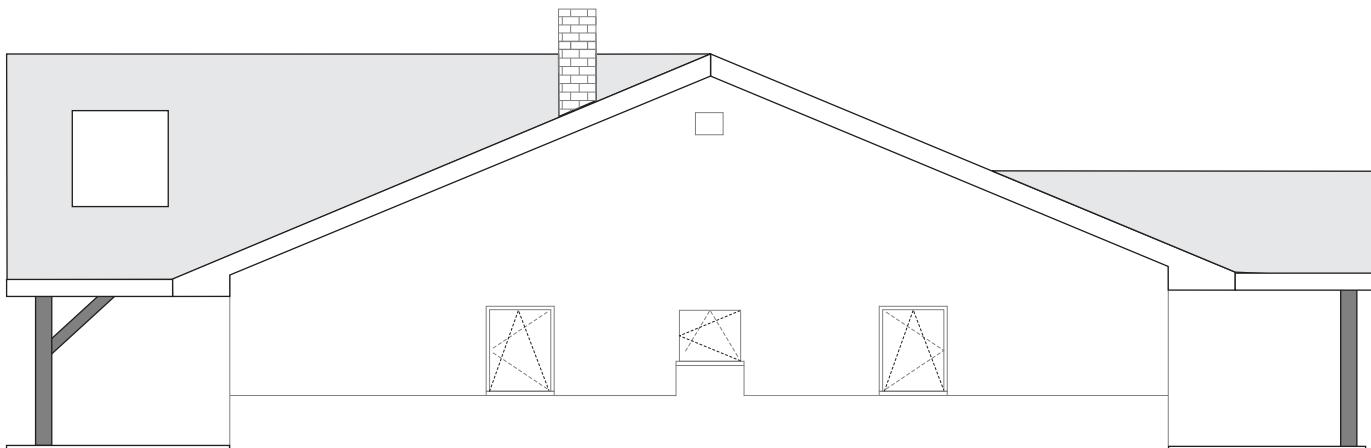




# HOME MARIA



**LEFT SIDE ELEVATION**



**RIGHT SIDE ELEVATION**

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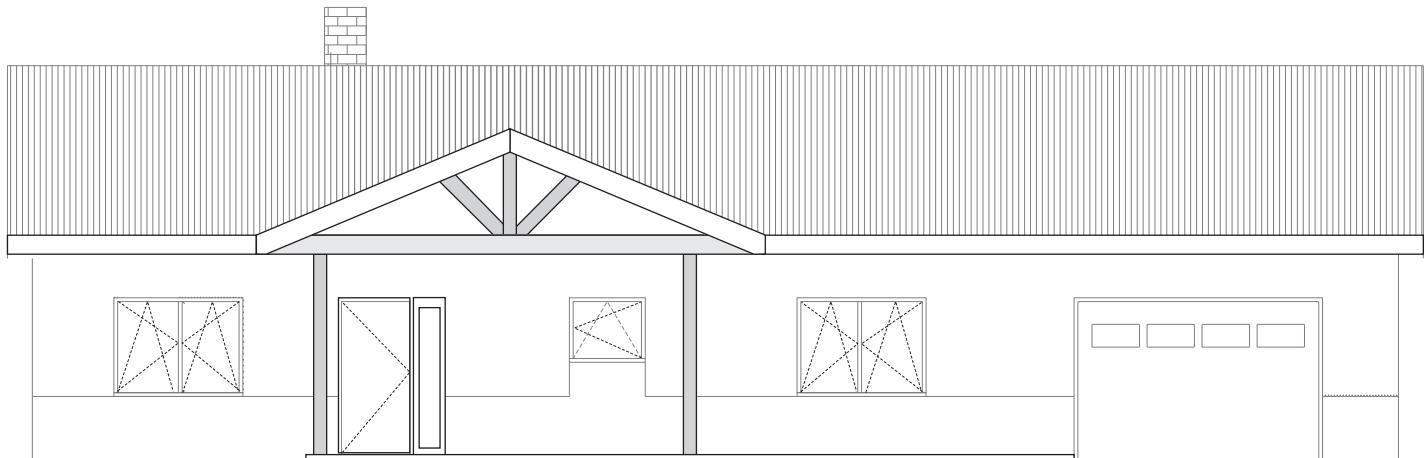
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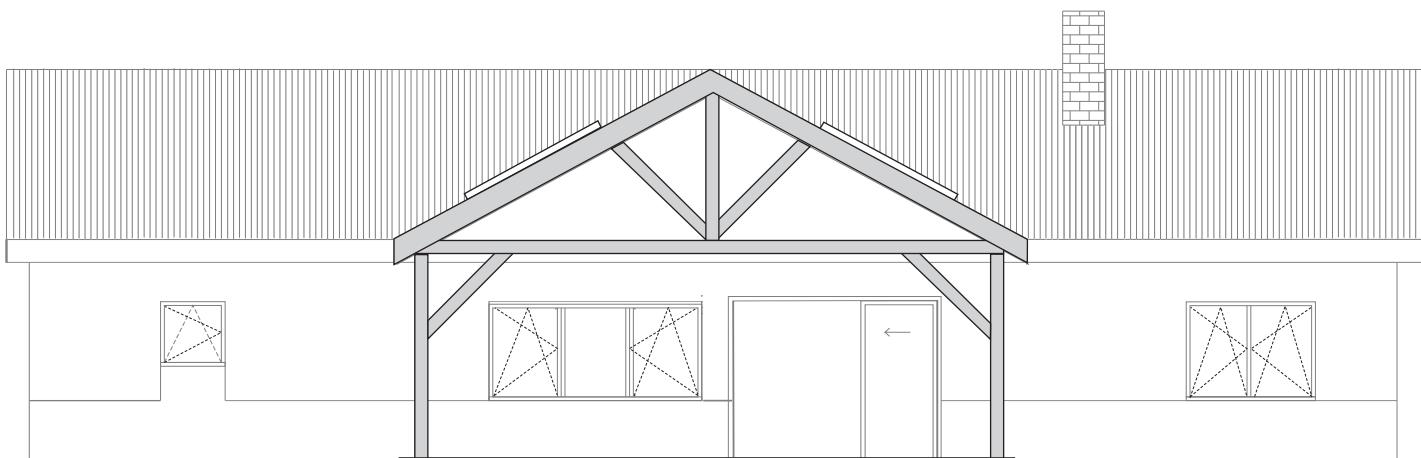




