



LARA MOBILE HOMES

DAKOTA RANCH 28X64 • OFFICIAL MODEL SPECIFICATION BROCHURE

BASE MSRP
\$119,500

Dakota Ranch 28x64 — Sprawling ranch-style living with large kitchen island, double ovens, mudroom, and patio slider.

Classification: Multi-Section (Double-Wide)	Bed / Bath: 4 Bed / 2.5 Bath	Nominal Area: 1792 sq ft	Finished Interior: 1705 sq ft
Box Dimensions: 27' 4" x 64' 0" (Two 13'8" x 64' sections)	Finished Roof Width: 28' 0" (4" eaves)	Transport Length: 68' 0" per section	Ceiling: 8' 6" Vaulted Great Room

ARCHITECTURAL PHOTO CATALOG & INTERIOR SUITE



Exterior Elevation



Sprawling Great Room



Chef Island Kitchen



Primary Suite

ROOM DIMENSION SCHEDULE & STRUCTURAL SPECIFICATIONS

Room / Space	Dimensions	Area	Features & Inclusions	Engineering Parameter	Factory Specification
Sprawling Great Room	22' 0" x 16' 6"	363.0 sq ft	Vaulted great room with sliding glass patio door	Chassis & Framing	Dual 12" heavy I-beams, 2x6 exterior walls, engineered timber roof trusses.
Chef's Kitchen & Island	16' 6" x 14' 6"	239.3 sq ft	Large quartz waterfall island, double wall ovens & pantry		
Master Suite (West Wing)	14' 6" x 17' 0"	246.5 sq ft	Sprawling master bedroom with double-door entry	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).
Spa Master Bath	12' 6" x 10' 0"	125.0 sq ft	Freestanding tub, tiled 60" shower, twin quartz vanities		
Bedrooms 2, 3, 4 (East Wing)	12' 0" x 11' 6" (ea)	414.0 sq ft	Three large bedrooms with walk-in & double closets	Plumbing & Power	200A all-copper service panel, 50-gallon rapid recovery water heater, PEX plumbing.
Mud Room & Laundry	10' 6" x 8' 0"	84.0 sq ft	Mud room with coat bench, utility sink & side door		Double built-in wall oven, waterfall quartz island, slide-in cooktop, prep sink.
				Gourmet Kitchen	



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 (\$5,975) Loan: \$113,525	10% Down (\$11,950) Loan: \$107,550	20% Down (\$23,900) Loan: \$95,600
30-Year Real Property (FHA / Conventional @ 6.75%) <i>Permanent Stem Wall / Basement Foundation</i>	\$736 / mo	\$698 / mo	\$620 / mo
20-Year Real Property / Land-Home (@ 6.50%) <i>Permanent Foundation</i>	\$846 / mo	\$802 / mo	\$713 / mo
20-Year Chattel Loan (@ 8.25% APR) <i>Standard Pier-and-Anchor Placement</i>	\$967 / mo	\$916 / mo	\$815 / mo
15-Year Chattel / Personal Property (@ 7.95% APR) <i>Standard Pier-and-Anchor Placement</i>	\$1,082 / mo	\$1,025 / mo	\$911 / 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.