



LARA MOBILE HOMES

FACTORY-DIRECT MANUFACTURED HOUSING • NATIONWIDE TRANSPORT & INSTALLATION

2026 Master Model Specifications & Dimensioned Floor Plan Catalog

Architectural Room Dimension Schedules • HUD Code Structural Specs • Utah / Northern Snow-Load & Thermal Packages
• Modern Elevation Options • Itemized Delivered-and-Installed Cost Guide

Manufacturer: Lara Mobile Homes Inc.	Effective Models: 2026 Catalogue (10 Models)
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Online Portal: https://laramobilehomes.com	Governing Standard: Federal HUD Code 24 CFR Part 3280 / 3285

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SECTION 1: HUD CODE ENGINEERING & CLIMATE SPECIFICATIONS

Every home manufactured by Lara Mobile Homes is built in a precision-controlled indoor facility and engineered strictly to the federal **Manufactured Home Construction and Safety Standards (HUD Code, 24 CFR Part 3280)**. Unlike site-built structures or pre-1976 mobile homes, HUD Code homes feature standardized structural tolerances, factory-tested electrical and plumbing systems, and verified thermal and wind performance.

Engineering Parameter	Standard Factory Specification	Available Heavy-Duty / Regional Upgrades
Main Chassis & Frame	10" or 12" heavy-duty cambered I-beam steel chassis with outriggers spaced 48" on-center; 99.5" beam spacing.	Heavy-gauge steel reinforcement for permanent foundation recessed placement and crane hoisting.
Floor System	2x6 floor joists @ 16" O.C. with 23/32" tongue-and-groove OSB subflooring glued and fastened.	2x8 floor joist upgrade with R-22 or R-33 bottom-board insulated belly wrap.
Exterior Walls	2x4 structural framing @ 16" O.C. with 7/16" exterior OSB wrap and weather-resistive housewrap.	2x6 Northern Exterior Wall Package (R-21 High-Density batt insulation for Thermal Zone 3).
Roof Snow Load	20 PSF Standard Roof Load (designed for standard temperate climates).	30 PSF (Middle Snow) and 40 PSF / 50 PSF (Heavy Snow) engineered trusses for Utah, Montana, Wyoming & Colorado.
Thermal Zones (HUD)	Zone 1 / Zone 2: R-11 Floor, R-11 Walls, R-22 Blown Ceiling.	Zone 3 Mountain/Northern: R-22 Floor, R-21 2x6 Walls, R-38 / R-49 Blown Ceiling + Argon Low-E Vinyl Windows.
Wind Zone Ratings	Wind Zone I: Standard inland wind exposure (up to 90-115 mph gusts).	Wind Zone II & III: Hurricane-resistant coastal package with high-tensile hurricane straps.
Windows & Doors	Insulated dual-pane vinyl windows; 36" six-panel residential steel/fiberglass front entry door.	Low-E Argon glass, black exterior modern frames, full-lite modern doors, 6ft/8ft sliding patio glass doors.
Plumbing & Electrical	PEX supply lines, 40-gal rapid recovery water heater, 200-Amp all-copper electrical service panel.	50-gal high-efficiency or tankless on-demand water heater; whole-house water filtration; pre-wired EV charging.

CRITICAL HUD CERTIFICATION DATA ON DELIVERY: Every Lara Mobile Home section carries a red metal **HUD Certification Label** riveted to the exterior rear section. Inside the home (inside the kitchen sink base, master closet, or electrical panel door), a permanent paper **HUD Data Plate** certifies the exact Date of Manufacture, Serial Number, Design Approval Agency, Roof Snow Load Zone (20/30/40 PSF), Wind Zone (I/II/III), and Thermal Zone (1/2/3). Never remove this data plate, as it is required by municipal inspectors, appraisers, and mortgage underwriters.

MODEL 1: ASPEN RETREAT 14X56

BASE MSRP: \$38,900



Classification:	Single-Section (Single-Wide)
Bedrooms / Baths:	2 Bed / 1.0 Bath
Floor Area:	784 sq ft gross (735 sq ft finished interior)
Box Dimensions:	13' 8" x 52' 0"
Finished Roof Width:	14' 0" (2" flush profile)
Transport Length:	56' 0" (incl. 4' hitch)
Ceiling / Roof Pitch:	8' 0" Flat / Cathedral • 3:12 Pitch
Standard / Zones:	HUD Code 24 CFR 3280 • Zone 1/2/3 • 20/30/40 PSF
Foundation Type:	Pier-and-Anchor or Permanent Crawlspace / Basement

ARCHITECTURAL ROOM DIMENSION SCHEDULE

Room / Space	Dimensions (L x W)	Floor Area	Architectural Features & Inclusions
Living Room	13' 0" x 13' 6"	175.5 sq ft	Bright open living area with dual front windows
Kitchen & Dining	13' 0" x 10' 0"	130.0 sq ft	Galley kitchen with full-size appliance package and pantry
Primary Bedroom	13' 0" x 11' 4"	147.3 sq ft	Rear master with 5ft wide built-in wardrobe closet
Bedroom 2	9' 8" x 10' 0"	96.7 sq ft	Front guest bedroom / home office with reach-in closet
Full Bathroom	8' 6" x 5' 0"	42.5 sq ft	1-piece fiberglass tub/shower combo, vanity & linen storage
Utility / Laundry Alcove	4' 0" x 3' 6"	14.0 sq ft	Pre-plumbed for stacked washer/dryer + water heater
Hallways & Circulation	Passage	129.0 sq ft	Efficient central hallway with storage

CONSTRUCTION & MECHANICAL SPECIFICATIONS

Chassis & Floor	10" I-beam with 99.5" centers, 2x6 floor joists @ 16" O.C., 23/32" T&G; OSB subfloor.
Walls & Insulation	2x4 exterior walls (2x6 optional for Zone 3), R-11/R-22 insulation, vinyl thermal windows.
Plumbing & Power	200-Amp electric service panel, 40-gallon electric water heater, PEX plumbing lines.
Exterior Finishes	Low-maintenance horizontal vinyl siding, 3-tab architectural shingles, 36" residential entry door.