# HOME MARIA



FRONT ELEVATION



REAR ELEVATION

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# HOME PAULINA



Discover sleek sophistication in this stunning modern masterpiece, where minimalist design meets luxurious comfort. Floor-to-ceiling windows flood the open-concept living space with natural light, highlighting clean lines and contemporary finishes.

The state-of-the-art kitchen features integrated appliances and glossy surfaces, perfect for both entertaining and everyday living. Retreat to the spacious master suite with a minimalist ensuite bath and walk-in closet, while smart home technology ensures convenience at your fingertips. Step outside to a stylish, low-maintenance backyard—your private oasis.

This home offers the perfect blend of innovation and elegance for the modern lifestyle.

## House features:

- Living room
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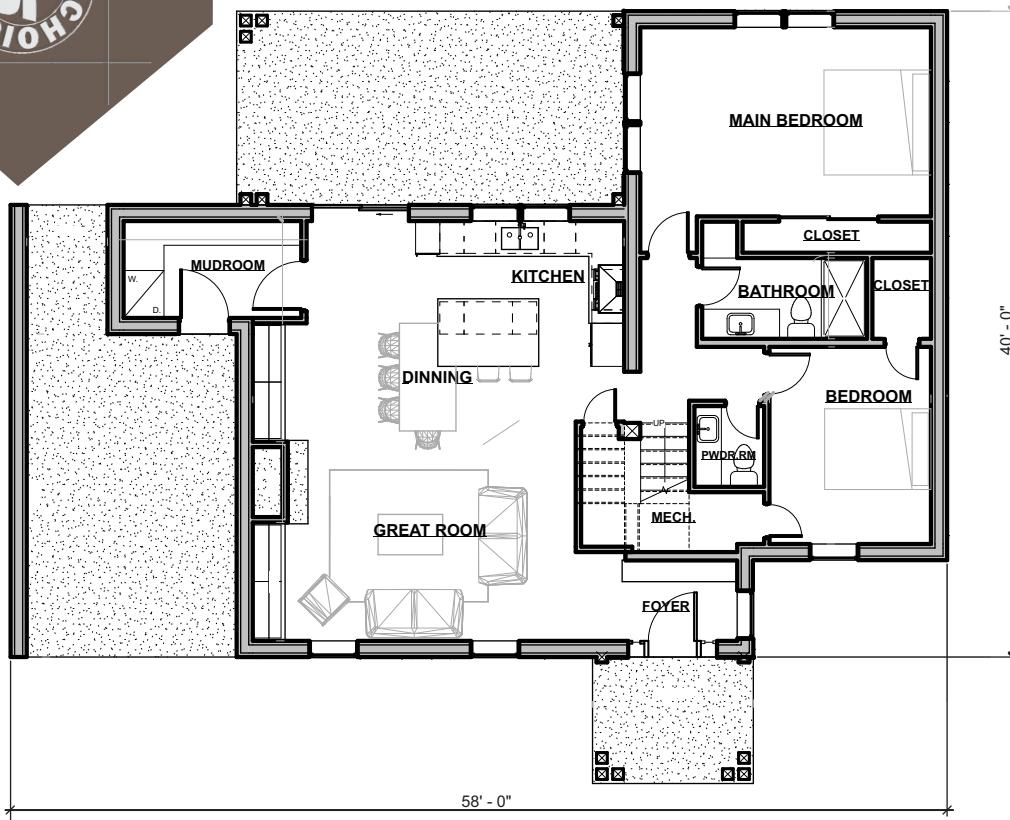
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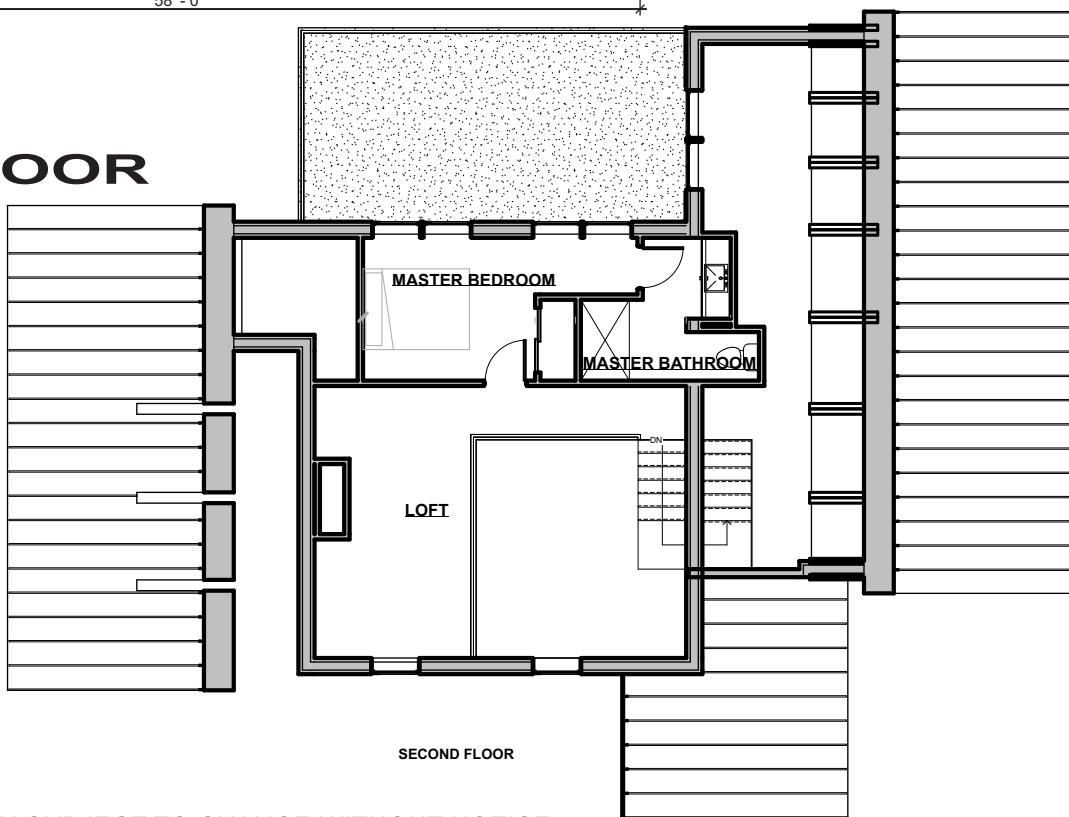


