



Since 1964

**NORTHLANDER**  
INDUSTRIES

# MOBILE HOME





# WELCOME

*to the extraordinary*

At Northlander we are committed to providing you and your family with a home you can make memories in that last a lifetime. It's finding a home you can be proud to call your own, where you and your family feel safe and secure. It's the design, craftsmanship and attention to detail, in every aspect of every home we build. Northlander will build your home with pride, integrity and trust - turning your dreams into reality!



*relax in comfort*



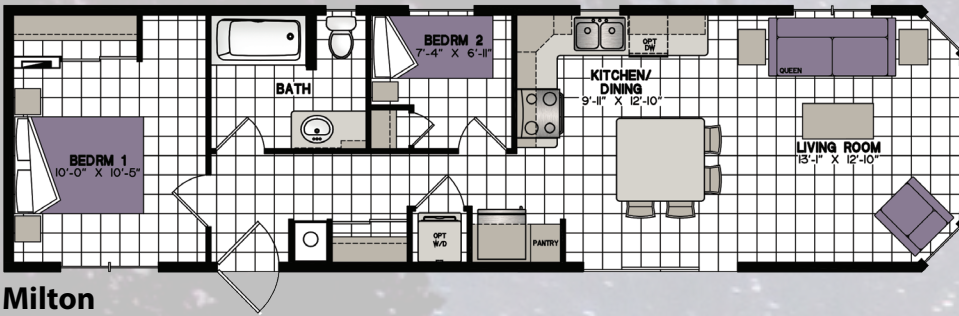


Impressive details start with six alluring designer decor packages and go on as far as your customizing mind will take you. Bright white euro-box cabinetry, black full size appliances and a dinette set for four are featured in this spacious kitchen.

Why not relax in this master suite, featuring a queen bed, plenty of storage and an ensuite bath. Instead of the usual tub surround, consider upgrading to this walk-in shower with sliding doors for ease.



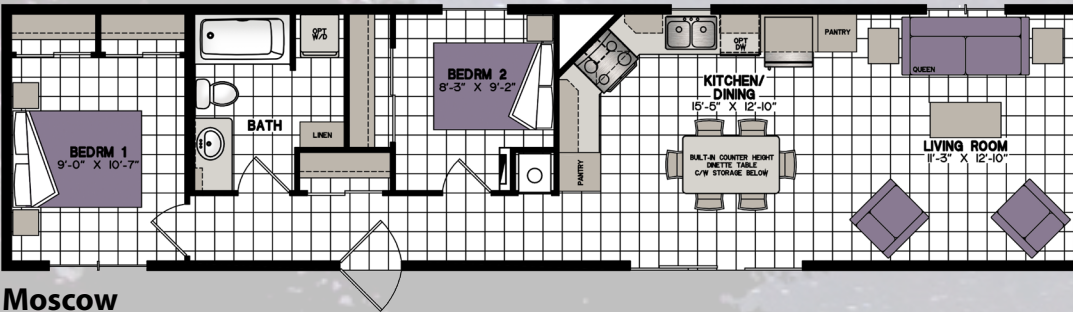




### Milton

20-5009

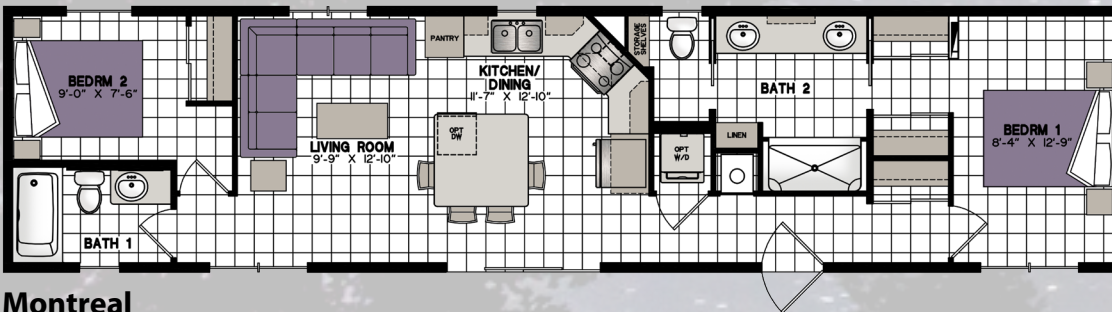
50'-0" x 14'-0" (682 Sq.ft.)



