





## *Why choose a Northlander Manufactured Home?*

Building a home inside of a factory allows the consumer multiple advantages. One of the major benefits is our construction is climate controlled through all four Canadian seasons. Our dedicated and skilled craftsmen work in an environment where they are not bothered by extreme weather conditions and can focus their energy on providing quality craftsmanship from start to finish. Northlander is a family owned and operated Canadian company and we provide an exceptional product to our customer. With this guarantee you can be also assured that your manufactured home is constructed to meet or exceed the Ontario Building Code. Along with the flexibility of choosing interior décors, cabinet finishes and appliances it easily makes each custom built Northlander Manufactured Home a unique home.

We could easily tell you to trust Northlander Industries to build your home, however, what that means is putting your trust in a company that has been constructing prefabricated buildings since 1964. Again, we have half a century worth of design ingenuity, experience and innovation which makes us an industry leader of prefabricated buildings.

So, to answer the question ... Northlander will build your new Manufactured Home with pride, integrity and trust. Turning your dreams into reality!



# Welcome Home



# Aspire

Owning the perfect home is always a complicated aspiration for people. Some are looking for their first starter home and others are long time home owners looking to make life a little less complicated. Whatever your situation, whatever your state of mind, whatever you desire, the ASPIRE is here to meet and even exceed your home ownership needs.

# Traditional

We know the value of providing a solid basis for your family to grow and prosper. A family is built on its traditions and thrives in maintaining them. Here at Northlander we celebrate the fact that we are family owned and employ many generations of families. All these families are ready to provide your family with a TRADITIONAL Manufactured Home. These homes are unique in that they are fully equipped and are self-contained to one level. Creating a warm atmosphere inside its walls, we will ensure a place to celebrate many more years of your family traditions.

## Lets Get Started

\_\_\_\_ ASPIRE

\_\_\_\_ TRADITIONAL

### KITCHEN:

- \_\_\_\_ FX upgrade countertop
- \_\_\_\_ laminate countertop
- \_\_\_\_ backsplash
- \_\_\_\_ stainless appliances
- \_\_\_\_ black / white appliances
- \_\_\_\_ island with storage
- \_\_\_\_ island with breakfast bar

### BEDROOM:

- \_\_\_\_ # of bedrooms
- \_\_\_\_ walk in closet
- \_\_\_\_ ensuite

### BATHROOM:

- \_\_\_\_ # of bathrooms
- \_\_\_\_ basic tub/shower combination
- \_\_\_\_ 4 piece bath
- \_\_\_\_ 2 piece bath

### ESSENTIALS:

- \_\_\_\_ open concept
- \_\_\_\_ den
- \_\_\_\_ home office
- \_\_\_\_ fireplace
- \_\_\_\_ laundry off bedrooms
- \_\_\_\_ laundry off kitchen

### NOTES:

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## STEEL STORM



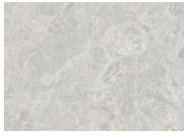
CARPET



CHAIR & TOSS



SOFA



COUNTERTOP



MAIN VALANCE



DRAPERY PANEL



DUVET



BEDROOM  
DRAPES



BATH VALANCE

## SPICED WALNUT



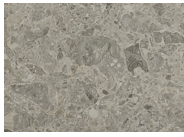
CARPET



CHAIR & TOSS



SOFA



COUNTERTOP



MAIN VALANCE



DRAPERY PANEL



DUVET



BEDROOM  
DRAPES



BATH VALANCE

## PLATINUM SLATE



CARPET



CHAIR & TOSS



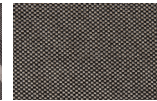
SOFA



COUNTERTOP



MAIN VALANCE



DRAPERY PANEL



DUVET



BEDROOM  
DRAPES



BATH VALANCE

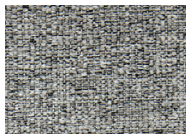
## TROPIC RIVER



CARPET



CHAIR & TOSS



SOFA



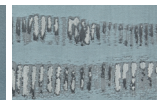
COUNTERTOP



MAIN VALANCE



DRAPERY PANEL



DUVET



BEDROOM  
DRAPES



BATH VALANCE

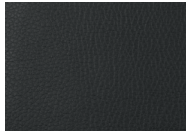
## VINTAGE INK



CARPET



CHAIR & TOSS



SOFA



COUNTERTOP



MAIN VALANCE



DRAPERY PANEL



DUVET



BEDROOM  
DRAPES

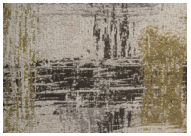


BATH VALANCE

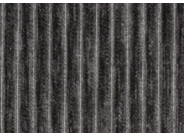
## WHIMSY MIST



CARPET



CHAIR & TOSS



SOFA



COUNTERTOP



MAIN VALANCE



DRAPERY PANEL



DUVET

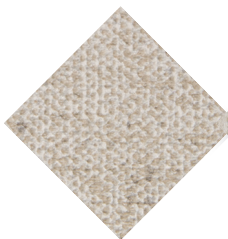


BEDROOM  
DRAPES



BATH VALANCE

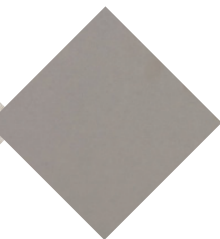
## WALL



NORWICH  
PEARL

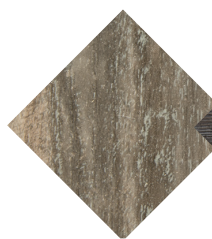


AGED  
VELVET



DRYWALL (OPTIONAL)  
TRADITIONAL ONLY

## FLOORING



967M  
HEARTWOOD



970E  
LIMEOAK



966M  
IDAHO



669D  
FOREST OAK

# 2020 Decor



## CABINETRY



“We understand that purchasing a new home can be a daunting task. Our dedicated sales and design teams are here to make sure that your home is everything you have dreamed of - before any”

## CABINET DOOR STYLES



ELYSA - SLAB STYLE

MANHATTAN - STANDARD ASPIRE

ROME - STANDARD TRADITIONAL

MONROE II - UPGRADE

## FX SERIES - UPGRADE COUNTERTOPS



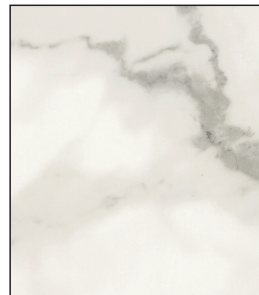
QUARTZITE BIANCO



SILVER FLOWER GRANITE



DOLCE VITA

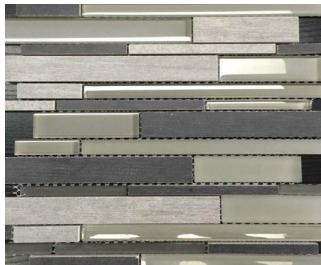


CALCATTÀ MARBLE



FERRO GRAFITE

## CERAMIC BACKSPLASH



CHICEBLDGM



BAROQUE ALABASTRO



EQUME14246



EQUMA20716





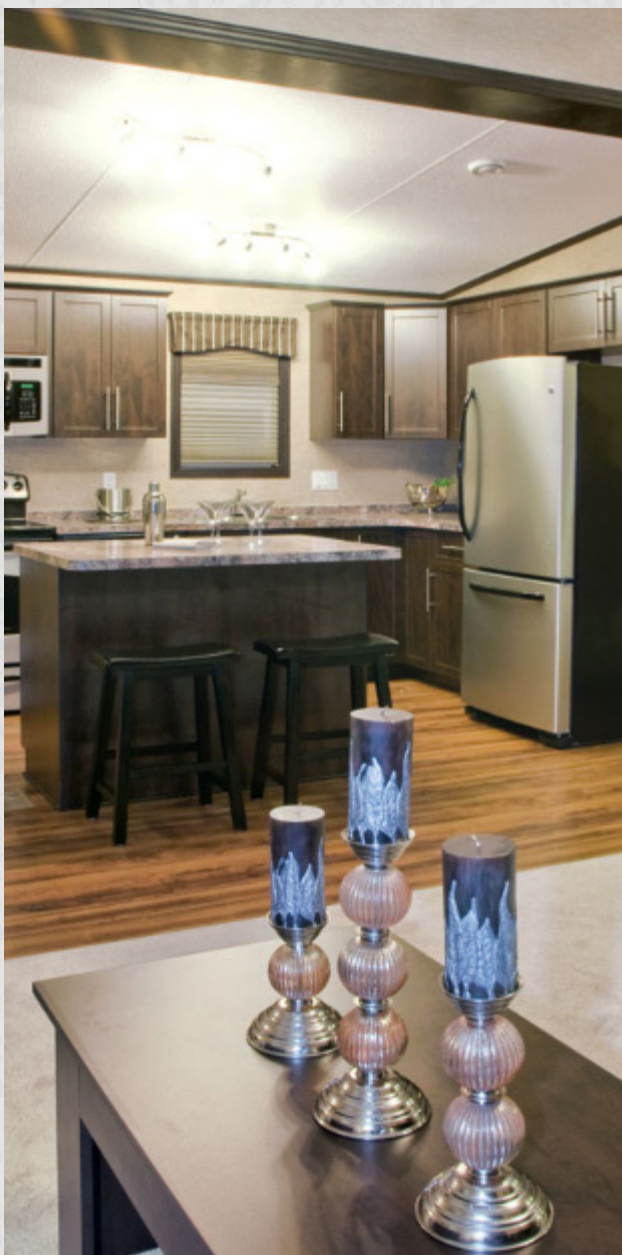
# Aspire

Custom interior decor packages featuring luxurious cabinetry, and high-end décor creating a wonderful living environment!

- Upgrade your counter to experience the bold look with an FX series laminate countertop.
- Adjustable shelving inside Euro box custom cabinetry.
- Stainless steel double bowl sink with chrome single-lever faucet.
- Open concept living space blending kitchen and living areas together.
- Magnificent view of the outdoors through double or triple panel patio doors, complete with valance and shades.
- Queen or King duvet and toss cushions with colour co-ordinated designer drapery and day / night shades or faux wood blinds.



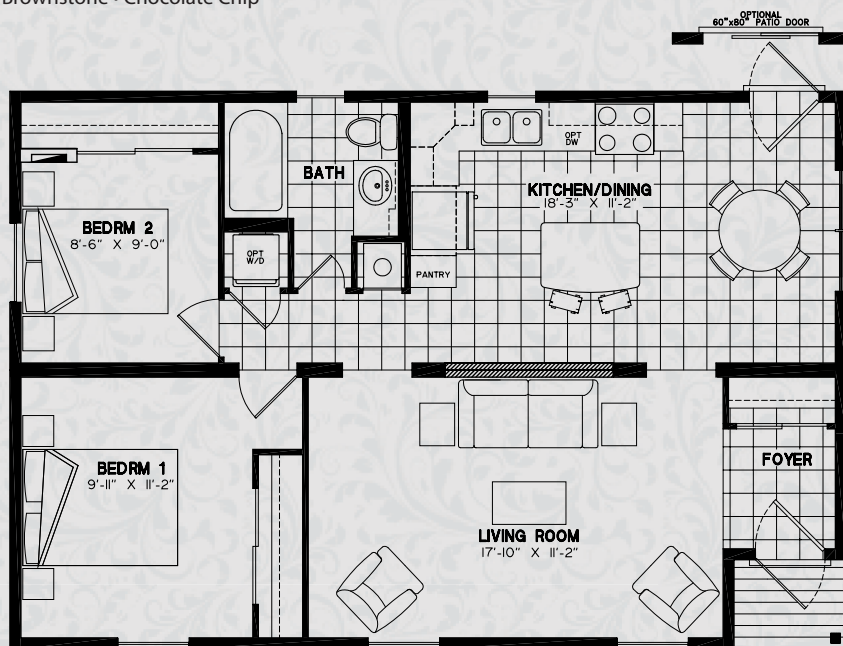








Brownstone • Chocolate Chip

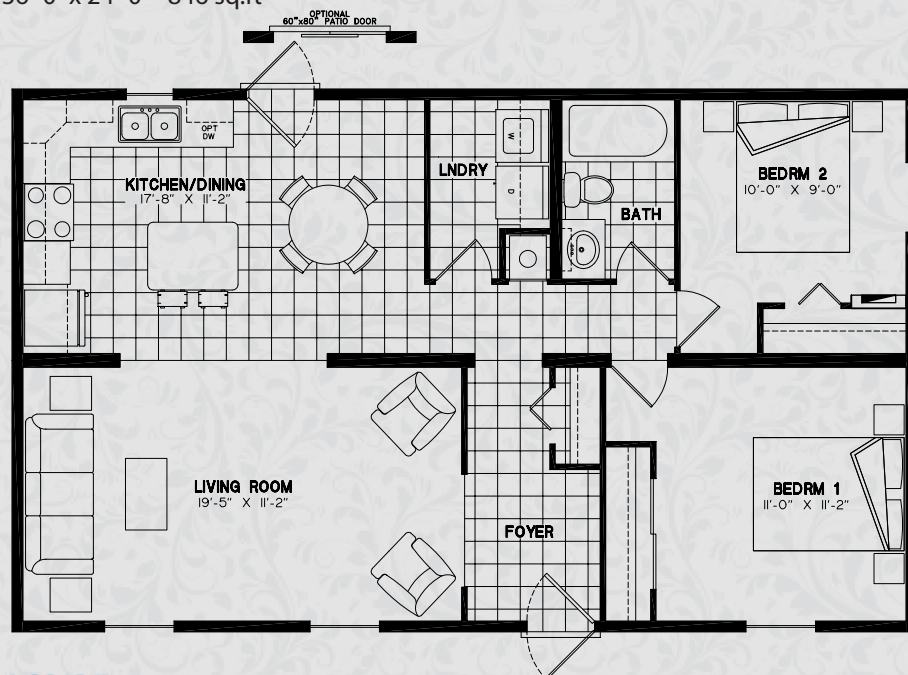


### FEATURES:

- 2 bedrooms
- 1 bathroom
- sliding door closet in both bedrooms
- fibreglass tub / shower combination
- full size stacked washer / dryer
- covered porch
- optional patio door

