



# LARA MOBILE HOMES

**FRONTIER PRO 16X80 (FLAGSHIP SINGLE-WIDE) • OFFICIAL MODEL SPECIFICATION**

**BROCHURE**

**BASE MSRP**

**\$69,900**

*Frontier Pro 16x80 (Flagship Single-Wide) — Our largest single-section home. 4 Bedrooms, farmhouse apron sink, ceramic tile, 50-gal water heater & luxury bath.*

|                                                     |                                               |                                                  |                                        |
|-----------------------------------------------------|-----------------------------------------------|--------------------------------------------------|----------------------------------------|
| <b>Classification:</b> Single-Section (Single-Wide) | <b>Bed / Bath:</b> 4 Bed / 2.0 Bath           | <b>Nominal Area:</b> 1280 sq ft                  | <b>Finished Interior:</b> 1208 sq ft   |
| <b>Box Dimensions:</b> 15' 2" x 76' 0"              | <b>Finished Roof Width:</b> 16' 0" (5" eaves) | <b>Transport Length:</b> 80' 0" (incl. 4' hitch) | <b>Ceiling:</b> 8' 0" Flat / Cathedral |

## ARCHITECTURAL PHOTO CATALOG & INTERIOR SUITE



**Exterior Elevation**



**Open Great Room**



**Modern Island Kitchen**



**Primary Bedroom Suite**

## ROOM DIMENSION SCHEDULE & STRUCTURAL SPECIFICATIONS

| Room / Space                  | Dimensions           | Area        | Features & Inclusions                                      | Engineering Parameter           | Factory Specification                                                                                                |
|-------------------------------|----------------------|-------------|------------------------------------------------------------|---------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>Great Room / Living</b>    | 14' 6" x 16' 0"      | 232.0 sq ft | Triple window array, open sightline to kitchen             |                                 |                                                                                                                      |
| <b>Kitchen &amp; Dining</b>   | 14' 6" x 13' 6"      | 195.8 sq ft | Farmhouse sink, granite-look counters, soft-close cabinets |                                 |                                                                                                                      |
| <b>Master Suite (Rear)</b>    | 14' 6" x 12' 8"      | 183.7 sq ft | King-size master with private ensuite and walk-in closet   | <b>Chassis &amp; Framing</b>    | 12" Heavy I-Beam, 2x6 floor joists @ 16" O.C., 2x4 exterior (2x6 Zone 3 pack available).                             |
| <b>Master En-Suite Bath</b>   | 8' 8" x 7' 6"        | 65.0 sq ft  | Dual vanities, ceramic tile, oversized 60" walk-in shower  | <b>Insulation &amp; Climate</b> | 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). |
| <b>Bedrooms 2, 3, 4</b>       | 10' 0" x 10' 6" (ea) | 315.0 sq ft | Three bedrooms with double closets & egress windows        |                                 |                                                                                                                      |
| <b>Utility / Laundry Room</b> | 6' 6" x 5' 6"        | 35.8 sq ft  | 50-gallon water heater, washer/dryer hookups & rear door   | <b>Plumbing &amp; Power</b>     | 200A all-copper service panel, 50-gallon rapid recovery water heater, PEX water lines.                               |
|                               |                      |             |                                                            | <b>Flooring &amp; Finishes</b>  | Ceramic tile in wet areas, durable plush carpet in bedrooms, luxury plank in living.                                 |



## 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 (\$3,495)<br>Loan: \$66,405 | 10% Down (\$6,990)<br>Loan: \$62,910 | 20% Down (\$13,980)<br>Loan: \$55,920 |
|--------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------------------|---------------------------------------|
| 30-Year Real Property (FHA / Conventional @ 6.75%)<br><i>Permanent Stem Wall / Basement Foundation</i> | \$431 / mo                          | \$408 / mo                           | \$363 / mo                            |
| 20-Year Real Property / Land-Home (@ 6.50%)<br><i>Permanent Foundation</i>                             | \$495 / mo                          | \$469 / mo                           | \$417 / mo                            |
| 20-Year Chattel Loan (@ 8.25% APR)<br><i>Standard Pier-and-Anchor Placement</i>                        | \$566 / mo                          | \$536 / mo                           | \$476 / mo                            |
| 15-Year Chattel / Personal Property (@ 7.95% APR)<br><i>Standard Pier-and-Anchor Placement</i>         | \$633 / mo                          | \$599 / mo                           | \$533 / mo                            |

## EXTERIOR ELEVATIONS & INTERIOR FINISH PACKAGES

|                                                                                                                                                                                                                              |                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Modern Contemporary Elevation:</b> 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. | <b>Builder Basic Finish:</b> Smooth painted drywall ready for custom painting, durable vinyl flooring, flat-panel shaker cabinets, roll-edge laminate counters. Maximize affordability for DIY cosmetic upgrades. |
| <b>Classic Craftsman Elevation:</b> Horizontal siding with board-and-batten gables, white window surrounds, louvered shutters, 6-panel fiberglass entry door, 30-year architectural shingles.                                | <b>Signature Luxury Finish:</b> 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.