Model Summary: Our most economical single-wide model. Engineered for narrow urban lots, rural ADU additions, and first-time homeowners.

MODEL 2: PINE RIDGE 16X60

BASE MSRP: \$47,900



Classification:	Single-Section (Single-Wide)
Bedrooms / Baths:	2 Bed / 1.5 Bath
Floor Area:	960 sq ft gross (905 sq ft finished interior)
Box Dimensions:	15' 2" x 56' 0"
Finished Roof Width:	15' 10" (5" roof overhang)
Transport Length:	60' 0" (incl. 4' hitch)
Ceiling / Roof Pitch:	8' 0" Flat Ceilings • 3:12 Pitch
Standard / Zones:	HUD Code 24 CFR 3280 • Zone 1/2/3 • 20/30/40 PSF
Foundation Type:	Pier-and-Anchor or Permanent Crawlspace / Basement

ARCHITECTURAL ROOM DIMENSION SCHEDULE

Room / Space	Dimensions (L x W)	Floor Area	Architectural Features & Inclusions
Living Room	14' 6" x 14' 8"	212.7 sq ft	Spacious open-concept living room with large picture window
Kitchen & Dining	14' 6" x 11' 2"	161.9 sq ft	Dining peninsula, full cabinetry and full-size appliance package
Master Bedroom (Rear)	14' 6" x 12' 0"	174.0 sq ft	Private rear suite with walk-in closet and ensuite half bath
Master Half Bath	6' 0" x 4' 6"	27.0 sq ft	2-piece powder room with vanity, mirror and elongated toilet
Master Walk-In Closet	6' 0" x 4' 0"	24.0 sq ft	Generous walk-in closet with wire shelving
Bedroom 2 (Front)	14' 6" x 10' 6"	152.3 sq ft	Front split bedroom with 6ft reach-in closet and privacy
Full Bathroom	8' 8" x 5' 0"	43.3 sq ft	Full bath with tub/shower combination and linen tower
Laundry Closet	3' 6" x 3' 0"	10.5 sq ft	Washer/dryer hookups with overhead storage shelf
Hallways & Circulation	Passage	99.3 sq ft	Split-bedroom privacy layout minimizing wasted space

CONSTRUCTION & MECHANICAL SPECIFICATIONS

Chassis & Floor	10" I-beam, 2x6 joists @ 16" O.C., durable waterproof laminate flooring throughout.
Walls & Insulation	2x4 exterior walls (2x6 Zone 3 pack available), R-11 floor, R-11 walls, R-22 roof.
Plumbing & Power	200-Amp service, 40-gal rapid recovery water heater, whole-house water shutoff valve.
Exterior Finishes	Premium vinyl lap siding, 30-year shingles, dual-pane Low-E windows, 36" front door.

Model Summary: Split-bedroom privacy layout isolating the master from guest bedroom. Highly popular for downsizers, assisted elder care, or rental property.

MODEL 3: SUMMIT SERIES 16X70

BASE MSRP: \$55,800


Classification:	Single-Section (Single-Wide)
Bedrooms / Baths:	3 Bed / 2.0 Bath
Floor Area:	1120 sq ft gross (1056 sq ft finished interior)
Box Dimensions:	15' 2" x 66' 0"
Finished Roof Width:	15' 10" (5" roof overhang)
Transport Length:	70' 0" (incl. 4' hitch)
Ceiling / Roof Pitch:	9' 0" High Flat Ceilings • 3.5:12 Pitch
Standard / Zones:	HUD Code 24 CFR 3280 • Zone 1/2/3 • 20/30/40 PSF
Foundation Type:	Pier-and-Anchor or Permanent Crawlspace / Basement

ARCHITECTURAL ROOM DIMENSION SCHEDULE

Room / Space	Dimensions (L x W)	Floor Area	Architectural Features & Inclusions
Living Room (9ft Ceilings)	14' 6" x 15' 6"	224.8 sq ft	Expansive living room with 9-foot ceilings and transom windows
Kitchen & Dining	14' 6" x 13' 0"	188.5 sq ft	Modern kitchen with center food prep island & breakfast bar
Master Bedroom (Rear)	14' 6" x 12' 6"	181.3 sq ft	Private rear master retreat with walk-in closet
Master Ensuite Bath	8' 6" x 6' 0"	51.0 sq ft	Dual vanities, 48-inch walk-in shower, water-saving commode
Master Walk-In Closet	6' 0" x 5' 6"	33.0 sq ft	Walk-in closet with multi-tier organization shelves
Bedroom 2	10' 2" x 11' 0"	111.8 sq ft	Middle guest bedroom with large closet and tall window
Bedroom 3 (Front)	10' 2" x 11' 0"	111.8 sq ft	Front bedroom / home office with 9ft ceiling and closet
Guest Bathroom 2	8' 6" x 5' 0"	42.5 sq ft	Full bathroom with fiberglass tub/shower and vanity
Dedicated Laundry Room	6' 0" x 5' 6"	33.0 sq ft	Enclosed utility room with side exterior access door
Hallways & Storage	Passage	78.3 sq ft	Hallway with coat closet and linen cabinet