### ASPIRE 3624-001

36'-0" x 24'-0" • 846 sq.ft



### FEATURES:

- 2 bedrooms
- 1 bathroom
- sliding door closet in master bedroom
- fibreglass tub / shower combination
- full size washer / dryer in separate laundry room
- optional patio door

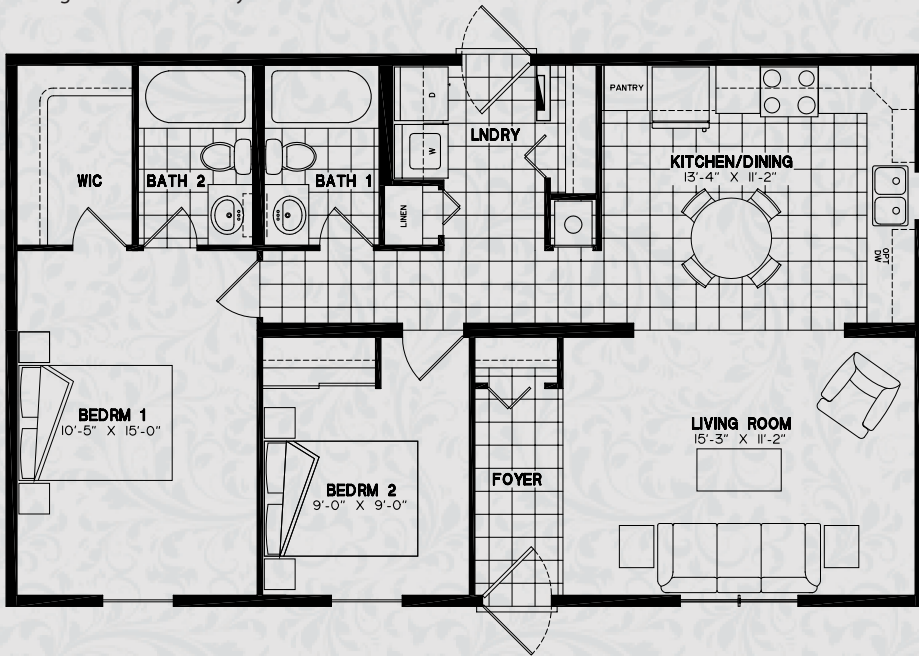
### ASPIRE 4024-005

40'-0" x 24'-0" • 960 sq.ft





Vintage Cream • Dark Gray

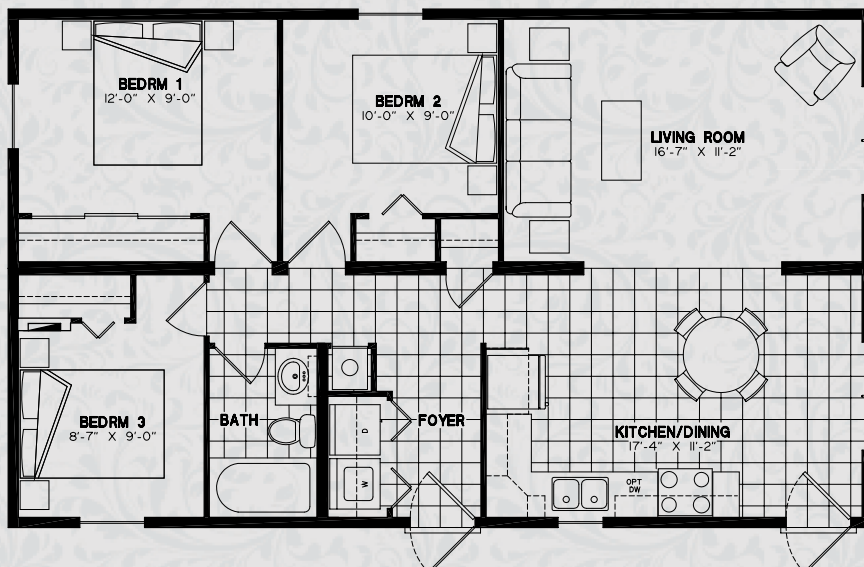


### FEATURES:

- 2 bedrooms
- main bath and ensuite
- walk-in closet in master bedroom
- fibreglass tub / shower combination in both bathrooms
- full size washer / dryer
- back entry

### ASPIRE 4024-006

40'-0" x 24'-0" • 960 sq.ft



### FEATURES:

- 3 bedrooms
- 1 bathroom
- triple sliding door closet in master bedroom
- fibreglass tub / shower combination
- full size washer / dryer

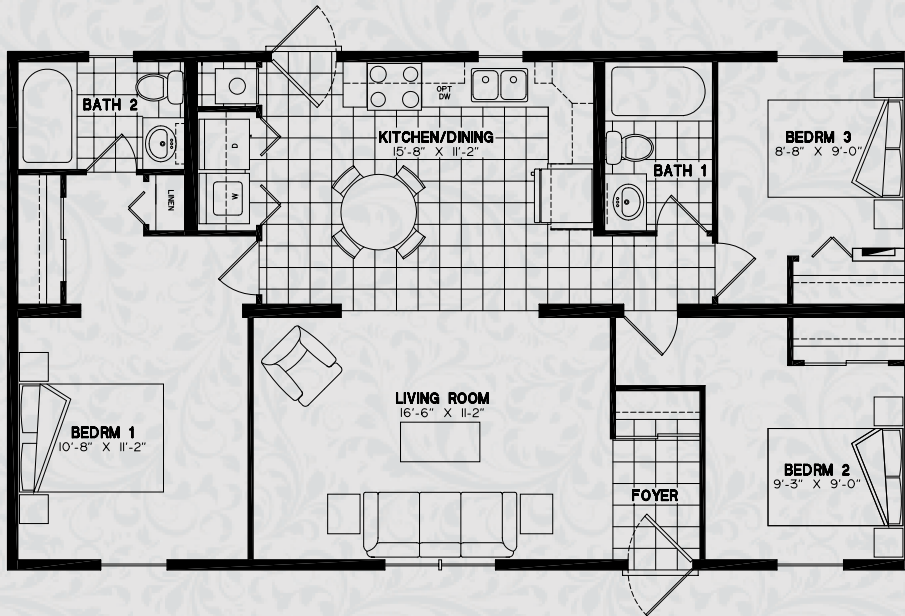
### ASPIRE 4024-007

40'-0" x 24'-0" • 960 sq.ft





Shamrock • Potters Clay

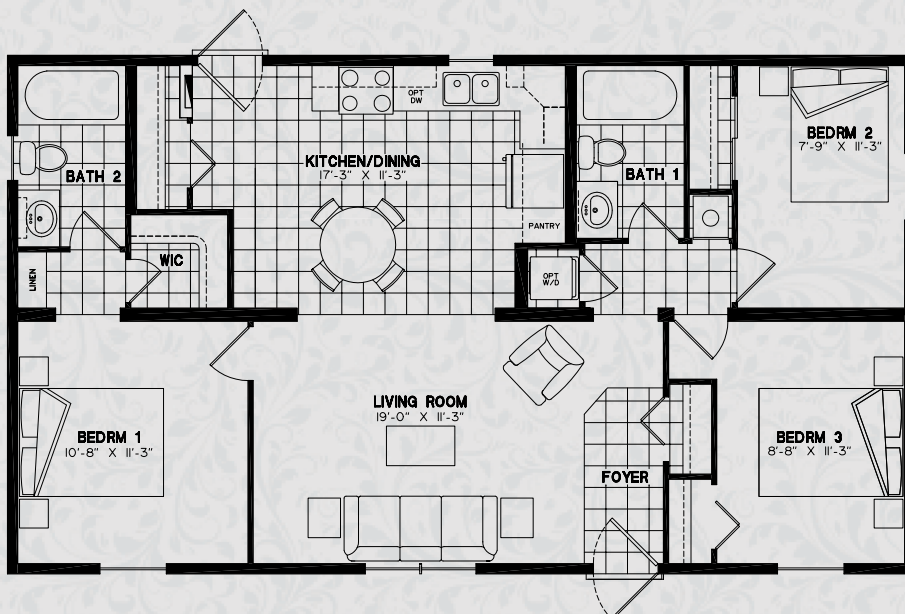


### FEATURES:

- 3 bedrooms
- main bath and ensuite
- sliding door closet in master bedroom
- fibreglass tub / shower combination in both baths
- full size washer / dryer

### ASPIRE 4224-002

42'-0" x 24'-0" • 1008 sq.ft



### FEATURES:

- 3 bedrooms
- main bath and ensuite
- walk-in closet in master bedroom
- fibreglass tub / shower combination in both bathrooms
- full size stacked washer / dryer

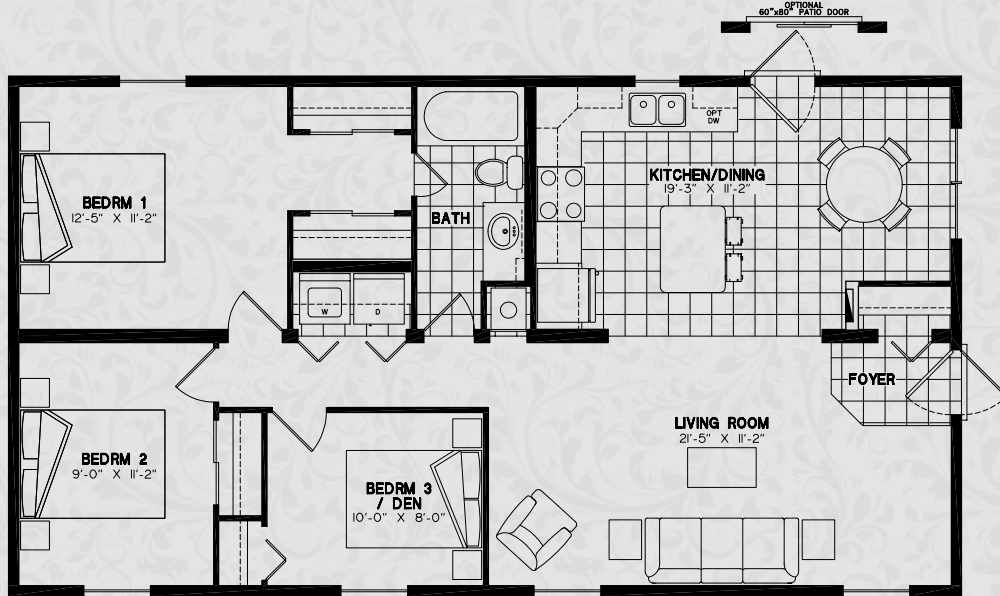
### ASPIRE 4224-003

42'-0" x 24'-0" • 1008 sq.ft





Wicker • Bronze

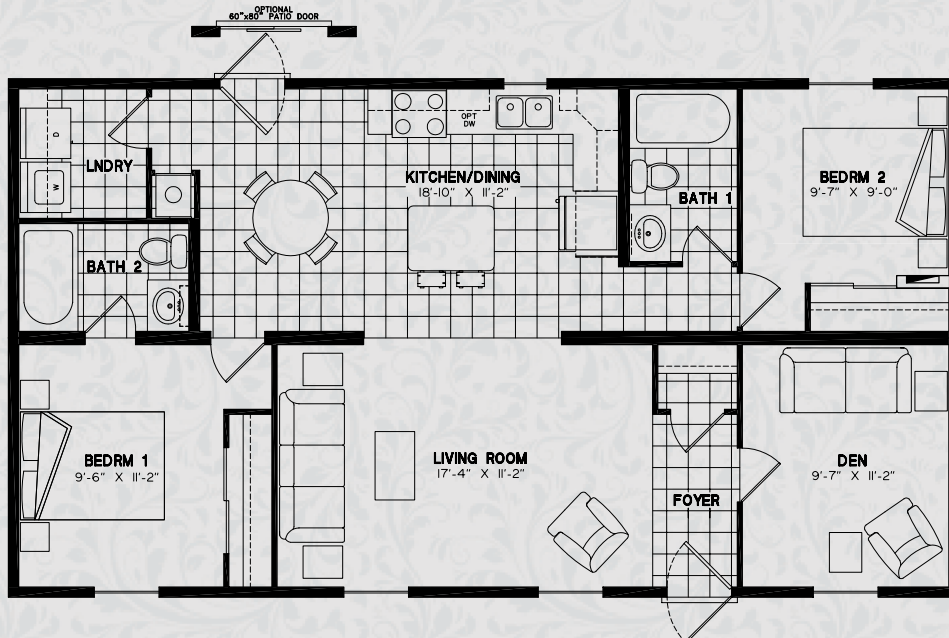


### FEATURES:

- 3 bedrooms
- 1 bathroom - access from master bedroom
- his / her sliding door closet in master bedroom
- fibreglass tub / shower combination
- full size washer / dryer
- side entry
- optional patio door

