



LARA MOBILE HOMES

SUMMIT SERIES 16X70 • OFFICIAL MODEL SPECIFICATION BROCHURE

BASE MSRP

\$55,800

Summit Series 16x70 — Architectural masterpiece featuring 9-foot flat ceilings, center kitchen prep island, and 3 spacious bedrooms.

Classification: Single-Section (Single-Wide)	Bed / Bath: 3 Bed / 2.0 Bath	Nominal Area: 1120 sq ft	Finished Interior: 1056 sq ft
Box Dimensions: 15' 2" x 66' 0"	Finished Roof Width: 15' 10" (5" eaves)	Transport Length: 70' 0" (incl. 4' hitch)	Ceiling: 9' 0" High Flat Ceilings

ARCHITECTURAL PHOTO CATALOG & INTERIOR SUITE



Exterior Elevation



9ft High-Ceiling Great Room



Gourmet Island Kitchen



Primary Bedroom Suite

ROOM DIMENSION SCHEDULE & STRUCTURAL SPECIFICATIONS

Room / Space	Dimensions	Area	Features & Inclusions	Engineering Parameter	Factory Specification
Living Room (9ft Ceilings)	14' 6" x 15' 6"	224.8 sq ft	9-foot flat ceilings, transom windows & LED lighting	Chassis & Framing	10" I-beam chassis, 2x6 floor joists, 9-foot flat ceilings throughout with recessed LED pucks.
Kitchen & Island	14' 6" x 13' 0"	188.5 sq ft	Modern kitchen with center prep island & breakfast bar		
Master Suite (Rear)	14' 6" x 12' 6"	181.3 sq ft	Private master retreat with walk-in closet		
Master Ensuite Bath	8' 6" x 6' 0"	51.0 sq ft	Dual vanities, 48" walk-in shower & commode	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).
Bedrooms 2 & 3	10' 2" x 11' 0" (ea)	223.6 sq ft	Two family bedrooms with 9ft ceilings & closets		
Dedicated Laundry Room	6' 0" x 5' 6"	33.0 sq ft	Enclosed utility room with side exterior access	Plumbing & Power	200A all-copper service panel, 40-gallon water heater, PEX water supply lines.
				Mechanicals	Carrier high-efficiency furnace, insulated crossover ducting, Low-E thermal windows.

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 (\$2,790) Loan: \$53,010	10% Down (\$5,580) Loan: \$50,220	20% Down (\$11,160) Loan: \$44,640
30-Year Real Property (FHA / Conventional @ 6.75%) <i>Permanent Stem Wall / Basement Foundation</i>	\$344 / mo	\$326 / mo	\$290 / mo
20-Year Real Property / Land-Home (@ 6.50%) <i>Permanent Foundation</i>	\$395 / mo	\$374 / mo	\$333 / mo
20-Year Chattel Loan (@ 8.25% APR) <i>Standard Pier-and-Anchor Placement</i>	\$452 / mo	\$428 / mo	\$380 / mo
15-Year Chattel / Personal Property (@ 7.95% APR) <i>Standard Pier-and-Anchor Placement</i>	\$505 / mo	\$478 / mo	\$425 / 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.