CONSTRUCTION & MECHANICAL SPECIFICATIONS

Chassis & Floor	10" I-beam with outriggers, 2x6 floor framing @ 16" O.C., seamless resilient flooring.
Walls & Ceiling	9-foot flat ceilings throughout with recessed LED puck lighting; 2x4 framing.
Kitchen & Bath	Prep island with electric outlet, dual vanity master bath, 48" walk-in shower.
Exterior Styling	Contemporary Charcoal exterior package, dark bronze window sashes, modern entry door.

Model Summary: Modern architectural styling featuring rare 9-foot high flat ceilings, kitchen prep island, and dedicated exterior laundry access.

MODEL 4: CASCADE ELITE 16X76

BASE MSRP: \$62,500



Classification:	Single-Section (Single-Wide)
Bedrooms / Baths:	3 Bed / 2.0 Bath
Floor Area:	1216 sq ft gross (1148 sq ft finished interior)
Box Dimensions:	15' 2" x 72' 0"
Finished Roof Width:	15' 10" (5" roof overhang)
Transport Length:	76' 0" (incl. 4' hitch)
Ceiling / Roof Pitch:	8' 0" Cathedral / Vaulted • 3.5:12 Pitch
Standard / Zones:	HUD Code 24 CFR 3280 • Zone 1/2/3 • 20/30/40 PSF
Foundation Type:	Pier-and-Anchor or Permanent Crawlspace / Basement

ARCHITECTURAL ROOM DIMENSION SCHEDULE

Room / Space	Dimensions (L x W)	Floor Area	Architectural Features & Inclusions
Living Room (Vaulted)	14' 6" x 16' 8"	241.7 sq ft	Open great room with vaulted ceiling and entertainment wall
Kitchen & Dining	14' 6" x 14' 0"	203.0 sq ft	Solid-surface counters, breakfast bar, stainless appliance package
Master Suite	14' 6" x 13' 6"	195.8 sq ft	Spacious master bedroom with oversized walk-in closet
Master Glamour Bath	10' 0" x 8' 6"	85.0 sq ft	Corner garden soaking tub, separate 48-inch walk-in shower & dual sinks
Master Walk-In Closet	7' 6" x 5' 6"	41.3 sq ft	Expansive wardrobe closet with built-in organizer
Bedroom 2	10' 8" x 11' 4"	120.9 sq ft	Secondary bedroom with walk-in closet
Bedroom 3	10' 8" x 11' 4"	120.9 sq ft	Third bedroom with large double-hung window
Guest Bathroom 2	8' 6" x 5' 0"	42.5 sq ft	Full tub/shower combo with upgraded vanity
Dedicated Laundry Room	7' 0" x 5' 6"	38.5 sq ft	Full laundry room with overhead cabinets & rear exterior door
Hallways & Closets	Passage	58.4 sq ft	Linen closet and central passage

CONSTRUCTION & MECHANICAL SPECIFICATIONS

Chassis & Frame	Heavy-duty 12" cambered steel I-beam, 2x6 floor joists, heavy belly blanket.
Kitchen & Finishes	Solid-surface countertops, breakfast bar peninsula, stainless steel appliance package.
Master Glamour Bath	Corner oval soaking tub, separate fiberglass walk-in shower, double porcelain sinks.
HVAC & Plumbing	Carrier high-efficiency furnace, tankless water heater ready, insulated ductwork.

Model Summary: Premium 3-bedroom single-wide with corner garden tub, separate shower, solid-surface counters, and stainless appliances.

MODEL 5: FRONTIER PRO 16X80 (FLAGSHIP SINGLE-WIDE)

BASE MSRP: \$69,900



Classification:	Single-Section (Single-Wide)
Bedrooms / Baths:	4 Bed / 2.0 Bath
Floor Area:	1280 sq ft gross (1208 sq ft finished interior)
Box Dimensions:	15' 2" x 76' 0"
Finished Roof Width:	16' 0" (5" overhang each side; finished roof 16'0")
Transport Length:	80' 0" (incl. 4' hitch)
Ceiling / Roof Pitch:	8' 0" Flat / Cathedral • 3.5:12 Pitch
Standard / Zones:	HUD Code 24 CFR 3280 • Zone 1/2/3 • 20/30/40 PSF
Foundation Type:	Pier-and-Anchor or Permanent Crawlspace / Basement