### ASPIRE 4424-003

44'-0" x 24'-0" • 1056 sq.ft



### FEATURES:

- 2 bedrooms
- den
- main bath and ensuite
- sliding door closet in master bedroom
- fibreglass tub / shower combination in both bathrooms
- full size washer / dryer in separate laundry room
- optional patio door

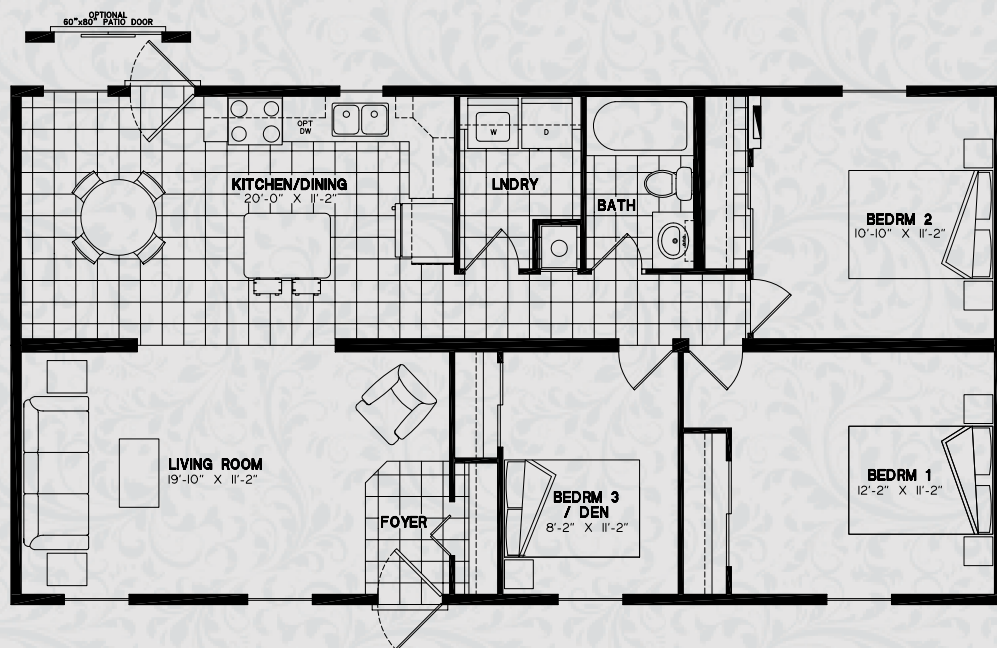
### ASPIRE 4424-004

44'-0" x 24'-0" • 1056 sq.ft





Granite • White

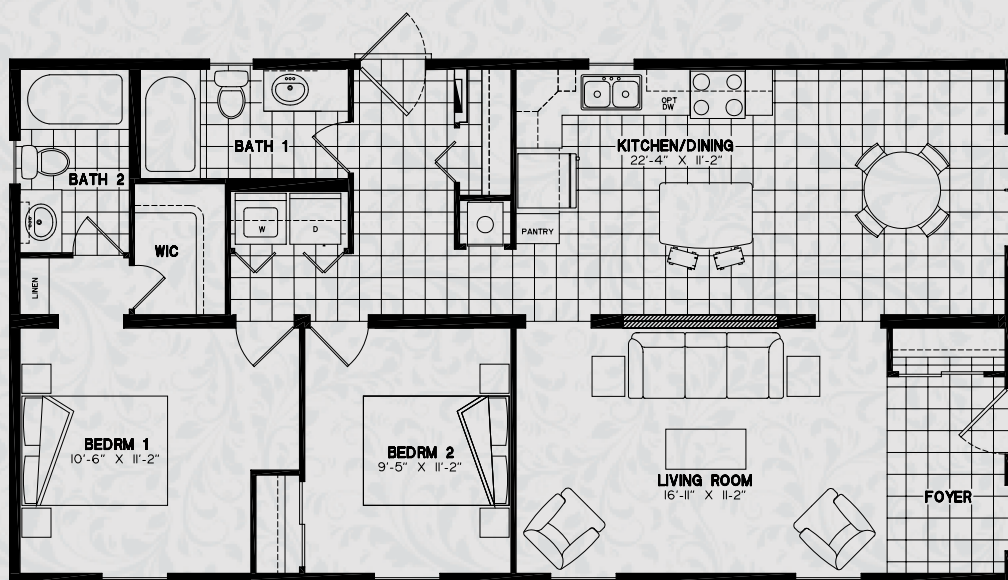


### FEATURES:

- 3 bedrooms
- 1 bathroom
- sliding door closet in master bedroom
- fiberglass tub / shower combination
- full size washer / dryer in separate laundry room
- optional patio doors

### ASPIRE 4624-002

46'-0" x 24'-0" • 1104 sq.ft



### FEATURES:

- 2 bedrooms
- main bath and ensuite
- walk-in closet in master bedroom
- fiberglass tub / shower combination in both bathrooms
- full size washer / dryer
- side entry
- half wall opening detail between kitchen and living room
- back entrance

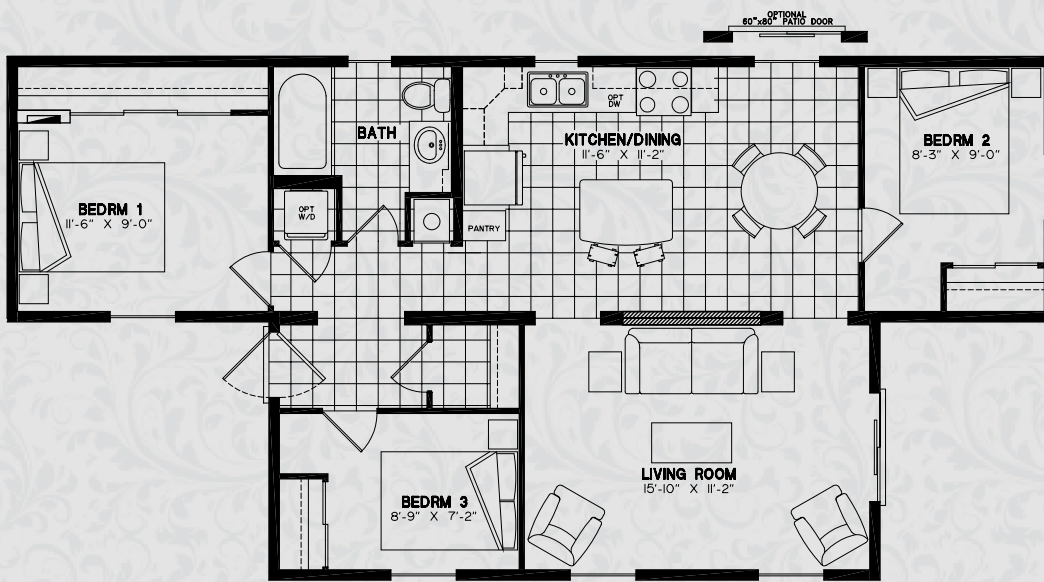
### ASPIRE 4624-003

46'-0" x 24'-0" • 1104 sq.ft





Estate Gray • Black

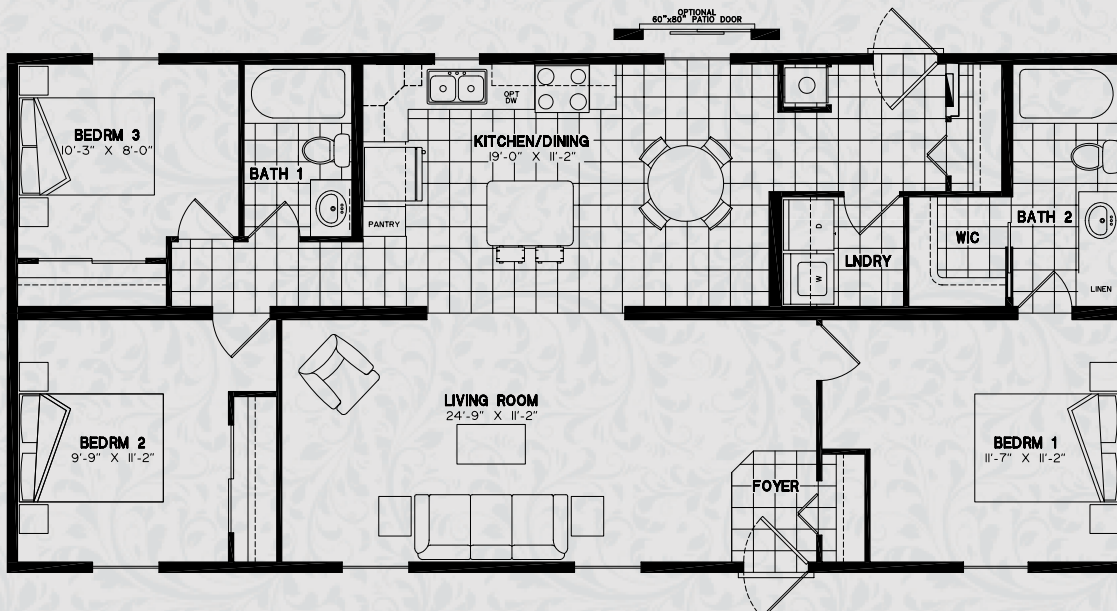


### FEATURES:

- 3 bedrooms
- 1 bathroom
- sliding door closet in master bedroom
- fiberglass tub / shower combination
- full size stacked washer / dryer
- optional patio door
- optional covered porch on living room side

### ASPIRE 4824-001

48'-0" x 12'-0" • 28'-0" x 12'-0" • 912 sq.ft



### FEATURES:

- 3 bedrooms
- main bath and ensuite
- walk-in closet in master bedroom
- fiberglass tub / shower combination in both bathrooms
- full size washer / dryer in separate laundry room
- optional patio door

### ASPIRE 5224-001

52'-0" x 24'-0" • 1248 sq.ft



# Traditional

Each home is unique! Northlander is committed to providing you with award winning design and craftsmanship, with extraordinary attention to detail!

- Open concept blending living areas together.
- Consider upgrading your kitchen with custom countertops, for maximum counter space and deluxe ceramic tile backsplash.
- High end stainless steel appliances and range hood.
- Spacious dining area and raised breakfast bar provide space for family and friends.
- Optional entertainment cabinet with built-in fireplace and window bench seating.
- Spacious 3 piece bath with all the amenities.
- Custom designer drapery with optional day / night or faux wood shades.