# HOME PAULINA

# FIRST FLOOR



## SECOND FLOOR



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Contact us,  
**JP HOUSTER CHOICE LLC**

143 Airport Rd. Unit 43, East Stroudsburg, PA 18301

149 Airport Rd  
570-664-8558

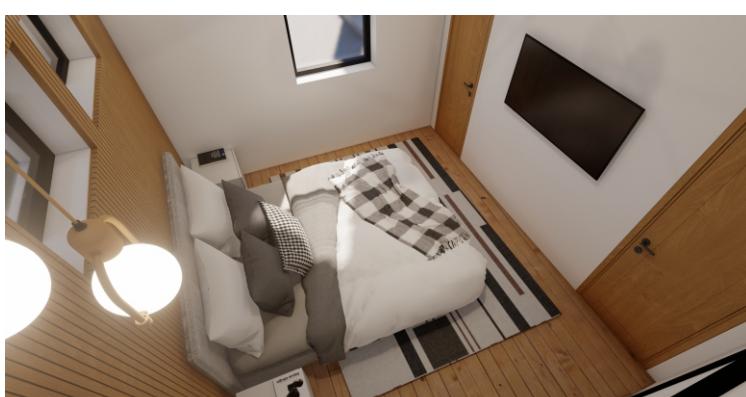
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[office@jphousterchoice.com](mailto:office@jphousterchoice.com)