ARCHITECTURAL ROOM DIMENSION SCHEDULE

Room / Space	Dimensions (L x W)	Floor Area	Architectural Features & Inclusions
Great Room / Living	14' 6" x 16' 0"	232.0 sq ft	Open great room connecting with kitchen, large triple window array
Kitchen & Dining	14' 6" x 13' 6"	195.8 sq ft	Farmhouse sink, granite-look counters, soft-close cabinets & breakfast bar
Master Suite (Rear)	14' 6" x 12' 8"	183.7 sq ft	King-size master bedroom with private ensuite bath and walk-in closet
Master En-Suite Bath	8' 8" x 7' 6"	65.0 sq ft	Dual vanity sinks, ceramic tile, oversized 60-inch walk-in shower
Master Walk-In Closet	6' 6" x 5' 6"	35.8 sq ft	Walk-in closet with multi-tier shelving
Bedroom 2	10' 0" x 10' 6"	105.0 sq ft	Secondary bedroom with reach-in closet and egress window
Bedroom 3	10' 0" x 10' 6"	105.0 sq ft	Third bedroom with reach-in closet and egress window
Bedroom 4 (Front)	10' 0" x 10' 6"	105.0 sq ft	Fourth bedroom / office with dedicated closet at front of home
Guest Bathroom 2	8' 6" x 5' 0"	42.5 sq ft	Full bath with tub/shower combo and ceramic tile flooring
Utility / Laundry Room	6' 6" x 5' 6"	35.8 sq ft	50-gallon water heater, washer/dryer hookups & rear egress door
Hallways & Closets	Passage	102.4 sq ft	Linen closet, coat closet and streamlined longitudinal hallway

CONSTRUCTION & MECHANICAL SPECIFICATIONS

Chassis & Framing	12" Heavy-duty I-Beam, 2x6 floor joists @ 16" O.C., 2x4 exterior (2x6 Zone 3 pack available).
Kitchen Features	Undermount apron-front farmhouse sink, granite-look countertops, soft-close wood cabinetry.
Flooring & Tile	Ceramic tile in wet areas (kitchen/baths), durable plush carpet with 6 lb rebond pad in bedrooms.
Hot Water & Climate	50-Gallon rapid recovery water heater, brushed nickel fixtures, 40 PSF roof truss engineered.

Model Summary: Our largest single-section home. 4 Bedrooms, farmhouse apron sink, ceramic tile, 50-gal water heater. Available with Modern Contemporary or Rustic Elevation packages.

MODEL 6: LIBERTY HOMESTEAD 28X52

BASE MSRP: \$87,500



Classification:	Multi-Section (Double-Wide)
Bedrooms / Baths:	3 Bed / 2.0 Bath
Floor Area:	1456 sq ft gross (1378 sq ft finished interior)
Box Dimensions:	27' 4" x 52' 0" (Two 13'8" x 52' sections)
Finished Roof Width:	28' 0" (4" roof overhang)
Transport Length:	56' 0" per section
Ceiling / Roof Pitch:	8' 0" Flat / Vaulted • 3.5:12 Pitch
Standard / Zones:	HUD Code 24 CFR 3280 • Zone 1/2/3 • 20/30/40 PSF
Foundation Type:	Pier-and-Anchor or Permanent Crawlspace / Basement

ARCHITECTURAL ROOM DIMENSION SCHEDULE

Room / Space	Dimensions (L x W)	Floor Area	Architectural Features & Inclusions
Living Room	19' 4" x 14' 8"	283.5 sq ft	Huge central living room with view onto covered porch
Country Kitchen & Nook	18' 6" x 12' 6"	231.3 sq ft	Eat-in kitchen with breakfast nook, peninsula and solid oak cabinets
Covered Front Porch	12' 0" x 6' 0"	72.0 sq ft	Architectural covered porch integrated into facade
Master Suite	13' 2" x 14' 8"	193.1 sq ft	King-size master bedroom secluded in right wing
Master Bath	9' 6" x 8' 6"	80.8 sq ft	Double vanity, soaker tub, separate shower stall
Master Walk-In Closet	8' 6" x 5' 0"	42.5 sq ft	Spacious walk-in closet with organizers
Bedroom 2 (Left Wing)	11' 6" x 11' 2"	128.4 sq ft	Left wing guest bedroom with oversized double closet
Bedroom 3 (Left Wing)	11' 6" x 11' 2"	128.4 sq ft	Left wing bedroom with large closet
Guest Bathroom 2	8' 6" x 5' 0"	42.5 sq ft	Full central bathroom with tub/shower combo
Dedicated Laundry Room	8' 6" x 7' 0"	59.5 sq ft	Separate utility room with storage cabinets & exterior door
Hallways & Foyers	Passage	116.0 sq ft	Foyer entry and wide passage

CONSTRUCTION & MECHANICAL SPECIFICATIONS

Chassis & Mating Line	Dual heavy I-beam frames, structural marriage wall with continuous gasket seal and bolting.
Integrated Porch	12ft covered front porch built into factory truss system with structural columns.
Bedrooms & Baths	Wing-and-wing layout; master suite isolated from guest bedrooms for total privacy.
Mechanicals	Pre-engineered crossover ducting, 200A main service panel, 40-gal water heater.

Model Summary: Integrated covered front porch, country eat-in kitchen with breakfast nook, and compact 52ft footprint.