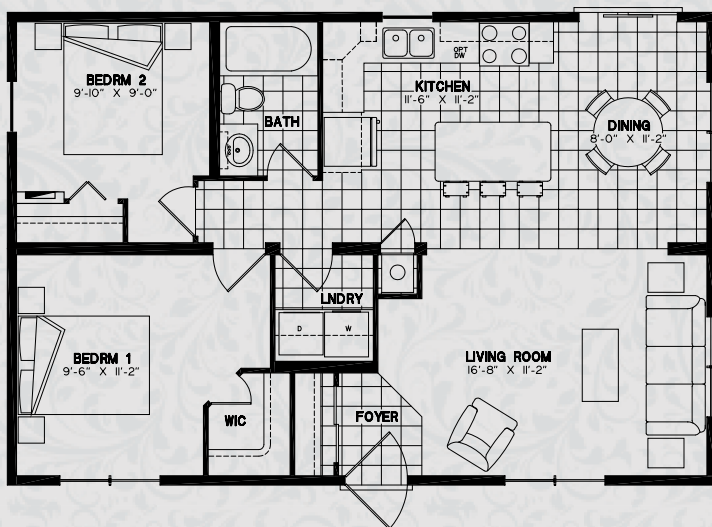








Ironstone • White

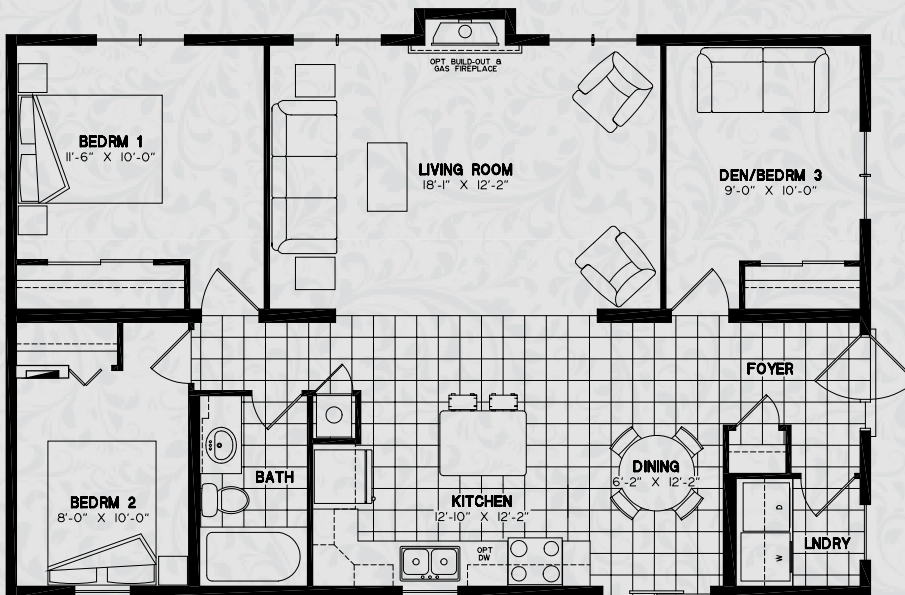


### FEATURES:

- 2 bedrooms
- 1 bathroom
- walk-in closet in master bedroom
- fibreglass tub / shower combination
- front load washer / dryer in separate laundry room

### TRADITIONAL 3624-012

36'-0" x 24'-0" • 864 sq.ft



### FEATURES:

- 2 bedrooms
- den / 3rd bedroom
- 1 bathroom
- double sliding door closet in master bedroom
- fibreglass tub / shower combination
- front load washer / dryer in separate laundry room
- optional build-out with gas fireplace
- side entry

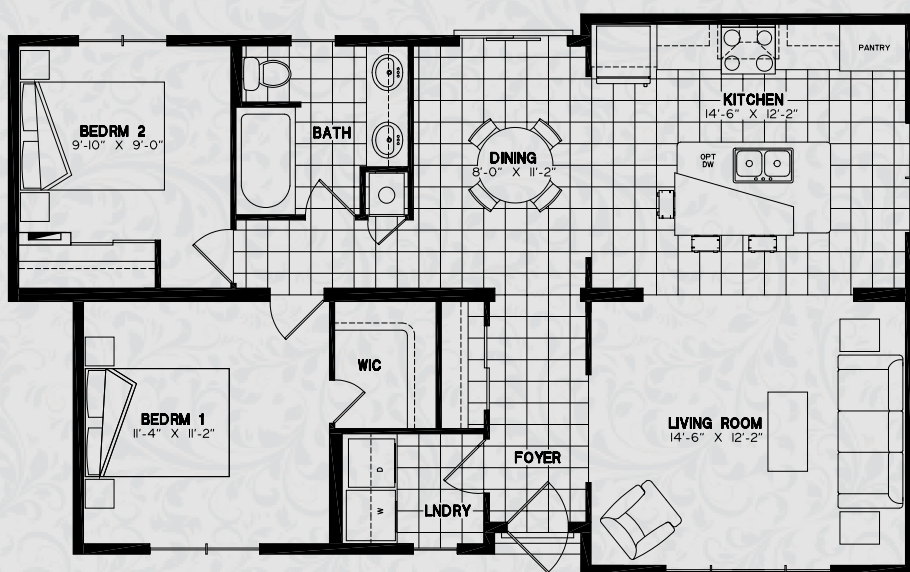
### TRADITIONAL 4026-007

40'-0" x 26'-0" • 1045 sq.ft





Estate Gray • Dark Gray

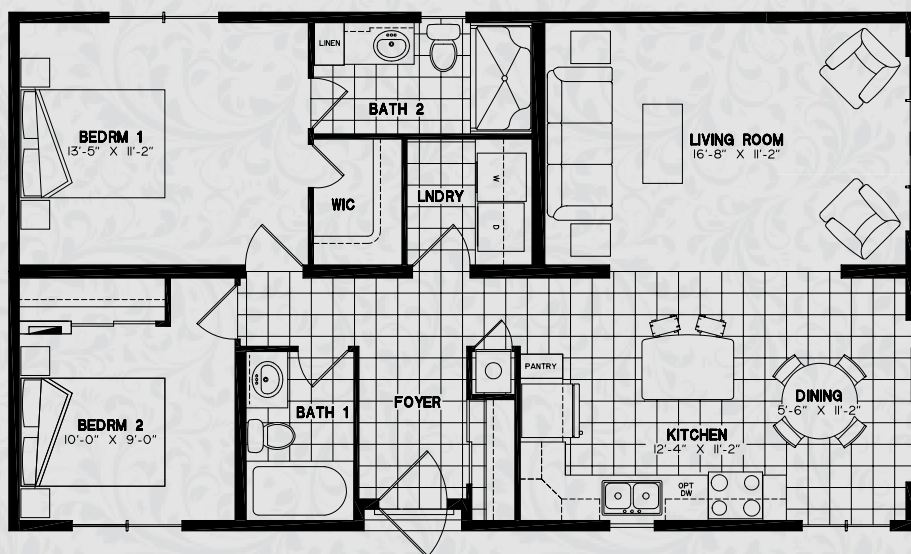


### TRADITIONAL 4224-012

42'-0" x 24'-0" • 999 sq.ft

### FEATURES:

- 2 bedrooms
- 1 bathroom with his / her sinks
- walk-in closet in master bedroom
- fibreglass tub / shower combination
- front load washer / dryer in separate laundry room
- island with raised breakfast bar
- optional interior vault in kitchen and living room
- optional box-bay build-out
- optional dormer roof



### TRADITIONAL 4224-013

42'-0" x 24'-0" • 1004 sq.ft

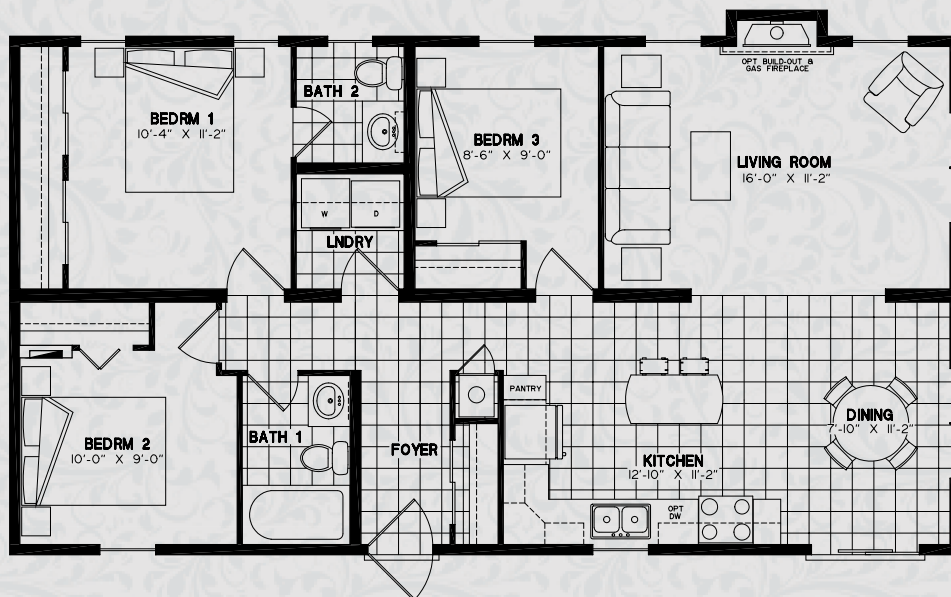
### FEATURES:

- 2 bedrooms
- main bath and ensuite
- walk-in closet in master bedroom
- fibreglass tub / shower combination in both bathrooms
- front load washer / dryer in separate laundry room





Cypress • Black

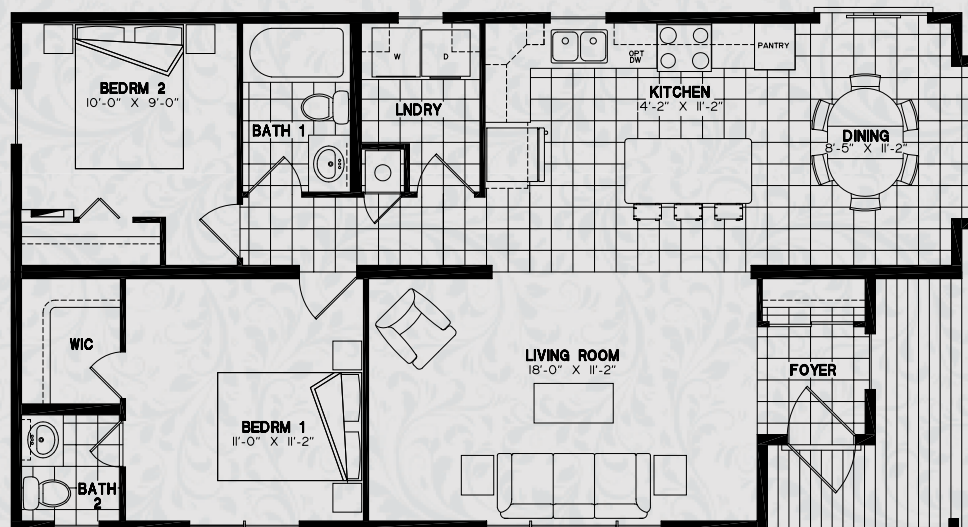


### FEATURES:

- 3 bedrooms
- main bath and ensuite
- his / her closets in master bedroom
- fibreglass tub / shower combination in main bathroom
- front load washer / dryer in separate laundry room
- optional build-out with gas fireplace

### TRADITIONAL 4424-028

44'-0" x 24'-0" • 1061 sq.ft



### FEATURES:

- 2 bedrooms
- main bath and ensuite
- walk-in closet in master bedroom
- fibreglass tub / shower combination in main bathroom
- front load washer / dryer in separate laundry room
- covered porch