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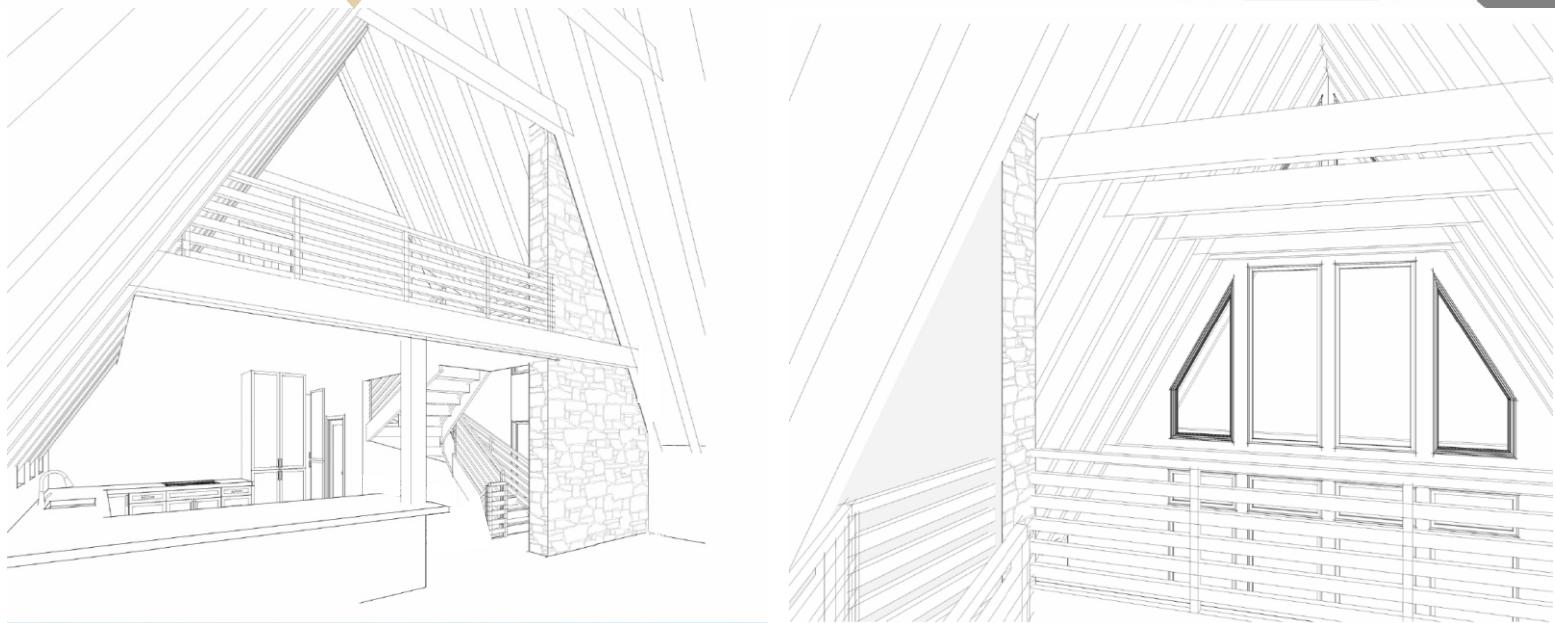
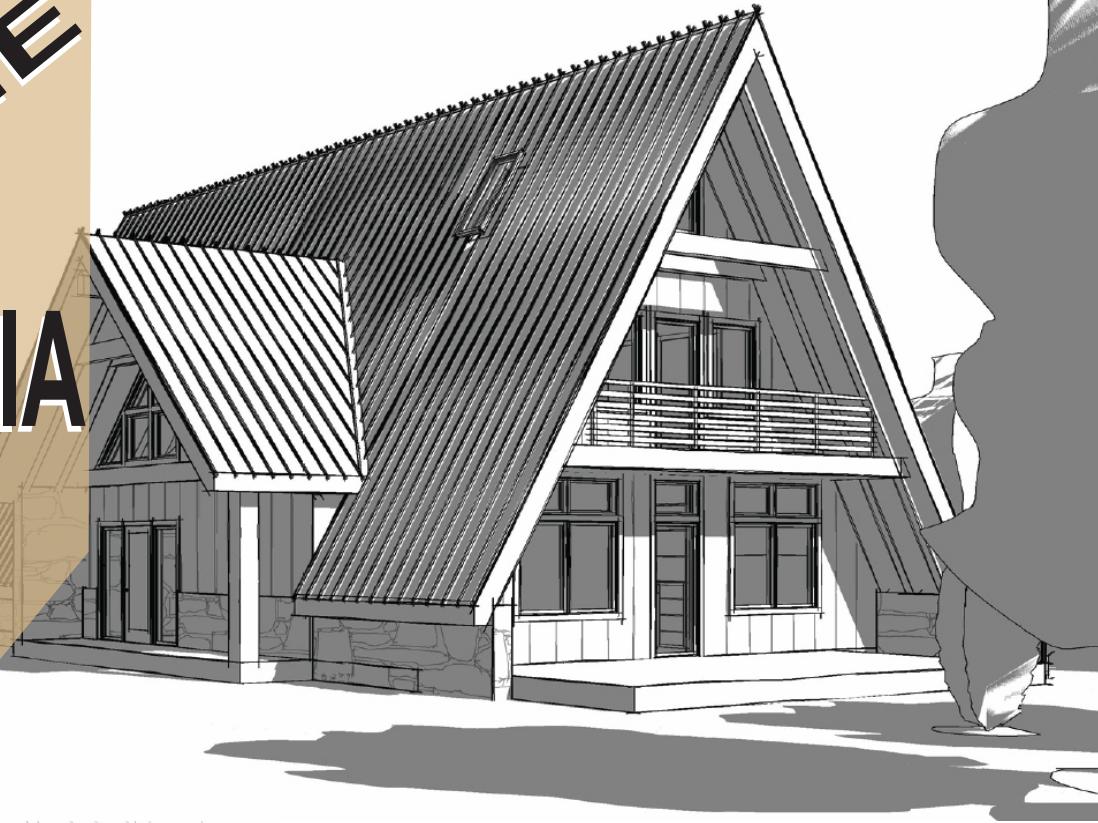
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# HOME VICTORIA



A-frame house is an architectural masterpiece that captures the essence of modern simplicity and rustic charm. Its iconic triangular shape, with a steeply sloping roofline that stretches to the ground, gives the home a bold and instantly recognizable silhouette. The exterior combines natural materials like cedar wood cladding and large expanses of glass, allowing the home to blend seamlessly into its wooded or mountainous surroundings. The A-frame design not only offers visual appeal but is also perfect for withstanding heavy snow or rain, making it ideal for a variety of climates.