MODEL 7: HERITAGE CLASSIC 28X56

BASE MSRP: \$94,500



Classification:	Multi-Section (Double-Wide)
Bedrooms / Baths:	3 Bed / 2.0 Bath
Floor Area:	1568 sq ft gross (1485 sq ft finished interior)
Box Dimensions:	27' 4" x 56' 0" (Two 13'8" x 56' sections)
Finished Roof Width:	28' 0" (4" roof overhang)
Transport Length:	60' 0" per section
Ceiling / Roof Pitch:	8' 6" Cathedral / Flat • 4:12 Pitch
Standard / Zones:	HUD Code 24 CFR 3280 • Zone 1/2/3 • 20/30/40 PSF
Foundation Type:	Pier-and-Anchor or Permanent Crawlspace / Basement

ARCHITECTURAL ROOM DIMENSION SCHEDULE

Room / Space	Dimensions (L x W)	Floor Area	Architectural Features & Inclusions
Formal Living Room	18' 6" x 15' 0"	277.5 sq ft	Crown molding, large multi-pane windows and open archway
Formal Dining Area	12' 6" x 10' 6"	131.3 sq ft	Dedicated dining area connecting to kitchen
Gourmet Kitchen	13' 6" x 12' 6"	168.8 sq ft	Upgraded hardwood cabinetry, center prep bar & walk-in pantry
Master Suite	13' 8" x 15' 6"	211.8 sq ft	Private master suite with tray ceiling accents
Master Glamour Bath	12' 6" x 9' 0"	112.5 sq ft	Oval soaker tub, separate 48-inch shower, dual sink vanity & linen tower
Master Dressing Closet	9' 0" x 6' 0"	54.0 sq ft	Full dressing room closet with extensive shelving
Bedroom 2	12' 4" x 11' 6"	141.8 sq ft	Secondary bedroom with large walk-in closet
Bedroom 3	12' 4" x 11' 6"	141.8 sq ft	Third bedroom with double closet
Guest Bathroom 2	8' 6" x 5' 0"	42.5 sq ft	Full bath with fiberglass tub/shower and oak vanity
Utility / Laundry Room	9' 0" x 7' 6"	67.5 sq ft	Pre-plumbed for sink, washer/dryer hookups & exterior access
Foyer & Hallways	Passage	135.5 sq ft	Welcoming entry foyer with coat closet

CONSTRUCTION & MECHANICAL SPECIFICATIONS

Architectural Details	Crown molding, 6-panel interior doors, raised archways, and 4:12 roof pitch.
Gourmet Kitchen	Raised-panel wood cabinetry, kitchen island with electric outlet, built-in pantry.
Master Glamour Suite	Dressing room walk-in closet, deep oval soaking tub, separate walk-in shower.
Crossover Connections	Insulated sealed duct crossover, PEX supply crossover, factory junction crossover.

Model Summary: Classic architectural charm with formal dining room, crown molding, glamour soaking tub, and wraparound porch readiness.

MODEL 8: GRAND MANOR 28X60

BASE MSRP: \$109,900


Classification:	Multi-Section (Double-Wide)
Bedrooms / Baths:	4 Bed / 2.5 Bath
Floor Area:	1680 sq ft gross (1595 sq ft finished interior)
Box Dimensions:	27' 4" x 60' 0" (Two 13'8" x 60' sections)
Finished Roof Width:	28' 0" (4" roof overhang)
Transport Length:	64' 0" per section
Ceiling / Roof Pitch:	8' 6" Vaulted Great Room • 4:12 Pitch
Standard / Zones:	HUD Code 24 CFR 3280 • Zone 1/2/3 • 20/30/40 PSF
Foundation Type:	Pier-and-Anchor or Permanent Crawlspace / Basement

ARCHITECTURAL ROOM DIMENSION SCHEDULE

Room / Space	Dimensions (L x W)	Floor Area	Architectural Features & Inclusions
Great Room (Vaulted)	20' 6" x 16' 0"	328.0 sq ft	Vaulted ceiling, built-in electric fireplace and media wall
Gourmet Kitchen & Island	15' 6" x 14' 0"	217.0 sq ft	Chef kitchen with oversized island, bar seating, premium cabinetry
Walk-In Pantry	6' 0" x 4' 6"	27.0 sq ft	Dedicated step-in pantry with 5-tier wrap shelves
Dining Area	13' 0" x 10' 6"	136.5 sq ft	Spacious open dining area with chandelier fixture
Master Suite	13' 8" x 16' 6"	225.5 sq ft	Secluded master suite in private wing
Master Dual-Vanity Bath	11' 6" x 9' 6"	109.3 sq ft	Dual vanities, freestanding soaking tub, 60-inch walk-in shower & water closet
Master Walk-In Closet	9' 6" x 7' 0"	66.5 sq ft	Oversized luxury walk-in wardrobe closet
Bedrooms 2, 3, 4	11' 6" x 11' 6" (avg)	385.4 sq ft (tot)	Three family bedrooms with large double closets
Guest Full & Half Baths	8'6"x5'6" / 5'6"x5'0"	74.3 sq ft	Full secondary bathroom with dual sinks + separate powder room
Dedicated Laundry Room	9' 6" x 6' 6"	61.8 sq ft	Full laundry room with folding counter & exterior access
Foyer & Hallways	Passage	163.7 sq ft	Formal entry foyer and bedroom wings

CONSTRUCTION & MECHANICAL SPECIFICATIONS

Great Room Features	Vaulted ceilings, integrated electric fireplace with mantle, recessed media wiring.
Kitchen & Pantry	Chef prep island with quartz-look surface, 5-tier walk-in pantry, soft-close cabinets.
Bathrooms (2.5)	Master spa bath with soaking tub, full dual-sink guest bath, plus main floor powder half-bath.
Exterior & Roof	Architectural dimensional shingles, covered porch facade, continuous ridge vent.

Model Summary: Spacious 4-bedroom luxury double-wide with 2.5 baths, vaulted great room with electric fireplace, and gourmet island.