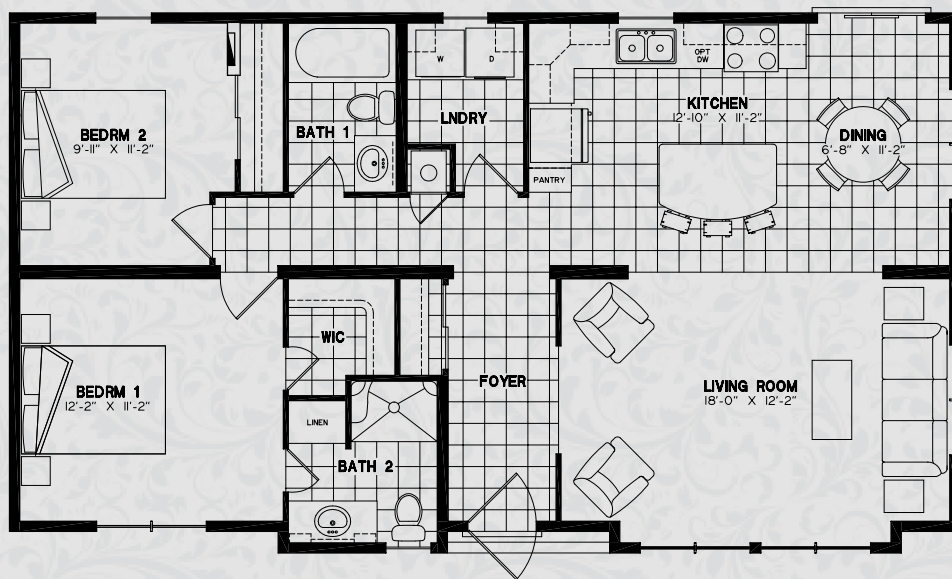
### TRADITIONAL 4424-029

44'-0" x 24'-0" • 988 sq.ft





Flagstone • Ebony

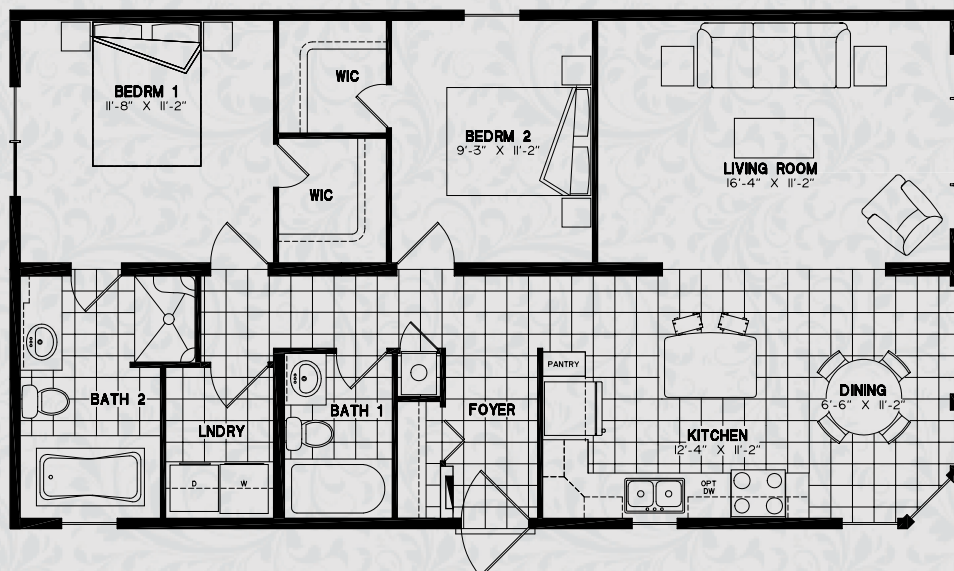


TRADITIONAL 4424-030

44'-0" x 24'-0" • 1078 sq.ft

### FEATURES:

- 2 bedrooms
- main bath and ensuite
- walk-in closet in master bedroom
- fibreglass tub / shower combination in main bathroom
- front load washer / dryer in separate laundry room



TRADITIONAL 4424-031

44'-0" x 24'-0" • 1051 sq.ft

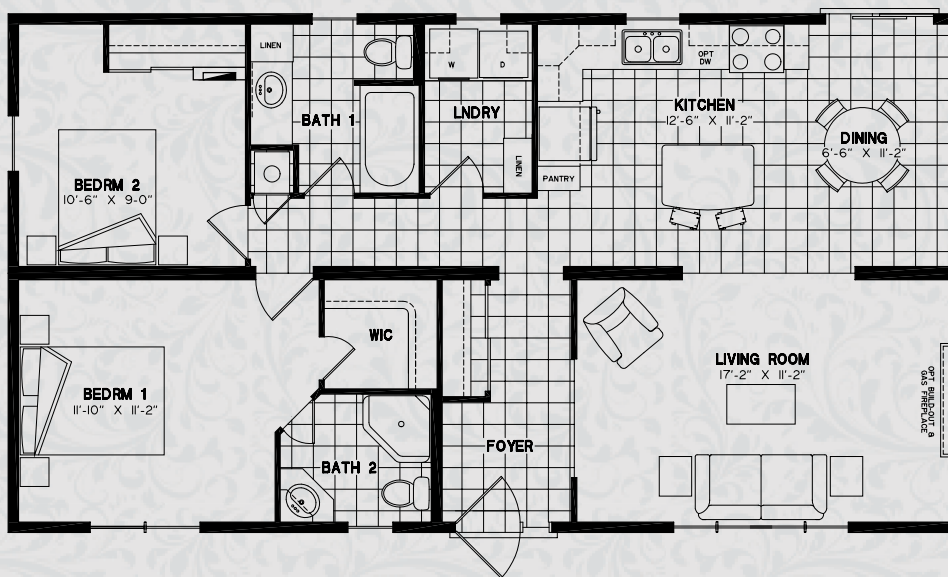
### FEATURES:

- 2 bedrooms
- main bath and ensuite
- walk-in closet in master bedroom and second bedroom
- fibreglass tub / shower combination in main bathroom
- front load washer / dryer in separate laundry room





Shamrock • Potters Clay

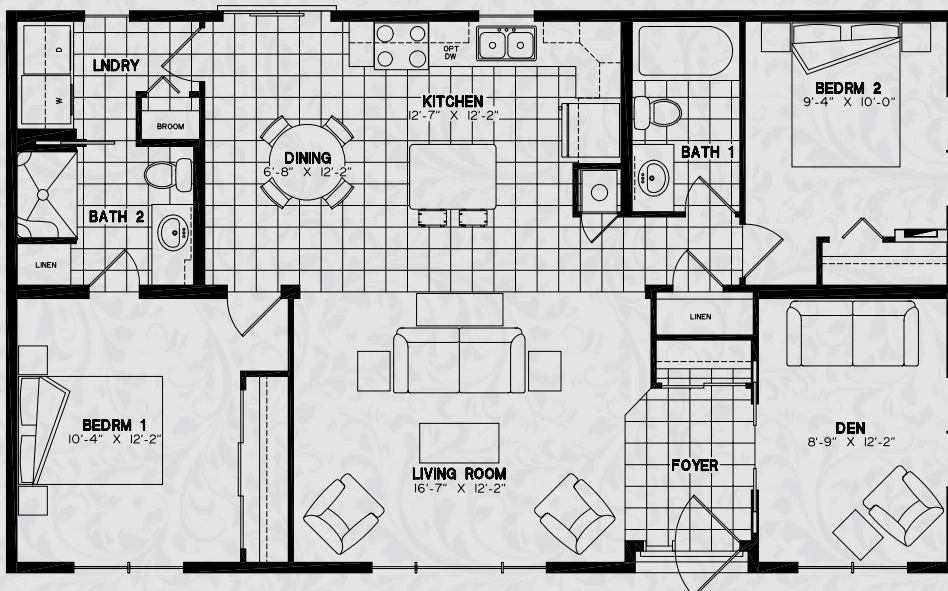


### FEATURES:

- 2 bedrooms
- main bath and ensuite
- walk-in closet in master bedroom
- fibreglass tub / shower combination
- front load washer / dryer
- optional build-out with gas fireplace

### TRADITIONAL 4424-032

44'-0" x 24'-0" • 1061 sq.ft



### FEATURES:

- 2 bedrooms
- den
- main bath and ensuite
- triple sliding door closet in master bedroom
- fibreglass tub / shower combination in main bathroom
- front load washer / dryer in separate laundry room

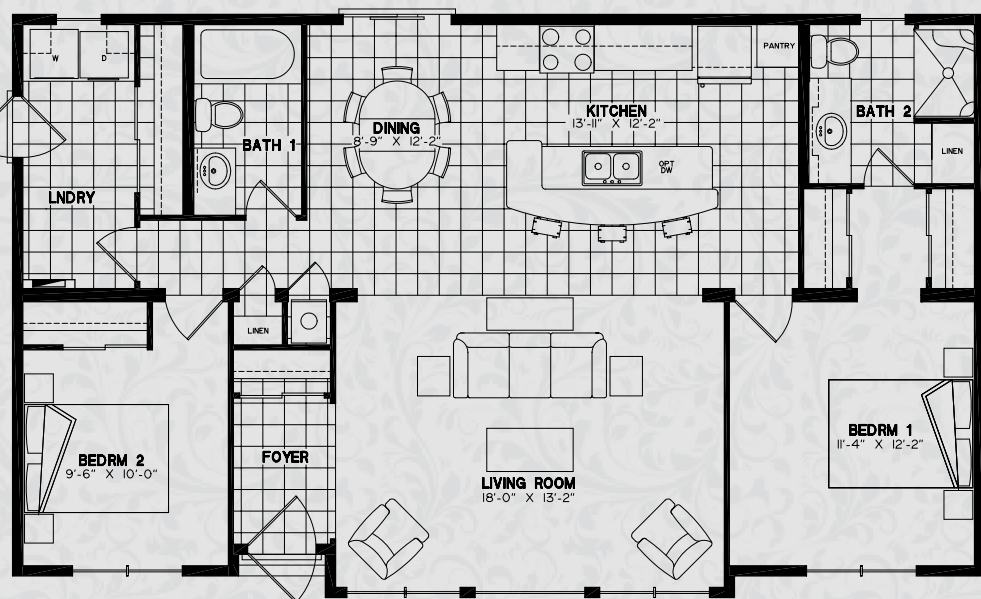
### TRADITIONAL 4426-016

44'-0" x 26'-0" • 1139 sq.ft





Pebble Clay • White Casing

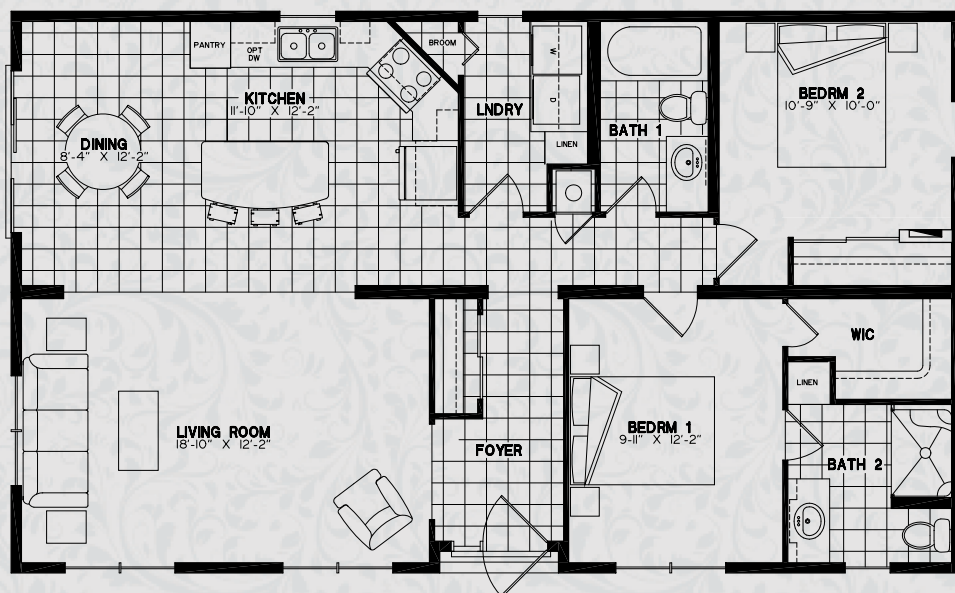


### FEATURES:

- 2 bedrooms
- main bath and ensuite
- his / her closet in master bedroom
- fibreglass tub / shower combination in main bath
- front load washer / dryer in separate laundry room
- island with raised breakfast bar
- extra exterior door from laundry
- optional dormer roof and windows
- optional interior vault

### TRADITIONAL 4526-012

45'-0" x 26'-0" • 1185 sq.ft



### FEATURES:

- 2 bedrooms
- main bath and ensuite
- walk-in closet in master bedroom
- fibreglass tub / shower combination in both bathrooms
- full size washer / dryer in separate laundry room
- 7'-6" wide patio door off dining room

