



LARA MOBILE HOMES

MONARCH ESTATE 32X60 (FLAGSHIP ESTATE) • OFFICIAL MODEL SPECIFICATION

BROCHURE

BASE MSRP
\$139,900

Monarch Estate 32x60 (Flagship Estate) — Nearly 2,000 sq ft luxury flagship. 3 full baths, separate living and family rooms, home office, quartz & soaking tub.

Classification: Multi-Section (Extra-Wide Double-Wide)	Bed / Bath: 4 Bed / 3.0 Bath	Nominal Area: 1920 sq ft	Finished Interior: 1832 sq ft
Box Dimensions: 30' 4" x 60' 0" (Two 15'2" x 60' sections)	Finished Roof Width: 32' 0" (over eaves)	Transport Length: 64' 0" per section	Ceiling: 9' 0" Flat Ceilings + Master Tray

ARCHITECTURAL PHOTO CATALOG & INTERIOR SUITE



Exterior Elevation



Main Great Room



Family Gathering Room



Gourmet Chef Kitchen

ROOM DIMENSION SCHEDULE & STRUCTURAL SPECIFICATIONS

Room / Space	Dimensions	Area	Features & Inclusions	Engineering Parameter	Factory Specification
Main Great Room	18' 0" x 15' 6"	279.0 sq ft	Expansive great room with exposed timber beams & patio slider	32-Foot Extra Wide	Constructed as two 16-foot sections giving 15'2" interior room widths across both halves.
Separate Family Room	17' 6" x 15' 0"	262.5 sq ft	Rear family room with stone fireplace & patio slider		
Chef's Quartz Kitchen	16' 0" x 14' 6"	232.0 sq ft	Quartz waterfall island, double wall ovens, custom cabinetry	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 Estate Suite	15' 6" x 18' 0"	279.0 sq ft	Palatial master bedroom with tray ceiling & LED lights		
Master Spa Bathroom	14' 0" x 10' 6"	147.0 sq ft	Freestanding tub, frameless glass shower, dual sinks	Plumbing & Power	200A all-copper service panel, 50-gallon rapid recovery water heater, PEX plumbing.
3 Full Bathrooms	8'6"x5'0" (x2) + Spa	250.0 sq ft	3 Full bathrooms including private junior suite bath		Separate Main Great Room plus separate Family Gathering Room with fireplace at rear.
				Dual Living Areas	



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 (\$6,995) Loan: \$132,905	10% Down (\$13,990) Loan: \$125,910	20% Down (\$27,980) Loan: \$111,920
30-Year Real Property (FHA / Conventional @ 6.75%) <i>Permanent Stem Wall / Basement Foundation</i>	\$862 / mo	\$817 / mo	\$726 / mo
20-Year Real Property / Land-Home (@ 6.50%) <i>Permanent Foundation</i>	\$991 / mo	\$939 / mo	\$834 / mo
20-Year Chattel Loan (@ 8.25% APR) <i>Standard Pier-and-Anchor Placement</i>	\$1,132 / mo	\$1,073 / mo	\$954 / mo
15-Year Chattel / Personal Property (@ 7.95% APR) <i>Standard Pier-and-Anchor Placement</i>	\$1,266 / mo	\$1,200 / mo	\$1,066 / 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.