MODEL 9: DAKOTA RANCH 28X64

BASE MSRP: \$119,500



Classification:	Multi-Section (Double-Wide)
Bedrooms / Baths:	4 Bed / 2.5 Bath
Floor Area:	1792 sq ft gross (1705 sq ft finished interior)
Box Dimensions:	27' 4" x 64' 0" (Two 13'8" x 64' sections)
Finished Roof Width:	28' 0" (4" roof overhang)
Transport Length:	68' 0" per section
Ceiling / Roof Pitch:	8' 6" Vaulted Great Room • 4:12 Pitch
Standard / Zones:	HUD Code 24 CFR 3280 • Zone 1/2/3 • 20/30/40 PSF
Foundation Type:	Pier-and-Anchor or Permanent Crawlspace / Basement

ARCHITECTURAL ROOM DIMENSION SCHEDULE

Room / Space	Dimensions (L x W)	Floor Area	Architectural Features & Inclusions
Sprawling Great Room	22' 0" x 16' 6"	363.0 sq ft	Massive central gathering room with sliding glass door to deck area
Chef's Kitchen & 10ft Island	16' 6" x 14' 6"	239.3 sq ft	10-foot granite-topped island, double oven, commercial style faucet & wrap cabinets
Walk-In Pantry	6' 6" x 5' 0"	32.5 sq ft	Large walk-in pantry with solid wood shelving
Dining Room	14' 0" x 11' 6"	161.0 sq ft	Dedicated dining space with panoramic window wall
Master Suite (West Wing)	14' 6" x 17' 0"	246.5 sq ft	Sprawling master bedroom with double-door entry
Spa Master Bath	12' 6" x 10' 0"	125.0 sq ft	Freestanding soaking tub, tiled 60-inch walk-in shower, twin quartz vanities
Master Walk-In Closet	10' 0" x 7' 6"	75.0 sq ft	Enormous walk-in closet with built-in dresser island option
Bedrooms 2, 3, 4 (East Wing)	12' 0" x 11' 6" (ea)	414.0 sq ft (tot)	Three large bedrooms with walk-in and double closets
Guest Bath 2 & Powder Bath	9'0"x5'6" / 5'6"x5'0"	77.0 sq ft	Full bath with dual vanities + convenient guest half bath
Mud Room & Laundry	10' 6" x 8' 0"	84.0 sq ft	Mud room with coat bench, utility sink, washer/dryer hookups & side door
Foyers & Hallways	Passage	187.7 sq ft	Grand entry foyer and East wing hallway

CONSTRUCTION & MECHANICAL SPECIFICATIONS

Ranch Architecture	Split-wing ranch plan isolating master suite on West wing from 3 family bedrooms on East wing.
Gourmet Appliances	Double built-in wall oven, 10-foot granite/quartz island, prep sink, commercial sprayer.
Mud Room Entry	Dedicated exterior side mud room entry with built-in bench, coat hooks & laundry utility sink.
Outdoor Living	Oversized sliding glass patio door connecting Great Room directly to patio/deck pad.

Model Summary: Ranch-style living with 10-ft kitchen island, double ovens, mud room, pre-wired surround sound, and patio-ready deck access.

MODEL 10: MONARCH ESTATE 32X60 (FLAGSHIP ESTATE DOUBLE-WIDE)

BASE MSRP: \$139,900



Classification:	Multi-Section (Extra-Wide Double-Wide)
Bedrooms / Baths:	4 Bed / 3.0 Bath
Floor Area:	1920 sq ft gross (1832 sq ft finished interior)
Box Dimensions:	30' 4" x 60' 0" (Two 15'2" x 60' sections)
Finished Roof Width:	32' 0" (over eaves)
Transport Length:	64' 0" per section
Ceiling / Roof Pitch:	9' 0" Flat Ceilings + Master Tray • 4:12 Pitch
Standard / Zones:	HUD Code 24 CFR 3280 • Zone 1/2/3 • 20/30/40 PSF
Foundation Type:	Pier-and-Anchor or Permanent Crawlspace / Basement

ARCHITECTURAL ROOM DIMENSION SCHEDULE

Room / Space	Dimensions (L x W)	Floor Area	Architectural Features & Inclusions
Formal Foyer Entry	8' 0" x 7' 0"	56.0 sq ft	Grand entry foyer with tile flooring and double coat closet
Formal Living Room	18' 0" x 15' 6"	279.0 sq ft	Spacious front formal living room with architectural crown molding
Separate Family Room	17' 6" x 15' 0"	262.5 sq ft	Rear family gathering room with stone accent fireplace & patio slider
Chef's Kitchen & Quartz Island	16' 0" x 14' 6"	232.0 sq ft	Quartz countertops, stainless steel appliance suite, 8ft island, custom shaker cabinets
Dining Room	14' 0" x 12' 0"	168.0 sq ft	Formal dining room opening to kitchen and living areas
Master Estate Suite	15' 6" x 18' 0"	279.0 sq ft	Palatial master bedroom with tray ceiling and recessed LED lighting
Master Spa Bathroom	14' 0" x 10' 6"	147.0 sq ft	Freestanding soaking tub, frameless glass walk-in tile shower, dual quartz vanities & private commode
Dual Master Walk-In Closets (2x)	7' 6" x 6' 0" (each)	90.0 sq ft	His and Hers walk-in closets with complete shelving system
Bedroom 2 (Junior Suite)	13' 6" x 12' 6"	168.8 sq ft	Secondary suite with direct private access to Full Bathroom 2
Bedrooms 3 & 4	13' 6" x 11' 6" (ea)	310.6 sq ft (tot)	Two large bedrooms with walk-in and double closets
Dedicated Home Office / Study	11' 6" x 10' 6"	120.8 sq ft	Private home office with French glass door option
Full Baths 2 & 3 + Laundry	8'6"x5'0" (x2) / 9'6"x7'6"	156.3 sq ft	Two additional full baths + full laundry room with utility sink
Foyers & Hallways	Passage	202.0 sq ft	Wide central hallways and foyers