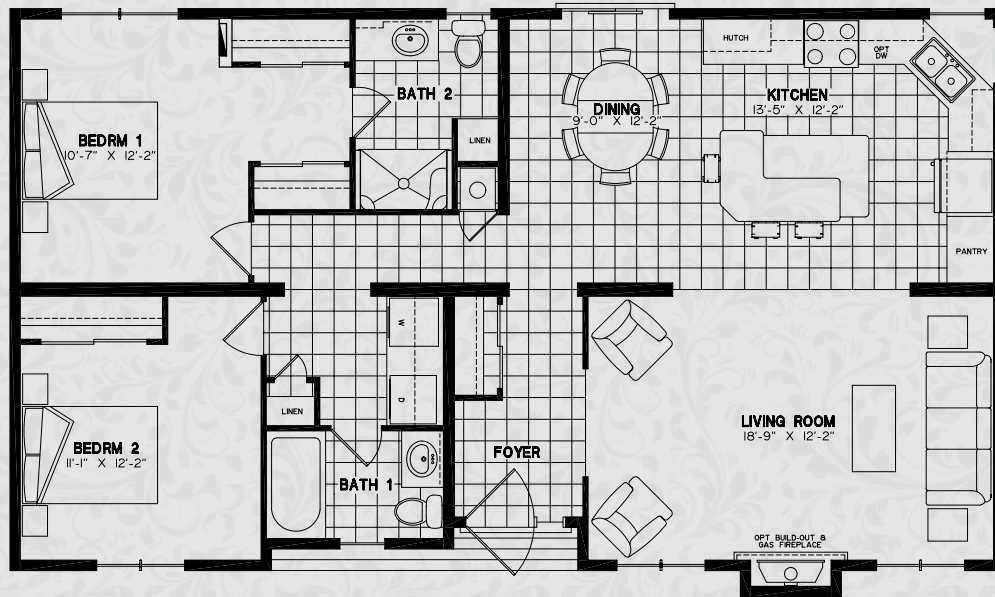
### TRADITIONAL 4426-017

44'-0" x 26'-0" • 1139 sq.ft





Pebble Clay • Chocolate Chip

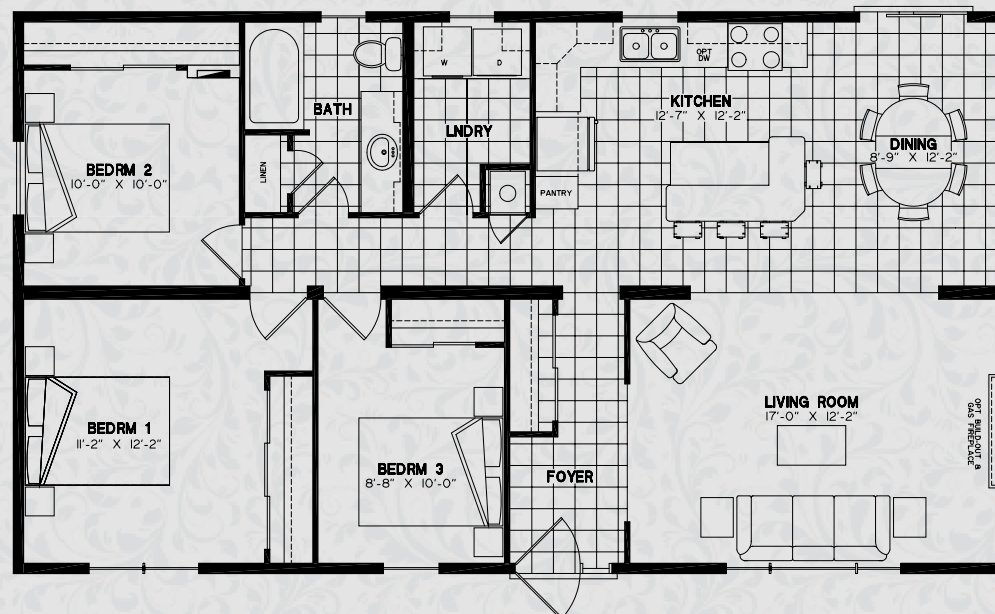


### FEATURES:

- 2 bedrooms
- main bath and ensuite
- his / her closet in master bedroom
- fibreglass tub / shower combination in main bathroom
- front load washer / dryer
- optional build-out with gas fireplace
- island with raised breakfast bar
- recessed covered entry

### TRADITIONAL 4626-010

46'-0" x 26'-0" • 1181 sq.ft



### FEATURES:

- 3 bedrooms
- 1 bathroom
- triple sliding door closet in master bedroom
- fibreglass tub / shower combination
- front load washer / dryer in separate laundry room
- optional build-out with gas fireplace
- island with raised breakfast bar

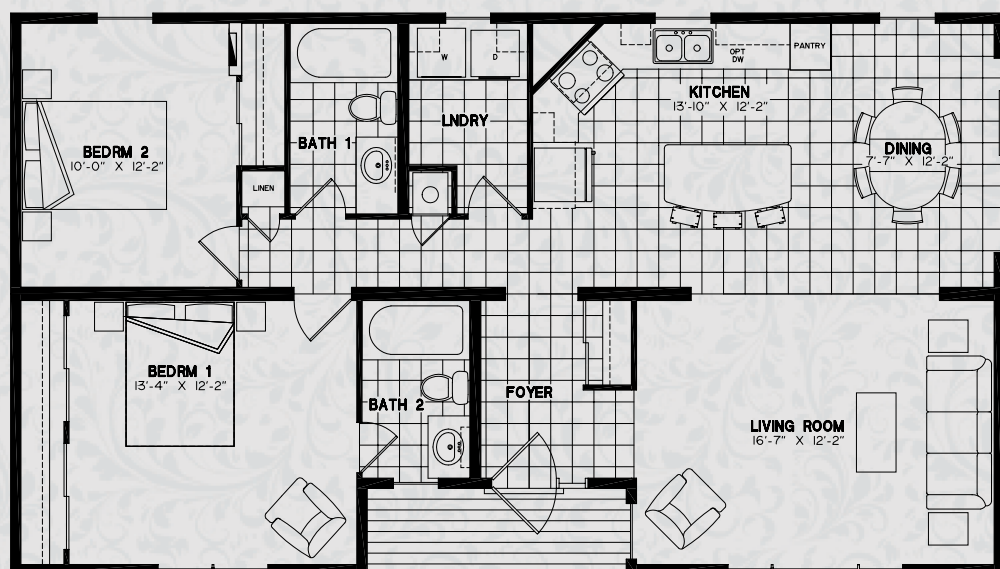
### TRADITIONAL 4626-011

46'-0" x 26'-0" • 1201 sq.ft





Cocoa • Sandlewood

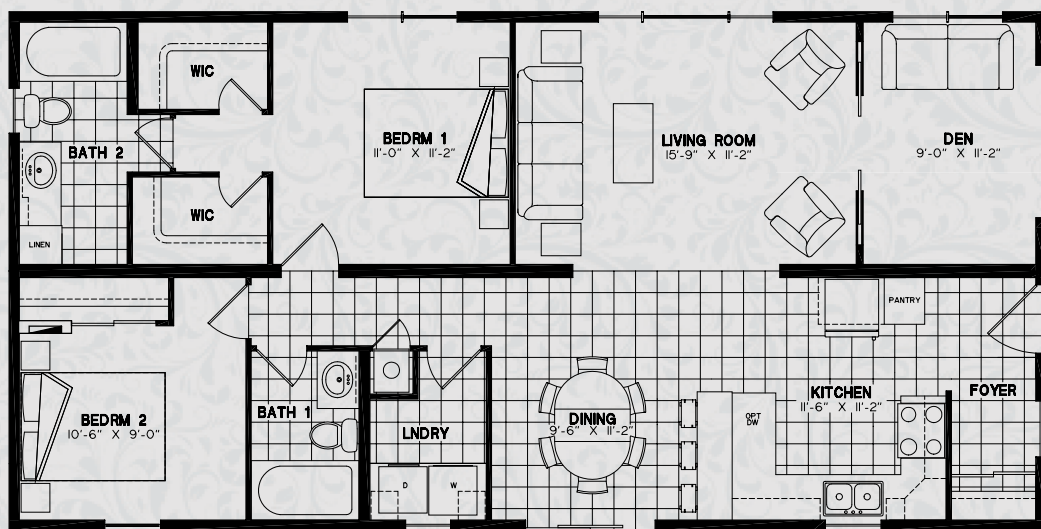


### FEATURES:

- 2 bedrooms
- main bath and ensuite
- his / her closet in master bedroom
- fibreglass tub / shower combination in both bathrooms
- front load washer / dryer in separate laundry room
- covered porch

### TRADITIONAL 4626-012

46'-0" x 26'-0" • 1148 sq.ft



### FEATURES:

- 2 bedrooms
- den
- main bath and ensuite
- his / her walk-in closet in master bedroom
- fibreglass tub / shower combination
- front load washer / dryer
- raised breakfast bar

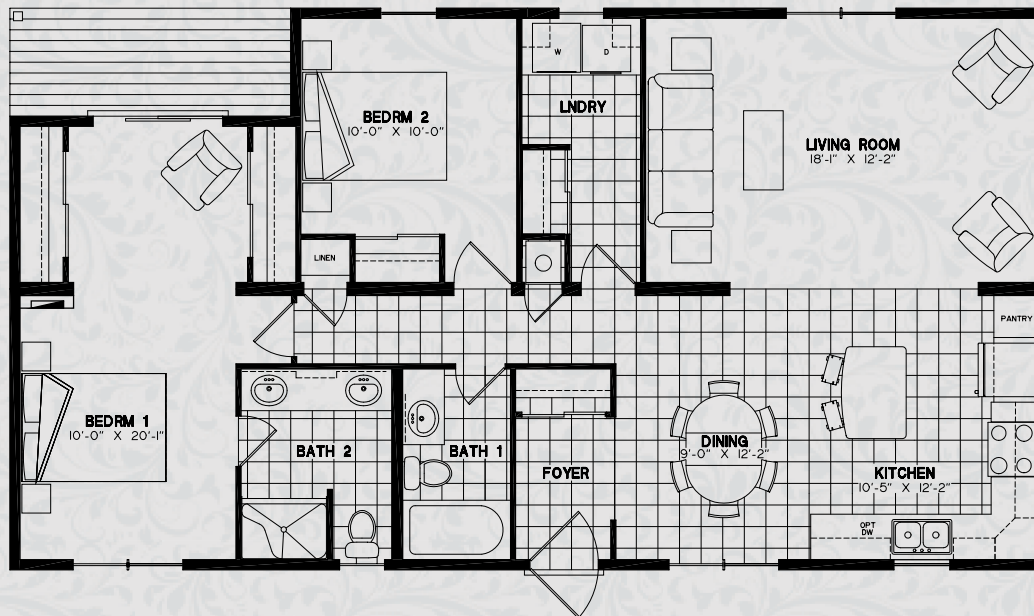
### TRADITIONAL 4824-005

48'-0" x 24'-0" • 1160 sq.ft





Brownstone • Chocolate Chip

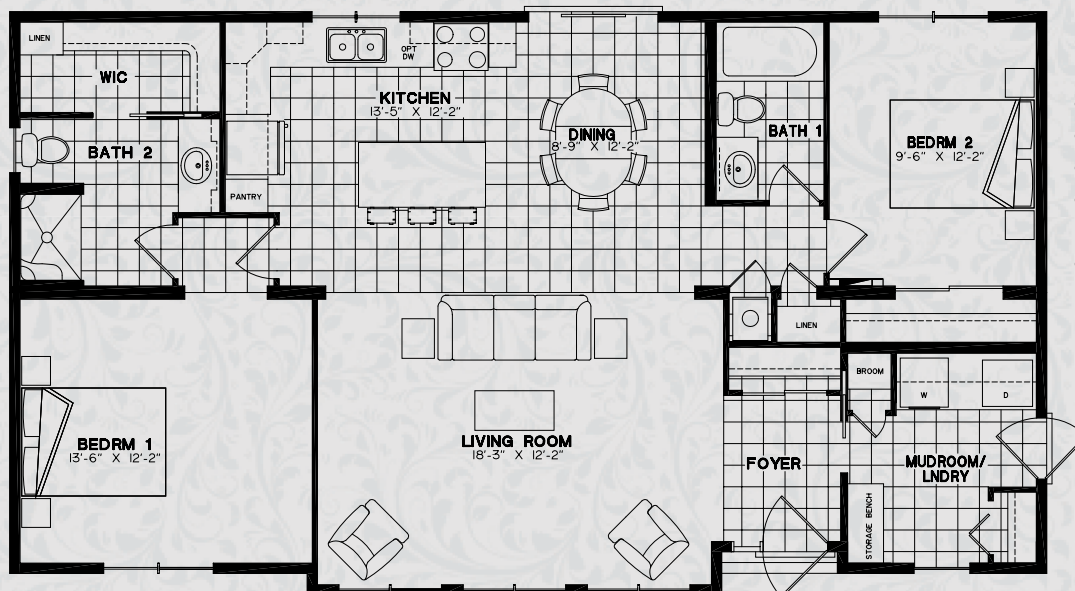


### FEATURES:

- 2 bedrooms
- main bath and ensuite
- his / her closet in master bedroom
- fibreglass tub / shower combination in main bath
- covered porch off master bedroom
- front load washer / dryer in separate laundry room
- optional dormer roof

### TRADITIONAL 4826-032

48'-0" x 26'-0" • 1183 sq.ft



### FEATURES:

- 2 bedrooms
- main bath and ensuite
- walk-in closet in master bedroom
- fibreglass tub / shower combination in main bath
- laundry room featuring front load washer / dryer, broom and coat closet and open storage bench with hooks.

