**Description**

28' foot home with side entry is one of our larger homes, includes a main floor separate living room, extensive kitchen cabinetry and counter space. This beautiful home easily accepts an apartment sized range, refrigerator and a dishwasher. Dual large lofted bedrooms offer plenty of sleeping or lounging space, stair option available. Residential sized bathroom with 48” shower (60” shower or tub shower available) includes a large linen cabinet, toilet and sink with base cabinet. Bathroom easily accommodates washer/dryer or an extra closet.

**Features**

- TRAILER: 2”x 6” tubular steel  3 axles  
- FLOOR: 3/4” T&G sub floor  
- FRAMING: wood, 2”x4” walls, roof 2”x4”  
- SIDING: LP Smart Panel, painted. Or optional stained cedar T&G  
- EXTERIOR: Whole house wrap  
- FLASHING: Metal, all exposed windows  
- SHEATHING: OSB included with Cedar option,  
- INSULATION: Batten type, R-11 walls, floors, roof  
- WINDOWS: Dual-glazed, vinyl low-e, Residential type, white  
- ROOF: 25 yr composition Opt standing seam metal  
- ROOF LOAD: 30# snow load  
- LOFTS &DORMERS: Lofted sleeping areas only, remainder gabled roof  
- EXTERIOR LIGHT: Jelly jar type Opt security light prep and upgrade porch lights  
- DOOR HARDWARE: Brushed nickel Opt oil rubbed bronze  
- EXTERIOR DOOR: Entry fiberglass insulated 32” Opt 36” some plans, Opt single & double French, Sliding glass doors,  
- COVERED CEDAR DECK:None  
- CEDAR PORCH RAILING:None  
- FLOORING: Durable vinyl, lower floor. Opt woods, laminate and vinyl plank available  
- WALLS and CEILINGS: Rustic cedar paneling & variety of optional finishes. Opt pine T&G Or painted plywood  
- LOFTS: Pine T&G Floor, 6’6” clearance to bottom of sleeping lofts  
- ELECTRICAL SERVICE: 50 amp , 220 volt  
- Electric connection cord: 50 amp, 25’ weather resistant plug and power cable
• SEWER: Gravity type 3” ABS
• WATER HEATER: 10 Gallon electric, Opt. Propane and tankless units available
• WATER LINES: Durable PEX
• SINK: Stainless 23” steel sink, top mount Opt under mount with optional slab granite, solid surface options and slab wood specialty available
• FAUCET: Single lever metal, brushed nickel finish Opt oil rubbed bronze
• COOKTOP: 2 Burner electric. Opt gas ac/dc, apartment size 20” range or full size per plan, Opt built in microwave or convection
• REFRIGERATOR: W/Freezer, under counter-type, 3.1 CF, Opt full and apartment size per plan
• COUNTERS& BACKSPLASH: Laminate top and splash, Opt tile splash, 3 cm granite top, solid surface stainless steel, slab wood specialty
• CABINETS BASE & OVERHEADS: Standard wood. Opt various hardwoods and other selections available
• SHOWER: One-piece, fiberglass, White, 48”
• SHOWER HEAD: Brushed nickel metal, 2.5 GPM with single lever handle Opt oil rubbed bronze
• TOILET: Ceramic RV-type, white .Opt residential, composting, handicap and incinerator types available
• MIRROR: Above bath sink per plan
• BATHROOM SINK: White china top mount sink in cabinet base
• BATHROOM FAUCET: Brush nickel finish, single lever Opt oil rubbed bronze
• BATHROOM ACCESSORIES: Towel bars and toilet paper holder, brush nickel finish Opt oil rubbed bronze
• LOFT LADDER: Included Opt stairs per plan
• HEATING: Electric wall type with thermostat Opt gas, mini-split system
• LIGHT FIXTURES: Track lighting Kitchen and entry. Sconces in great room and in sleeping Lofts. Wire prep for fan w/light living area
• INTERIOR DOOR: White 2 panel Opt pine, Opt pocket doors per plan
• LIGHT SWITCHES & ELECTRIC OUTLETS: White toggle type Opt Rocker style
• CLOSET: Paneling to match walls, white wood shelving & rod hanger per plan
• CO/LP DETECTOR SMOKE DETECTOR: As required
• FIRE EXTINGUISHER: Standard
• Mini blinds: Standard Opt 2” White or Wood blinds
• Drawer over drawer, single drawer or drawer bank where possible Opt toe kick drawers where applicable

Options

• White bead board interior walls and ceilings
• Interior trim package, baseboard, window and ceiling
• Smooth white picture frame wood cabinets and overheads
• Contemporary satin nickel cabinet pulls
• Slab black walnut countertops, kitchen w/ 23” undermount sink
• Tile 6” backsplash, kitchen and bath
• Slab black walnut countertops bath large w/china top mount sink
• Gooseneck brushed nickel kitchen faucet
• Apartment sized 10 CF refrigerator with freezer
• 3 way electrical switches, sleeping lofts
• “Galvalume” metal siding at entry LP board & batten exterior with 5/4 trim
• Lofted 2/12 roof throughout w/ transom windows
• Extra exterior light @ front door
• Track lighting, Living room
• Metal standing seam roof
• Sconce lighting add 4
• Pendant lights 4, kitchen
• Bathroom linen cabinet
• Fiberglass insulated single light French entry door with built in blinds
• Mobile porch shown in pictures is not included

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