



LARA MOBILE HOMES

CASCADE ELITE 16X76 • OFFICIAL MODEL SPECIFICATION BROCHURE

BASE MSRP
\$62,500

Cascade Elite 16x76 — Luxury single-wide with corner garden soaking tub, separate walk-in shower, and solid-surface countertops.

Classification: Single-Section (Single-Wide)	Bed / Bath: 3 Bed / 2.0 Bath	Nominal Area: 1216 sq ft	Finished Interior: 1148 sq ft
Box Dimensions: 15' 2" x 72' 0"	Finished Roof Width: 15' 10" (5" eaves)	Transport Length: 76' 0" (incl. 4' hitch)	Ceiling: 8' 0" Cathedral / Vaulted

ARCHITECTURAL PHOTO CATALOG & INTERIOR SUITE



Exterior Elevation



Open Great Room



Gourmet Kitchen & Dining



Primary Bedroom Suite

ROOM DIMENSION SCHEDULE & STRUCTURAL SPECIFICATIONS

Room / Space	Dimensions	Area	Features & Inclusions	Engineering Parameter	Factory Specification
Living Room (Vaulted)	14' 6" x 16' 8"	241.7 sq ft	Open great room with vaulted ceiling & entertainment wall	Chassis & Framing	Heavy-duty 12" cambered steel I-beam, 2x6 floor joists, heavy belly blanket.
Kitchen & Dining	14' 6" x 14' 0"	203.0 sq ft	Solid-surface counters, breakfast bar, stainless appliances		
Master Suite	14' 6" x 13' 6"	195.8 sq ft	Spacious master bedroom with oversized walk-in closet	Insulation & Climate	HUD Wind Zone I/II; Roof Snow Load: 20 PSF Std (30/40 PSF Heavy Snow); Thermal Zones 1-3 (R-21/R-38 pack available).
Glamour Soaking Bath	10' 0" x 8' 6"	85.0 sq ft	Corner soaking tub, separate 48" shower & double sinks		
Bedrooms 2 & 3	10' 8" x 11' 4" (ea)	241.8 sq ft	Secondary bedrooms with generous wardrobe closets	Plumbing & Power	200A all-copper service panel, 40-gallon water heater, PEX water supply lines.
Dedicated Laundry Room	7' 0" x 5' 6"	38.5 sq ft	Full laundry with overhead storage cabinets & rear door		
				HVAC & Mechanicals	Carrier high-efficiency furnace, tankless water heater ready, insulated ductwork.



ESTIMATED MONTHLY FINANCING & PAYMENT OPTIONS

Manufactured homes can be financed as **Chattel Loans (Personal Property)** when placed on standard pier-and-anchor foundations, or as **Real Property Mortgages (FHA Title II, VA, USDA, Conventional)** when installed on permanent crawlspace stem wall or basement foundations on land you own.

Loan Type & Term	5% Down (\$3,125) Loan: \$59,375	10% Down (\$6,250) Loan: \$56,250	20% Down (\$12,500) Loan: \$50,000
30-Year Real Property (FHA / Conventional @ 6.75%) <i>Permanent Stem Wall / Basement Foundation</i>	\$385 / mo	\$365 / mo	\$324 / mo
20-Year Real Property / Land-Home (@ 6.50%) <i>Permanent Foundation</i>	\$443 / mo	\$419 / mo	\$373 / mo
20-Year Chattel Loan (@ 8.25% APR) <i>Standard Pier-and-Anchor Placement</i>	\$506 / mo	\$479 / mo	\$426 / mo
15-Year Chattel / Personal Property (@ 7.95% APR) <i>Standard Pier-and-Anchor Placement</i>	\$566 / mo	\$536 / mo	\$476 / mo

EXTERIOR ELEVATIONS & INTERIOR FINISH PACKAGES

Modern Contemporary Elevation: Horizontal smooth Dutch lap siding (Modern Slate, Arctic White, Charcoal), low-profile black window frames, vertical frosted glass entry door, standing seam black metal roof accents.	Builder Basic Finish: Smooth painted drywall ready for custom painting, durable vinyl flooring, flat-panel shaker cabinets, roll-edge laminate counters. Maximize affordability for DIY cosmetic upgrades.
Classic Craftsman Elevation: Horizontal siding with board-and-batten gables, white window surrounds, louvered shutters, 6-panel fiberglass entry door, 30-year architectural shingles.	Signature Luxury Finish: Solid quartz/granite counters, undermount farmhouse apron sink, soft-close wood cabinets, 100% waterproof LVP flooring, ceramic subway tile backsplashes & tiled walk-in shower.

FOUNDATION & SITE PREPARATION CHECKLIST

- **Pad & Grading:** Level, compacted pad stripped of organic soil, sloping 5% away from home for positive perimeter drainage.
- **Footings:** Poured concrete footings or engineered ABS pads extending below local frost depth (e.g. 30"–48" depending on county).
- **Foundation Compatibility:** Engineered for Pier-and-Anchor (chattel titling) or Permanent Stem Wall/Basement per HUD 4930.3G (Real Property mortgage titling).
- **Utility Connections:** Potable water supply with shutoff, 4" sewer/septic lateral stubbed to center pad, and 200A electrical meter pedestal.