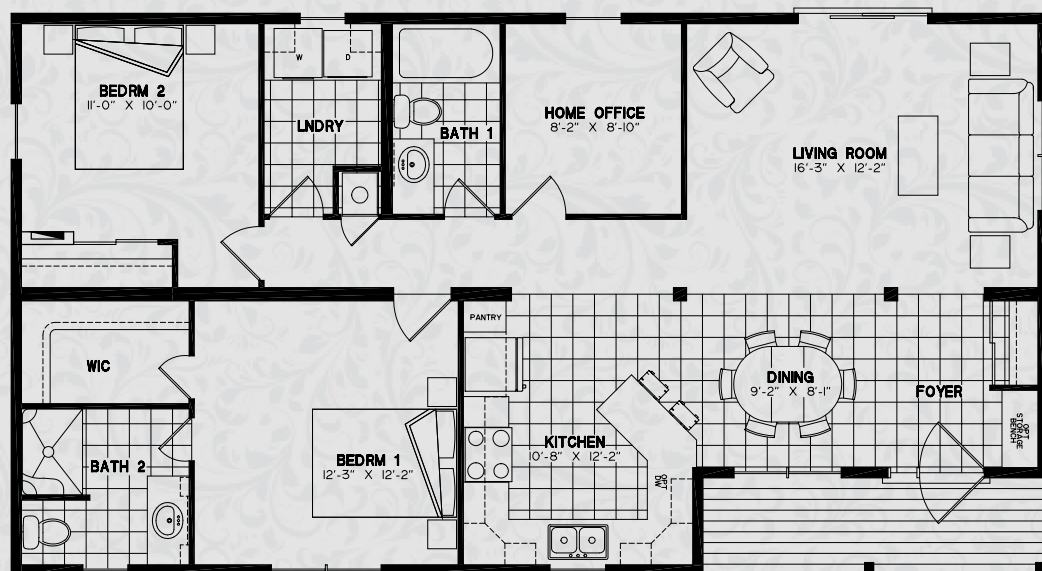
### TRADITIONAL 4826-033

48'-0" x 26'-0" • 1261 sq.ft





Vintage Cream • Dark Gray



### FEATURES:

- 2 bedrooms
- office
- main bath and ensuite
- walk-in closet in master bedroom
- fibreglass tub / shower combination in main bath
- front load washer / dryer in separate laundry room
- covered porch

### TRADITIONAL 4826-034

48'-0" x 26'-0" • 1176 sq.ft



### FEATURES:

- 2 bedrooms
- family room
- main bath and ensuite
- walk-in closet in master bedroom
- fibreglass tub / shower combination in main bath
- front load washer / dryer

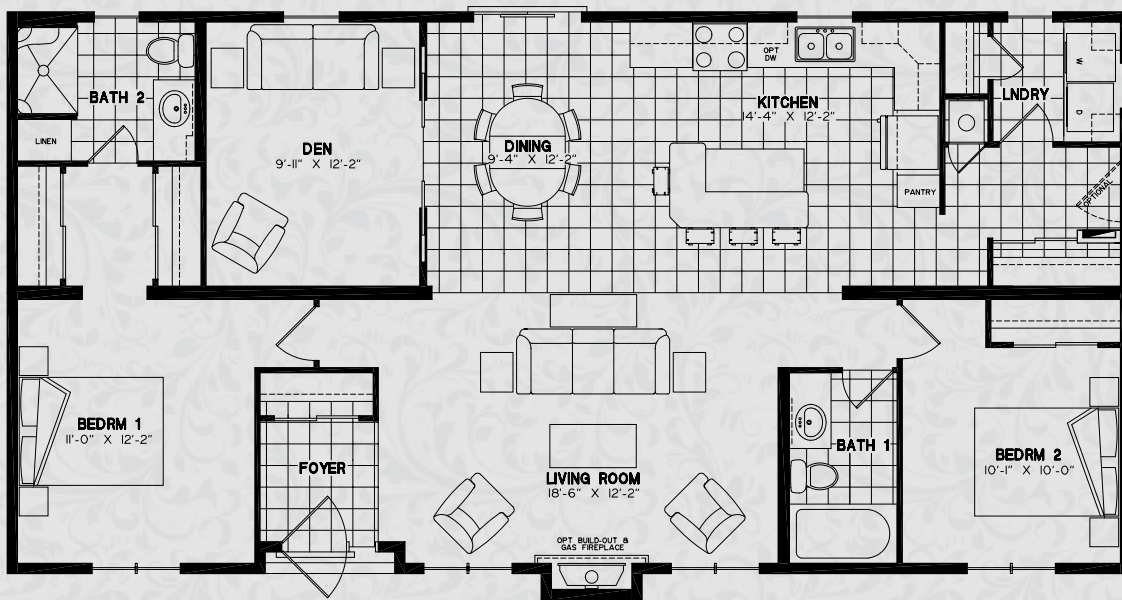
### TRADITIONAL 5226-010

52'-0" x 26'-0" • 1249 sq.ft





Redwood • Dark Gray

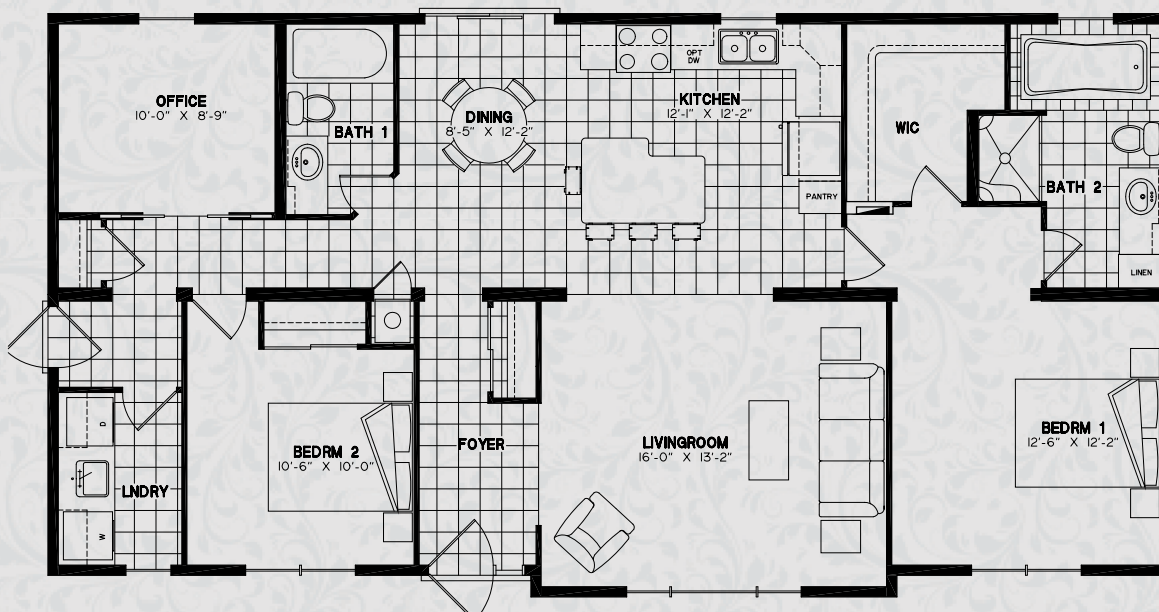


### FEATURES:

- 2 bedrooms
- den
- main bath and ensuite
- his / her closet in master bedroom
- fiberglass tub / shower combination in main bath
- front load washer / dryer
- optional build-out with gas fireplace
- island with raised breakfast bar
- optional side entrance door

### TRADITIONAL 5226-011

52'-0" x 26'-0" • 1351 sq.ft



### FEATURES:

- 2 bedrooms
- office
- main bath and ensuite
- walk-in closet in master bedroom
- fiberglass tub / shower combination in main bath
- front load washer / dryer and laundry basin

### TRADITIONAL 5226-012

52'-0" x 26'-0" • 1369 sq.ft





Hardvard Slate • Black

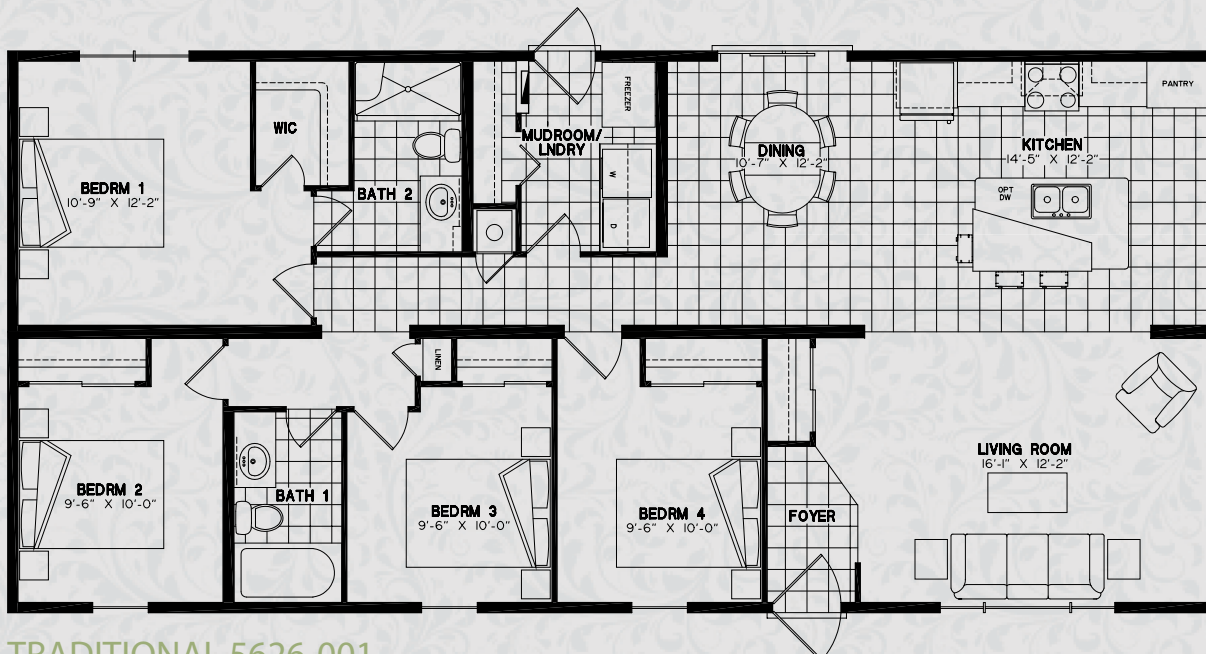


### FEATURES:

- 3 bedrooms
- main bath and ensuite
- walk-in closet in master bedroom
- fibreglass tub / shower combination in main bath
- front load washer / dryer
- island with raised breakfast bar
- optional back entry
- optional dormer roof

### TRADITIONAL 5426-004

54'-0" x 26'-0" • 1368 sq.ft



### FEATURES:

- 4 bedrooms
- main bath and ensuite
- walk-in closet in master bedroom
- fibreglass tub / shower combination in main bath
- front load washer / dryer
- island with raised breakfast bar

### TRADITIONAL 5626-001

56'-0" x 26'-0" • 1456 sq.ft





Brownstone • White Casing

### FEATURES:

- 2 bedrooms
- main bath and ensuite
- his and her walk-in closets in master bedroom
- fibreglass tub / shower combination in both bathrooms
- front load washer / dryer
- island with raised breakfast bar
- optional build-out with gas fireplace



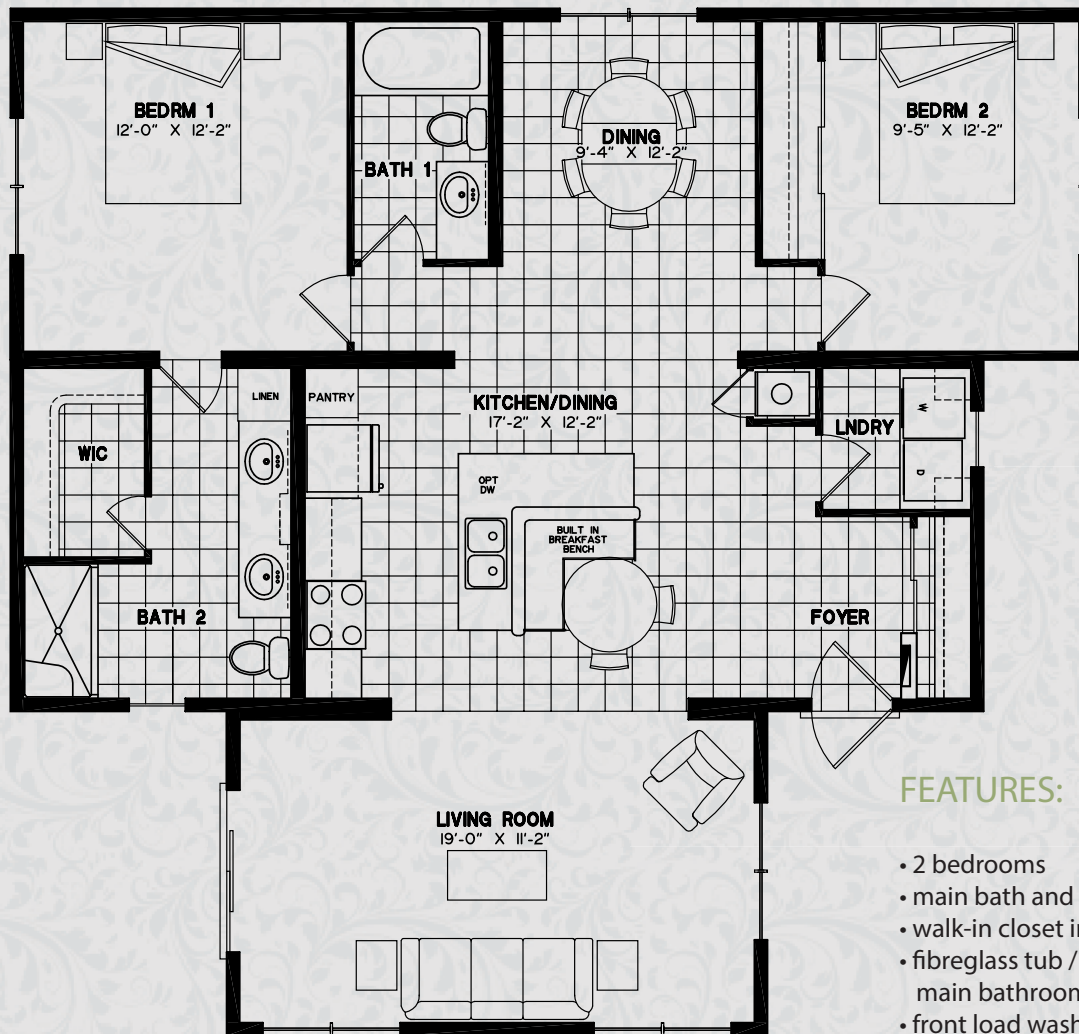
### TRADITIONAL 3824-005

38'-0" x 12'-0" • 34'-0" x 12'-0" • 20'-0" x 12'-0" • 1109 sq.ft





Estate Gray • Black



### FEATURES:

- 2 bedrooms
- main bath and ensuite
- walk-in closet in master bedroom
- fibreglass tub / shower combination in main bathroom
- front load washer / dryer in separate laundry room
- built-in breakfast bench