## House features:

- Living room
- 3 Bedrooms
- Laundry room
- 2 Bath room

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**JP HOUSTER CHOICE LLC**

143 Airport Rd, Unit 43, East Stroudsburg, PA18301

570-664-8558

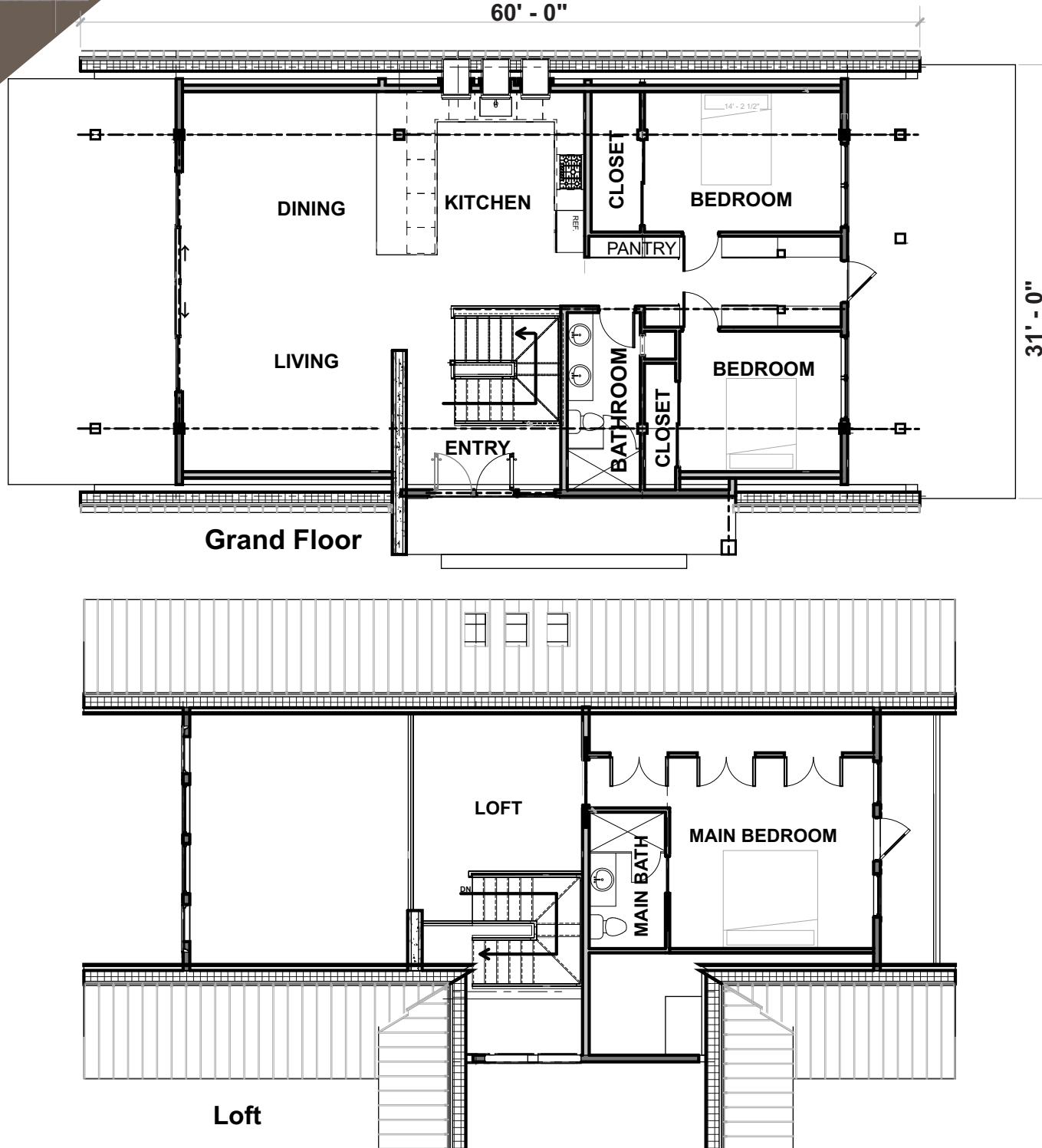
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# HOME VICTORIA



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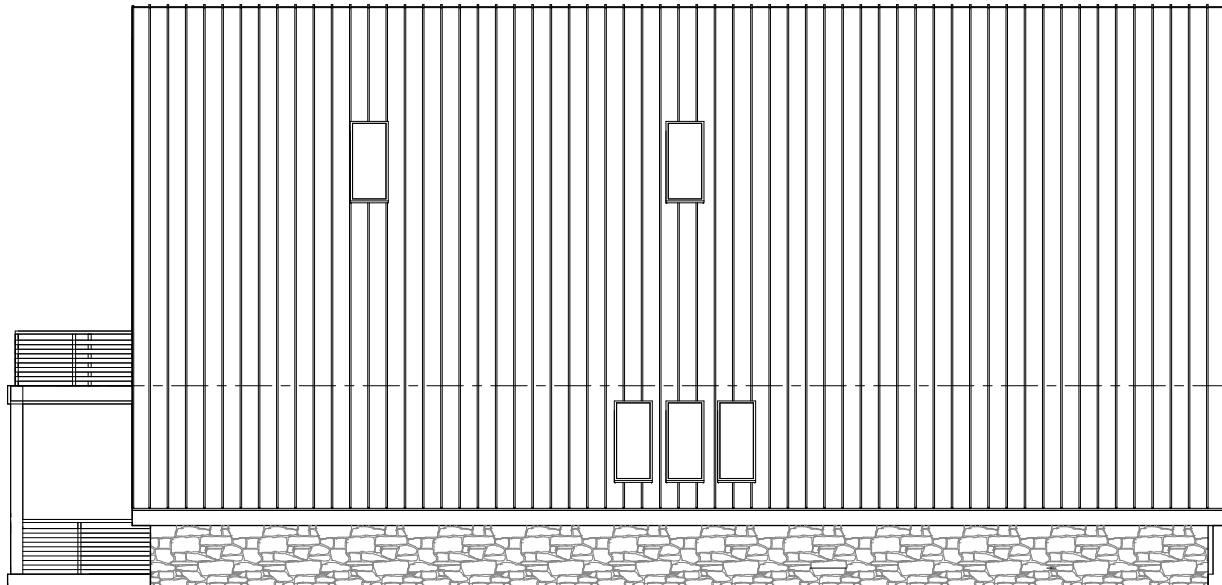


# HOME VICTORIA

30' - 8"



**Front Side**



**Back Side**

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# HOME VICTORIA



**Left Side**



**Right Side**

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# HOME EDYTA



This stunning barn-style home reimagines traditional agricultural structures with a contemporary twist. The roof, with its signature steep pitch, mirrors the classic barn silhouette, while tall, black-framed windows punctuate the design, flooding the interior with natural light. A grand, sliding barn door leads into the home, a nod to the building's origins.

