



LARA MOBILE HOMES

GRAND MANOR 28X60 • OFFICIAL MODEL SPECIFICATION BROCHURE

BASE MSRP
\$109,900

Grand Manor 28x60 — Vaulted great room with electric fireplace, chef's island, walk-in pantry, and 2.5 bathrooms.

Classification: Multi-Section (Double-Wide)	Bed / Bath: 4 Bed / 2.5 Bath	Nominal Area: 1680 sq ft	Finished Interior: 1595 sq ft
Box Dimensions: 27' 4" x 60' 0" (Two 13'8" x 60' sections)	Finished Roof Width: 28' 0" (4" eaves)	Transport Length: 64' 0" per section	Ceiling: 8' 6" Vaulted Great Room

ARCHITECTURAL PHOTO CATALOG & INTERIOR SUITE



Exterior Elevation



Vaulted Great Room



Chef Island Kitchen



Primary Suite

ROOM DIMENSION SCHEDULE & STRUCTURAL SPECIFICATIONS

Room / Space	Dimensions	Area	Features & Inclusions	Engineering Parameter	Factory Specification
Great Room (Vaulted)	20' 6" x 16' 0"	328.0 sq ft	Vaulted ceiling, built-in fireplace and media wall	Chassis & Framing	Dual 12" cambered steel I-beam frames, structural marriage wall, 4:12 pitch.
Gourmet Chef Kitchen	15' 6" x 14' 0"	217.0 sq ft	Chef island, bar seating, quartz-look counters & pantry		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).
Dining Area	13' 0" x 10' 6"	136.5 sq ft	Spacious open dining room with chandelier lighting	Insulation & Climate	200A all-copper service panel, 50-gallon rapid recovery water heater, PEX plumbing.
Master Suite (Private)	13' 8" x 16' 6"	225.5 sq ft	King-size master suite in dedicated private wing		Integrated electric fireplace with stone surround, chef island with quartz-look counters, walk-in pantry.
Master Dual-Vanity Bath	11' 6" x 9' 6"	109.3 sq ft	Freestanding soaking tub, 60" shower, twin quartz sinks	Plumbing & Power	
Bedrooms 2, 3, 4	11' 6" x 11' 6" (avg)	385.4 sq ft	Three family bedrooms with large double closets		
				Great Room & 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 (\$5,495) Loan: \$104,405	10% Down (\$10,990) Loan: \$98,910	20% Down (\$21,980) Loan: \$87,920
30-Year Real Property (FHA / Conventional @ 6.75%) <i>Permanent Stem Wall / Basement Foundation</i>	\$677 / mo	\$642 / mo	\$570 / mo
20-Year Real Property / Land-Home (@ 6.50%) <i>Permanent Foundation</i>	\$778 / mo	\$737 / mo	\$656 / mo
20-Year Chattel Loan (@ 8.25% APR) <i>Standard Pier-and-Anchor Placement</i>	\$890 / mo	\$843 / mo	\$749 / mo
15-Year Chattel / Personal Property (@ 7.95% APR) <i>Standard Pier-and-Anchor Placement</i>	\$995 / mo	\$942 / mo	\$838 / 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.