### TRADITIONAL 4026-008

40'-0" x 13'-0" • 36'-0" x 13'-0" • 20'-0" x 12'-0" • 1228 sq.ft



## Frames and Floors

- Heavy duty steel frame undercarriage with detachable hitch
- Seamless reinforced fibremesh sealtite underbelly between chassis and floor
- 2" x 10" floor joists on 16" centres
- 5/8" tongue-and-groove plywood subflooring glued and screw-nailed
- Heat ducts within insulated floor cavity. Registers run to outside wall for optimum heating and comfort

## Sidewalls

- 2" x 6" studs on 16" centres
- 90" high sidewalls with unique belt rail sidewall stiffeners
- 6 mil. poly vapour barrier
- Pre-finished vinyl interior wall-board
- 3/8" exterior sheathing
- Barricade exterior building wrap
- Horizontal exterior vinyl siding
- 12" decorative exterior shutters on front and door side

## Roof and Ceiling

- Pre-engineered roof trusses on 16" centres (88 lbs. per sq.ft. snow load) with 10 1/2" overhangs
- 3/8" roof sheathing
- Snow and ice shield protection at the eave with shingle underlayment on remainder of roof.
- Self sealing fiberglass asphalt architectural shingles (limited lifetime warranty)
- Vented attic space to eliminate moisture and heat build up
- 6 mil. poly vapour barrier
- Expansive sloped ceiling throughout entire unit
- Continuous vinyl vented soffit and aluminum fascia
- Pre-textured drywall ceiling

## Plumbing

- Aquapex cross-linked polyethylene water lines
- Pressure balanced high efficient tub & shower faucets
- Deluxe one piece fibreglass tub/shower combination
- 40-gallon, 240-volt electric water heater
- Double compartment stainless steel kitchen sink
- White porcelain bathroom vanity sink
- Towel bar and tissue holder in each bathroom
- Chrome single lever kitchen faucet
- Chrome single lever bathroom faucets
- 1.3-gallon low-flush water saver high efficient toilet with insulated tank
- Plumbed and wired for washer and 220 volt dryer
- Plumbed and wired for dishwasher
- Frost free exterior water tap

## Electrical and Heating

- 100 amp - 32 circuit hydro service with intake through floor
- Prepared for central air conditioner
- Decora-style receptacles and switches
- Residential interior light fixtures
- Exterior porch light at entrance doors
- Exterior weatherproof GFCI receptacle at entrance doors
- Electric smoke detector in each bedroom and carbon monoxide detector
- Door Bell
- 45,000 or 60,000 BTU extra high efficiency gas furnace with electronic ignition and programmable thermostat
- 120 volt heat tape junction box
- Tamper proof receptacles through-out

- Bedroom receptacles protected by Arc Fault breaker
- 60 cfm bathroom exhaust fan
- GFCI receptacle in bathrooms
- 2-TV and 2-phone access boxes
- Deluxe two speed range hood with light (white)
- "Fresh Vent" air exchanger providing an optimum balanced ventilation system

## Windows and Doors

- Vertical slider thermopane windows with low "E" glass and screens (no grills)
- Insulating foam around window and door frames
- 36" x 80" insulated exterior steel door pre-finished in white, with low "E" glass window, and 1 3/4" heavy-duty aluminum storm door

## Insulation - Zone 1

- Ceiling: R-50 fibreglass insulation
- Walls: R-24 fibreglass insulation
- Floors: R-31 fibreglass insulation

## Interior Decor Finish

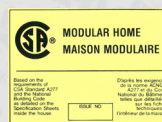
- Eurobox style cabinetry with adjustable shelves, decorative crown moulding and toe kick on all kitchen base cabinets
- Thermofoil raised-panel cabinet doors with concealed hinges
- Premium laminate kitchen and bathroom counters with laminate front edging and flex-tile backsplash
- Roller glide-out metal drawer box hardware
- Medicine cabinet with mirror
- Decorative crown moulding at ceiling through-out
- Plush residential carpet with premium underpad and colour co-ordinated vinyl carpet mouldings
- Durable vinyl flooring in kitchens and bathrooms
- White Colonial raised panel interior doors with stainless steel door handles

## Optional Interior Finish

- Upper and lower lazy susan
- Slide-out shelves in pantry
- Mirrored closet doors
- Painted white MDF interior trims
- Custom designer drapery package on removable rods with fabric vertical blind at patio door

## Warranty

- 1 year product warranty, factory to consumer via dealer
- 5 year limited warranty for components and performance relating to structural integrity, weather penetration, electrical distribution system, plumbing and heating delivery systems, window and door performance.



All Modular homes manufactured by Northlander Industries are constructed in compliance to the stringent requirements of the C.S.A Standard A-277, National Building Code of Canada and Provincial Amendments.

The manufacturer reserves the right to improve or modify the product, without notice or obligation, which may change material, equipment, specifications or designs. Information contained herein is from the latest data available at the time of printing. Photographs and descriptions may contain optional extras.



# Traditional



## Frames and Floors

- Heavy duty perimeter steel frame undercarriage with detachable hitch
- Seamless reinforced fibremesh sealtite underbelly between chassis and floor
- 2" x 10" floor joists on 16" centres
- 5/8" tongue-and-groove plywood subflooring glued and screw-nailed
- Heat ducts within insulated floor cavity. Registers run to outside wall for optimum heating and comfort

## Sidewalls

- 2" x 6" studs on 16" centres
- 90" high sidewalls with unique belt rail sidewall stiffeners
- 6 mil. poly vapour barrier
- Pre-finished vinyl interior wall-board
- 3/8" exterior sheathing
- Barricade exterior building wrap
- Horizontal exterior vinyl siding
- 12" decorative exterior shutters on entire unit

## Roof and Ceiling

- Pre-engineered roof trusses on 16" centers (88 lbs. per sq.ft. snow load) with 17" overhangs
- 3/8" roof sheathing
- Snow and ice shield protection at the eave with shingle underlayment on remainder of roof
- Self sealing fibreglass asphalt architectural shingles (limited lifetime warranty)
- Vented attic space to eliminate moisture and heat build up
- 6 mil. poly vapour barrier
- Expansive sloped ceiling throughout
- Continuous vinyl vented soffit and aluminum fascia
- Pre-textured drywall ceiling

## Plumbing

- Aquapex cross linked polyethylene water lines
- Pressure balanced high efficient tub and shower faucets
- Deluxe one piece fibreglass tub/shower combination
- Deluxe fibreglass 48" & 60" showers with glass doors & cap
- 40-gallon, 240-volt electric water heater
- Double compartment stainless steel kitchen sink
- White porcelain bathroom vanity sink
- Towel bar and tissue holder in each bathroom
- Chrome single lever kitchen faucet with spray
- Chrome single lever bathroom faucets
- 1.3-gallon low-flush water-saver high efficient toilet with insulated tank
- Plumbed and wired for washer and 220 volt dryer
- Plumbed and wired for dishwasher
- Frost free exterior water tap

## Electrical and Heating

- 100 amp - 32 circuit hydro service with intake through floor
- Prepared for central air conditioner
- Decora style receptacles and switches
- Residential interior light fixtures
- Pot lights in kitchen
- Exterior porch light at entrance doors
- Exterior weatherproof GFCI receptacle at entrance doors
- Electric smoke detector in each bedroom and carbon monoxide detector
- White decorative louvered door concealing furnace
- 45,000 or 60,000 BTU extra high efficiency gas furnace with electronic ignition and wall thermostat

- Door Bell
- 120 volt heat tape junction box
- Tamper proof receptacles through-out
- Bedroom receptacles protected by Arc Fault breaker
- 60 cfm bathroom exhaust fan
- GFCI receptacle in bathrooms
- TV access box in both bedrooms and 2-phone access boxes
- Deluxe two speed range hood with light (white)
- "Fresh Vent" air exchanger providing an optimum balanced ventilation system

## Windows and Doors

- Northstar Residential vertical slider thermopane windows with low "E" glass, screens and decorative internal prairie style grills
- Insulating foam around window and door frames
- 36" x 80" insulated exterior steel door pre-finished (white), with low "E" glass window and 1 3/4" heavy-duty aluminum storm door

## Insulation - Zone 1

- Ceiling: R-50 fibreglass insulation
- Walls: R-24 fibreglass insulation
- Floors: R-31 fibreglass insulation

## Interior Decor Finish

- Eurobox style cabinetry with adjustable shelves
- Thermofoil 'Rome' style cabinet doors with concealed hinges
- Post formed countertops with rolled edge and backsplash
- Roller glide out drawer hardware
- Painted white MDF interior trims throughout
- Medicine cabinet with mirror and light (ensuite bathroom)
- Plush residential carpet with premium underpad and colour co-ordinated vinyl carpet mouldings
- Durable vinyl flooring in kitchens and bathrooms
- Colonial raised panel white interior doors with lever door handles
- California stucco drywall ceilings

## Optional Interior Finish

- Upper and lower lazy susan
- Mirror closet doors
- Custom designer drapery package on removable rods with fabric vertical blind at patio door

## Warranty

- 1 year product warranty, factory to consumer via dealer
- 5 year limited warranty for components and performance relating to structural integrity, weather penetration, electrical distribution system, plumbing and heating delivery systems, window and door performance.



All Modular homes manufactured by Northlander Industries are constructed in compliance to the stringent requirements of the C.S.A Standard A-277, National Building Code of Canada and Provincial Amendments.

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# NORTHLANDER INDUSTRIES MANUFACTURED HOMES

We are what we repeatedly  
do **Excellence** then, is  
not an act but a habit!  
- Aristotle -



## our promise to *you* the customer

What a great country we live in. Our vast open spaces and diversified culture make us the envy of the world over. Here at Northlander we are proud to be a strong and vibrant company that puts our customers and their needs first. Robert Shuller once said "Tough times never last, but tough people do." With this phrase in mind Northlander has survived for 50 years where others in our industry haven't. We have done so keeping our head held high with confidence knowing that we are a strong Canadian company providing a well built product. Northlander is home to over 120 skilled Canadian craftsmen and women. Every day they come to Northlander and take pride in the product that they provide to our customers. With that quality, craftsmanship and confidence we can provide one of the best warranties in the business. If you should ever have an issue, your dealer will contact our in-house service department that will efficiently assess the problem. If required we will dispatch one of our skilled service personnel to assist your dealer in correcting the issue.

At Northlander, we realize you are making a significant purchase to supply yourself and your family with years of comfort and security. Whether its your first home or the place you plan to retire, you will find a perfect unit in one of the two series of manufactured homes. We currently feature 38 complete plans in this brochure. However, if you have special needs or wants, please be assured that our multi-talented in house design / sales department will work with your dealer to customize a plan to fit as many of those needs and wants as possible. Making you feel comfortable and secure in your new manufactured home is our biggest goal.

All of this and much more is our personal guarantee to you that we at Northlander stand behind our work and have done so for half a century.

Robert Hamather  
President, Northlander Industries  
Designed & Produced by Northlander Industries



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Photos in this brochure show optional items, and colours in photos and swatches may vary from actual colours.

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