Outside, a wide, covered porch extends the living space and offers room for outdoor dining, a lounge area, or simply enjoying the views.

## House features:

- Living room
- 3 Bedrooms
- Laundry room
- Car garage
- 2 Bath room

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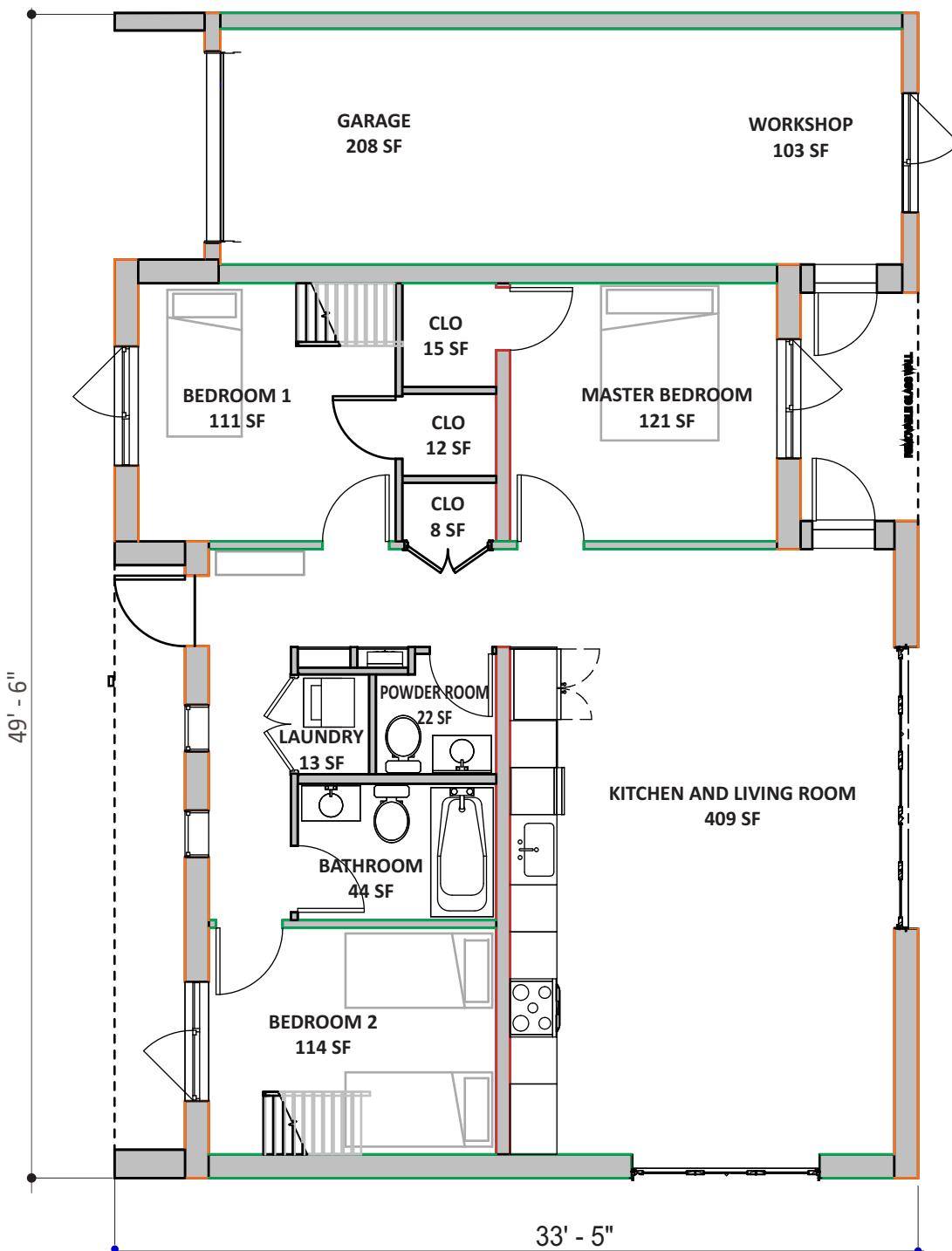
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## FLOOR PLAN



