



LARA MOBILE HOMES

HERITAGE CLASSIC 28X56 • OFFICIAL MODEL SPECIFICATION BROCHURE

BASE MSRP

\$94,500

Heritage Classic 28x56 — Formal dining room, crown molding, kitchen island, and glamour soaking tub with dressing closet.

Classification: Multi-Section (Double-Wide)	Bed / Bath: 3 Bed / 2.0 Bath	Nominal Area: 1568 sq ft	Finished Interior: 1485 sq ft
Box Dimensions: 27' 4" x 56' 0" (Two 13'8" x 56' sections)	Finished Roof Width: 28' 0" (4" eaves)	Transport Length: 60' 0" per section	Ceiling: 8' 6" Cathedral / Flat

ARCHITECTURAL PHOTO CATALOG & INTERIOR SUITE



Exterior Elevation



Vaulted Living Room



Gourmet Kitchen Island



Primary Suite

ROOM DIMENSION SCHEDULE & STRUCTURAL SPECIFICATIONS

Room / Space	Dimensions	Area	Features & Inclusions	Engineering Parameter	Factory Specification
Formal Living Room	18' 6" x 15' 0"	277.5 sq ft	Crown molding, large multi-pane windows and open archway	Chassis & Framing	Dual heavy I-beam chassis, 2x6 floor framing @ 16" O.C., 4:12 roof pitch.
Formal Dining Area	12' 6" x 10' 6"	131.3 sq ft	Dedicated dining room connecting directly to kitchen		
Gourmet Kitchen	13' 6" x 12' 6"	168.8 sq ft	Hardwood cabinetry, center prep bar & walk-in pantry	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).
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" shower, dual vanities	Plumbing & Power	200A all-copper service panel, 40-gallon water heater, PEX water supply lines.
Bedrooms 2 & 3	12' 4" x 11' 6" (ea)	283.6 sq ft	Secondary bedrooms with walk-in & double closets		
				Crossover Connections	Insulated sealed duct crossover, PEX supply crossover, factory junction crossover.

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 (\$4,725) Loan: \$89,775	10% Down (\$9,450) Loan: \$85,050	20% Down (\$18,900) Loan: \$75,600
30-Year Real Property (FHA / Conventional @ 6.75%) <i>Permanent Stem Wall / Basement Foundation</i>	\$582 / mo	\$552 / mo	\$490 / mo
20-Year Real Property / Land-Home (@ 6.50%) <i>Permanent Foundation</i>	\$669 / mo	\$634 / mo	\$564 / mo
20-Year Chattel Loan (@ 8.25% APR) <i>Standard Pier-and-Anchor Placement</i>	\$765 / mo	\$725 / mo	\$644 / mo
15-Year Chattel / Personal Property (@ 7.95% APR) <i>Standard Pier-and-Anchor Placement</i>	\$855 / mo	\$810 / mo	\$720 / 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.