CONSTRUCTION & MECHANICAL SPECIFICATIONS

32-Foot Extra Wide	Constructed as two 16-foot sections giving 15'2" interior room widths across both halves.
Dual Living Areas	Separate Formal Living Room at front plus separate Family Gathering Room with fireplace at rear.
3 Full Bathrooms	Master Spa Bath, Private Junior Suite Bath 2, plus Full Guest Bath 3 for Bedrooms 3 & 4.
Executive Study	Dedicated Home Office / Study with French door package for remote work professionals.

Model Summary: Nearly 2,000 sq ft luxury flagship. 3 full baths, separate living and family rooms, dedicated home office, quartz counters, tray ceiling & freestanding tub.

SECTION 3: EXTERIOR ARCHITECTURAL ELEVATION PACKAGES

Elevation Style	Exterior Finishes & Features	Color Schemes & Trim
Modern / Contemporary <i>(Clean Architectural Look)</i>	- Horizontal smooth Dutch lap siding or LP SmartSide vertical paneling. - Modern 3-lite or 4-lite vertical frosted glass entry door with matte black hardware. - Sleek low-profile dark bronze / black window frames. - Optional standing seam matte black metal roof accent over porch / entry. - Clean minimalist trim package (no rustic battens or country shutters).	Modern Slate: Slate grey body, crisp white trim, black door. Charcoal Minimalist: Charcoal body, dark bronze trim, cedar accent. Nordic White: Arctic white body with matte black accents.
Classic Craftsman <i>(Suburban Style)</i>	- Traditional horizontal vinyl siding with decorative board-and-batten gable accents. 6-panel fiberglass residential entry door with transom window. - White raised window surrounds and classic louvered exterior shutters. - Architectural 30-year dimensional shingles with vented eaves.	Coastal Blue: Wedgewood blue with white shutters. Warm Almond: Sandstone body with dark espresso shutters. Sage Olive: Warm sage with cream trim.
Rustic Mountain / Cabin <i>(Timber Look)</i>	- Woodgrain textured siding with rough-sawn cedar trim styling. - Heavy timber porch post accents with dark metal brackets. - Earth-tone architectural shingles and matching dark brown fascia.	Sierra Cedar: Warm honey-cedar with dark pine trim. Timberline Brown: Chestnut brown with charcoal trim.

SECTION 4: INTERIOR FINISH PACKAGES & CUSTOM FLOOR PLAN MODIFICATIONS

Finish Package Tier	Included Interior Specifications	Best Suited For
Builder Standard / Basic Finish Package	- Smooth, painted drywall throughout (no batten strips in main areas). - Resilient vinyl flooring in kitchen, baths & utility; plush carpet in bedrooms. - Flat-panel hardwood shaker cabinets with chrome hardware. - High-pressure laminate roll-edge countertops with 4" matching backsplash. 1-piece fiberglass tub/shower combinations with water-saver fixtures. - Standard baseboards and flat ceiling profile.	Clients seeking maximum affordability, or homeowners planning to install custom luxury tiles/quartz countertops themselves post-delivery.
Signature Luxury Upgrade Package	- Solid surface Quartz or Granite countertops throughout kitchen & baths. - Undermount stainless steel farmhouse apron sink with pull-down commercial faucet. - Soft-close dovetailed wood cabinetry with matte black or brushed nickel pulls. - Luxury Vinyl Plank (LVP) 100% waterproof flooring throughout entire home. - Full ceramic subway tile kitchen backsplash & ceramic tiled primary shower. - Stainless steel Energy Star appliance suite + LED recessed lighting.	Turnkey luxury move-in experience with premium residential finishes and zero post-delivery remodeling required.

FACTORY FLOOR PLAN MODIFICATION POLICIES:

- 1. Non-Load-Bearing Partition Walls:** Interior non-bearing partitions (e.g., merging Bedroom 3 and 4 into a 20'x10.5' expansive bonus suite or large office, expanding walk-in closets) can be adjusted at the factory prior to frame fabrication.
- 2. Window & Door Locations:** Windows can be added, enlarged to egress sizes, or shifted. Exterior 36" doors and 6ft or 8ft sliding glass patio doors can be added to dining or great room areas.
- 3. Accessibility / ADA Modifications:** Available with widened 36" interior doorways, lever handles, curbless roll-in tile showers, and reinforced grab bar blocking.

SECTION 5: FOUNDATION ENGINEERING & INSTALLATION GUIDE

A manufactured home requires a properly engineered foundation to ensure structural longevity, warranty validity, and compliance with local building codes. Lara Mobile Homes supports both standard pier-and-anchor foundations and permanent mortgage-eligible foundations.