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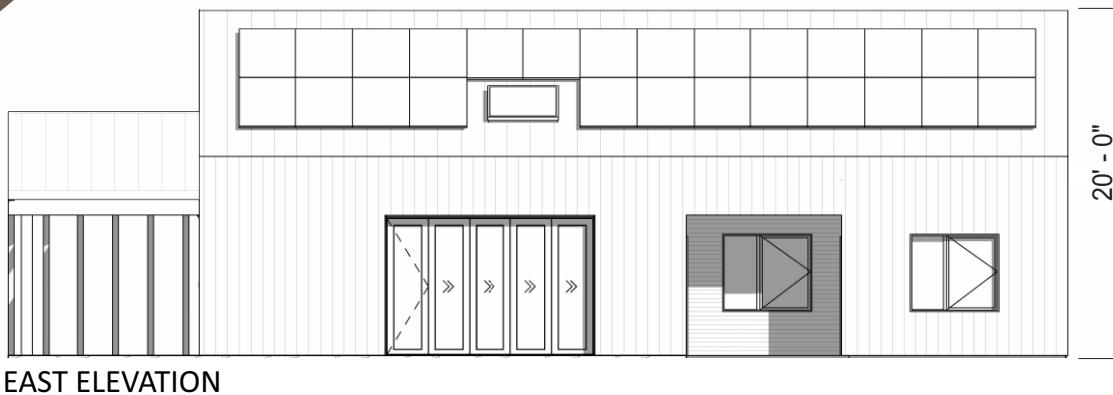
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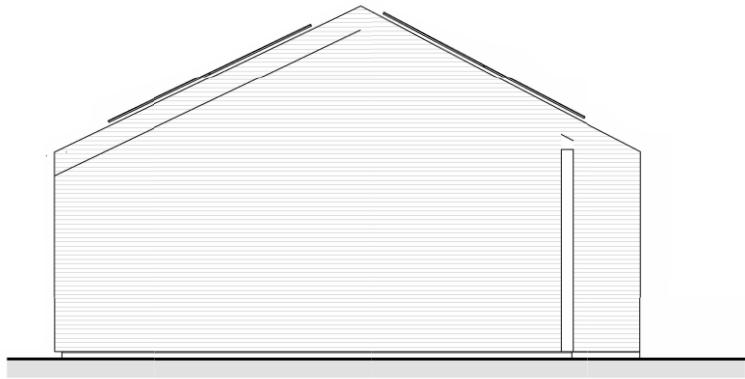
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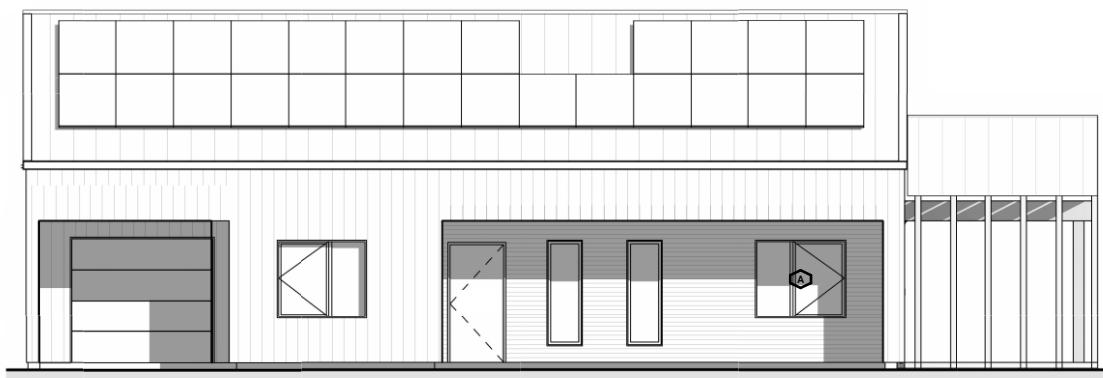
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

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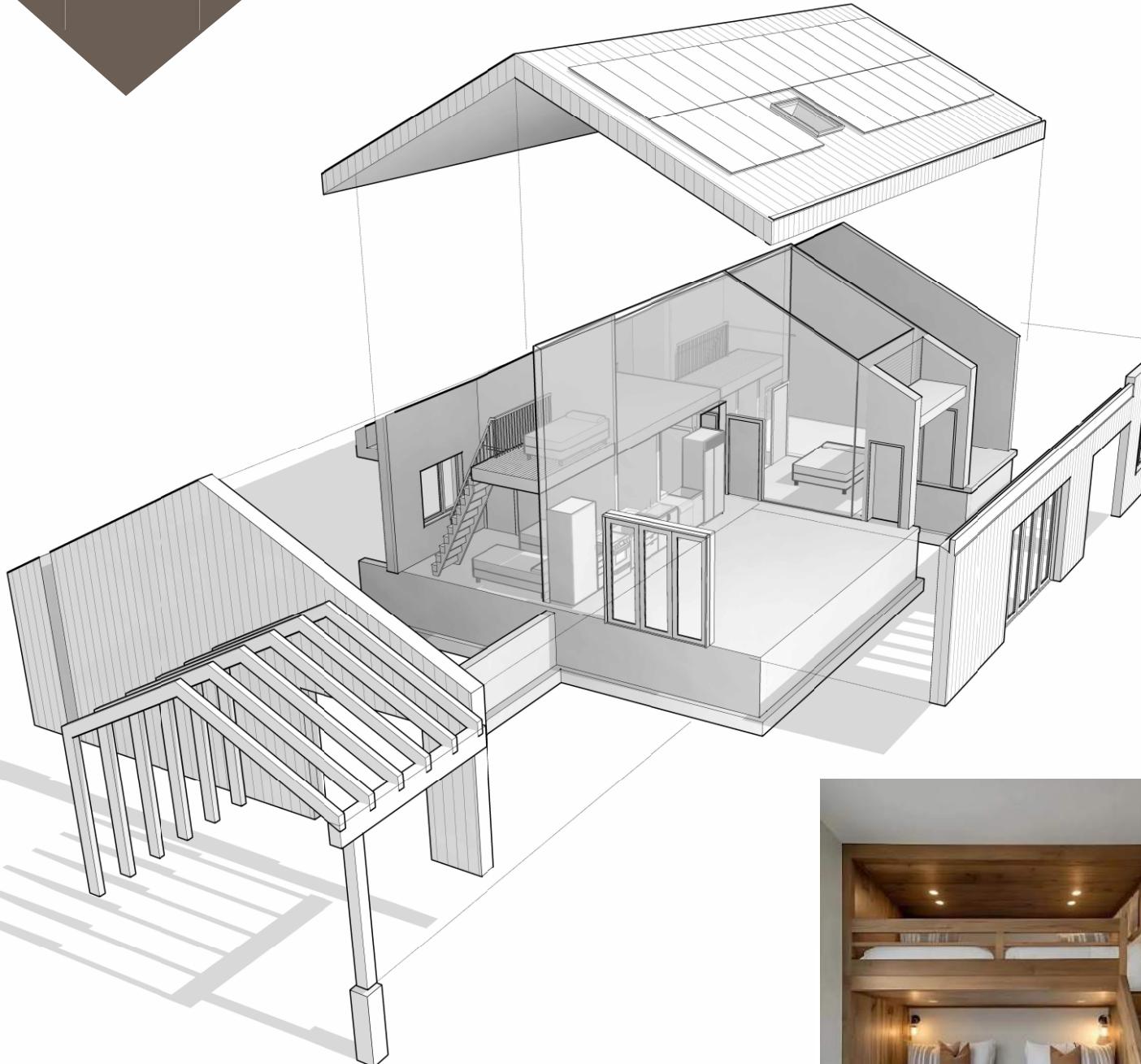
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# From Efficiency to Durability: The Many Benefits of ICF Construction

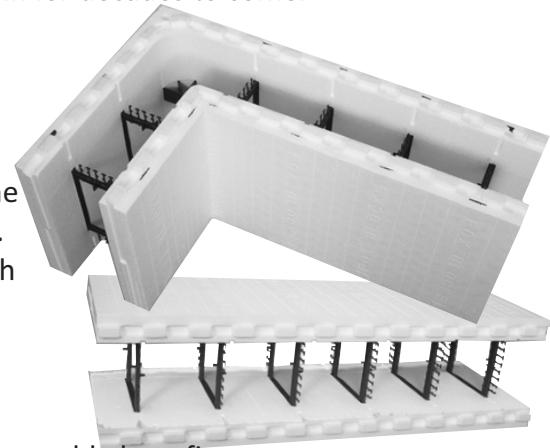


When planning a new construction project, you've probably come across ICF blocks as a potential building material. Many people are unfamiliar with ICF (Insulated Concrete Forms) and its multitude of benefits. ICF blocks result in buildings that are incredibly strong, energy-efficient, and easy to maintain for decades to come.

## What Are ICF Blocks?

ICF blocks consist of two 16" x 48" panels of foam insulation, held together with ties that form a hollow space between the sheets.

The blocks connect together and are stacked on top of each other on a job site to form a wall. Once the blocks are in place, rebar is placed in the hollow space between the blocks and concrete is poured over the rebar. Once the concrete sets, the result is a steel-reinforced concrete wall with inner and outer layers of continuous insulation built in.



## The Benefits of ICF Construction

Insulated concrete forms (ICFs) bring unique benefits to construction not seen with many other building materials. Here are some of the most notable benefits:

- Exhibition of high R-values (R-17 to R-26). In other words, a building constructed with ICFs will have minimal drafts because of the continuous air barriers and foam insulation, as well as a high thermal mass, reducing peak heating and cooling loads. This means that ICF homes see 40-70% energy savings when compared to a stick-frame home.
- Twice the sound resistance property of wood frames, achieving sound transmission classification of 50.
- No vapor barrier needed. ICFs are natural moisture barriers.
- ICF buildings are 8.5 times stronger than wood-framed buildings.
- Tornado, hurricane, and earthquake resistant.
- 75% reduction of outside air infiltration, meaning less allergens and dust inside.
- Environmentally-friendly. 1 ICF building saves at least 10 trees.
- Can be used in a variety of designs and finishes, such as brick, vinyl siding, stucco, and more.
- Heat resistant. In firewall tests, ICFs withstand exposure to intense temperature fires with barely any structural damage or no signs of failure. ICF homes regularly receive discounts on homeowners policies and insurances.
- Less need for repair and maintenance, since ICF concrete forms do not rot like wood. Since the steel is encased in concrete, it won't corrode, either.
- No toxic materials are used when making ICFs, meaning reduced emissions and healthier air inside the building.

With many options on the market for building materials, deciding which one to choose can be difficult. Wood frame construction, structural insulated panels, concrete masonry units, and tilt-up construction all have their pros and cons, but none bring the same mix of features as ICF block construction.

Insulated concrete forms combine ease of use, exceptional strength, and long-lasting durability to make the value proposition for using them hard to beat. ICF blocks are so easy to install that the labor is often lower than in traditional construction projects.

**ICF should be at the top of the list for any new building projects.**



# Best Investment

Home = Happy



## 5 moments when you realize that a home is the best investment you can make in yourself.

There are decisions that change your everyday life forever. Buying your own home is one of them. JP Houster Choice is not just about choosing a place to live—it is a conscious investment in comfort, peace of mind, and the future.

1. When you feel the real space. This is the moment when you stop asking yourself “where will I fit in?” and start planning: a study, a hobby room, a playroom for the kids, or your own mini-spa.
2. When you take your first step in the garden. Private greenery – a place for family dinners under the clouds, safe play for children, or relaxation on a deck chair after work. It's your piece of nature that you return to every day.
3. When you appreciate peace and quiet. Unlike apartment blocks or large housing estates, there are no crowds here, just an intimate green space where you really feel at home.
4. When you see the difference in your quality of life. Healthier air and the knowledge that your home is the best place to live.
5. When you think about the future. A home is not just about today's comfort. It is also an investment in real estate that appreciates over time, providing financial stability for you and your loved ones.

The best investment is one that brings true happiness.

With JP Houster Choice, you can have it all.

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