Foundation Type	Engineering Description & Details	Financing & Titling Impact
Pier-and-Anchor System <i>(Standard Above-Ground)</i>	- Home is supported on dry-stacked or mortared Concrete Masonry Unit (CMU) piers placed directly under the steel chassis I-beams and at the mating line. - Piers sit on poured concrete footings (or engineered ABS pads) bearing on undisturbed soil below the local frost line. - High-tensile steel tie-down straps and ground auger anchors resist wind uplift and sliding. - Perimeter is enclosed with ventilated vinyl, metal, or faux-stone skirting.	- Home is titled as Personal Property (Chattel). - Financed with chattel / manufactured home loan products. - Lower initial site prep cost (\$4,000 – \$8,000).
Permanent Foundation <i>(Crawlspace Stem Wall / Basement)</i>	- Continuous perimeter load-bearing masonry block or poured concrete wall with interior steel chassis support piers. - Engineered strictly to HUD Handbook 4930.3G (Permanent Foundations Guide for Manufactured Housing). - Towing hitch, axles, and tires are removed on site; home is permanently anchored with anchor bolts to foundation sill plate. - Can be installed at ground level (low-profile / pit set) with recessed entry.	- Qualifies for Real Property Conversion (vehicle title surrendered to state). - Eligible for 30-year fixed FHA Title II, VA, USDA & Conventional mortgages with lower interest rates. - Adds long-term real estate appraisal value.

SITE PREPARATION CHECKLIST BEFORE DELIVERY DAY:

- **1. Access Route & Driveway Clearance:** Minimum 14 to 16 ft vertical clearance (branches and utility lines) and firm, compacted gravel or asphalt driveway capable of supporting 30,000 to 50,000 lbs toter truck and home section.
- **2. Excavation & Soil Grading:** Site pad must be leveled, stripped of organic topsoil, and compacted. Ground must slope away from the home at a minimum 5% grade (6 inches drop in first 10 feet) for proper drainage.
- **3. Footings & Frost Line:** Concrete footings must extend below your county's frost line (e.g., 30" to 42" in Utah, 42" to 60" in Montana/Wyoming) to prevent winter frost heaving.
- **4. Utility Service Stubs:** Potable water line (with main shutoff), 4" sewer/septic drain lateral stubbed to center of pad, and 200A electrical meter pedestal ready for connection.
- **5. Steps & Landings:** Local building codes require permanent steps with handrails at every exterior door (minimum 36"x36" landing).

SECTION 6: ITEMIZED PRICING & DELIVERY COST CALCULATOR

To provide total transparency, below is the standard itemization breakdown formula and three realistic client case studies across different delivery destinations in the United States:

Cost Category	Case 1: Frontier Pro 16x80 to Roy, UT (450 mi)	Case 2: Pine Ridge 16x60 to Swain Co, NC (1,600 mi)	Case 3: Dakota Ranch 28x64 to Lake Co, MT (650 mi)
1. Factory Base Home MSRP	\$69,900.00	\$47,900.00	\$119,500.00 (Double-Wide)
2. Regional Climate Package	\$1,850.00 (Zone 3 + 40 PSF Snow)	\$0.00 (Zone 1/2 Standard)	\$3,200.00 (Zone 3 + 40 PSF Snow)
3. Freight & Heavy-Haul Transport	Included / \$2,800.00 (1 section, 450 mi)	\$7,800.00 (1 section, 1,600 mi)	\$6,400.00 (2 sections, 650 mi)
4. Oversize Permits (State & County)	\$350.00 (WY + UT DOT Permits)	\$1,200.00 (WY, NE, MO, KY, TN, NC)	\$700.00 (WY + MT DOT Permits)
5. Certified Pilot / Escort Cars	\$950.00 (1 Lead Pilot Car)	\$2,400.00 (Lead Pilot across states)	\$2,200.00 (2 sections with Escorts)
6. Site Set, Blocking & Leveling	Included / \$3,500.00 (Single-wide set)	\$3,500.00 (Single-wide set)	\$6,800.00 (Double-wide mate & set)
7. Anchoring & Tie-Down System	Included / \$1,200.00 (HUD anchors)	\$1,200.00 (HUD anchors)	\$1,800.00 (HUD multi-point anchors)
8. Perimeter Skirting (Vented Vinyl)	Included / \$1,650.00	\$1,450.00	\$2,400.00
9. Steps & Handrails (2 Sets)	Included / \$950.00 (Front & Rear)	\$950.00 (Front & Rear)	\$1,100.00 (Front & Side)
10. Basic Utility Hookups (Under Home)	Included / \$1,400.00	\$1,400.00	\$2,200.00 (inc. crossovers)
TOTAL ESTIMATED DELIVERED & INSTALLED	\$69,900 – \$72,700*	\$58,500 – \$62,000	\$138,000 – \$144,300

**Note on Advertised Pricing: Advertised pricing (\$69,900 for Frontier Pro) includes full factory home, standard regional freight up to 250 miles, standard site setup, blocking, tie-downs, basic skirting, and 2 sets of steps. For distant deliveries (e.g. Utah, North Carolina, Montana), a modest direct-mileage fuel/freight difference and specific state DOT oversize permit fee applies as itemized above.*

READY TO ORDER OR CUSTOMIZE YOUR FLOOR PLAN?

Contact our direct factory sales and engineering desk today for an exact, site-specific delivered quote:

Lara Mobile Homes • 1022 E Lincolnway Unit #1590, Cheyenne, WY 82001

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