### Moscow

20-5010

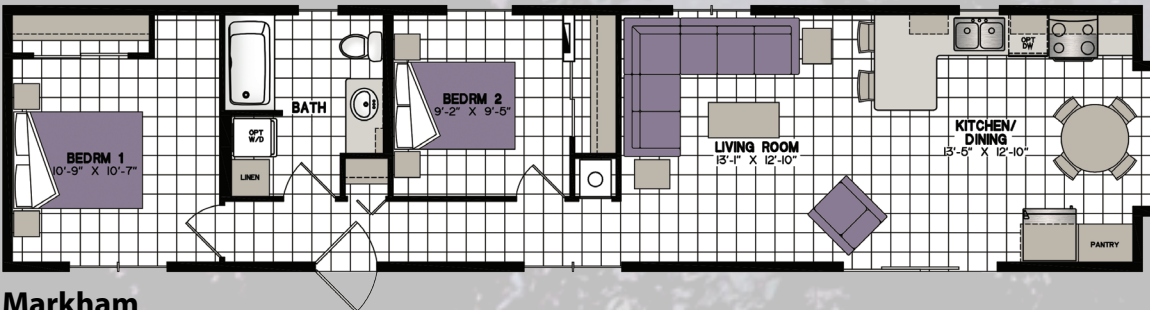
56'-0" x 14'-0" (770 Sq.ft.)



### Montreal

20-5011

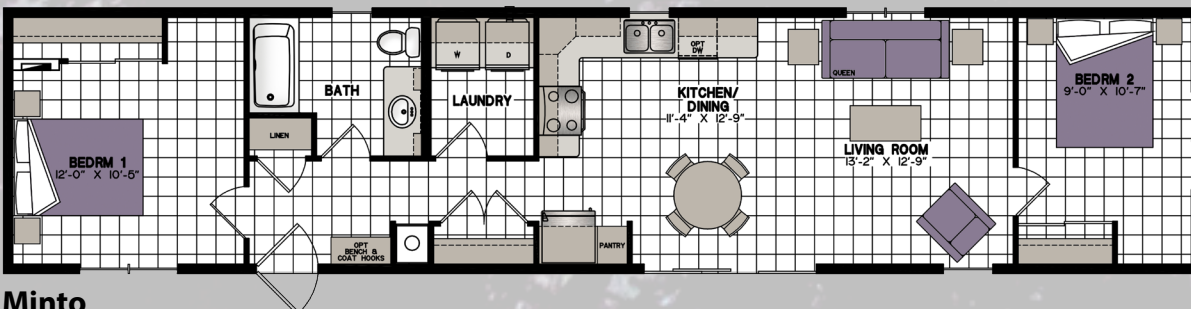
58'-0" x 14'-0" (798 Sq.ft.)



### Markham

20-5012

60'-0" x 14'-0" (819 Sq.ft.)

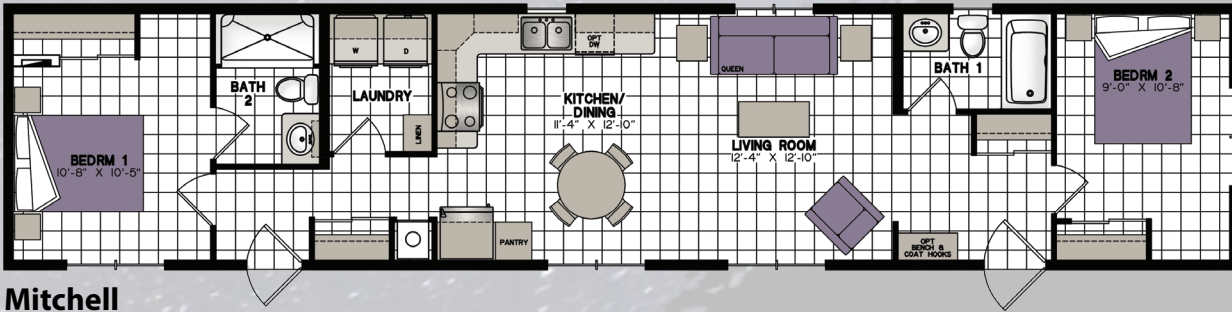


### Minto

20-5013

62'-0" x 14'-0" (825 Sq.ft.)

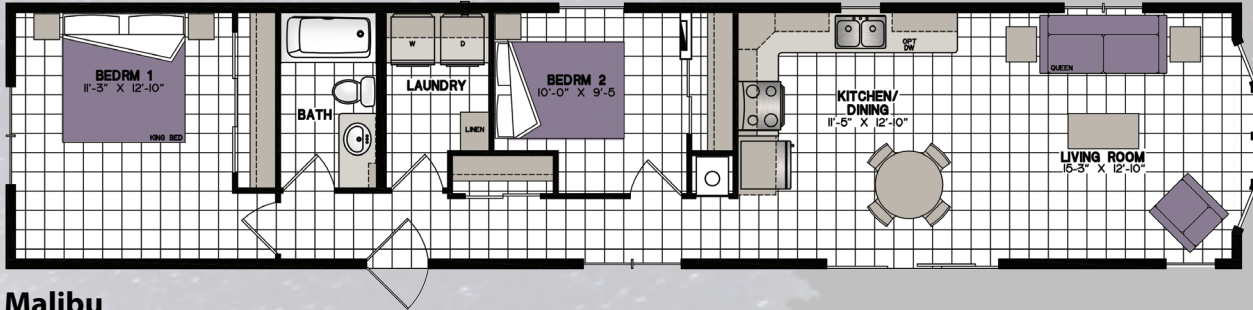




### Mitchell

20-5014

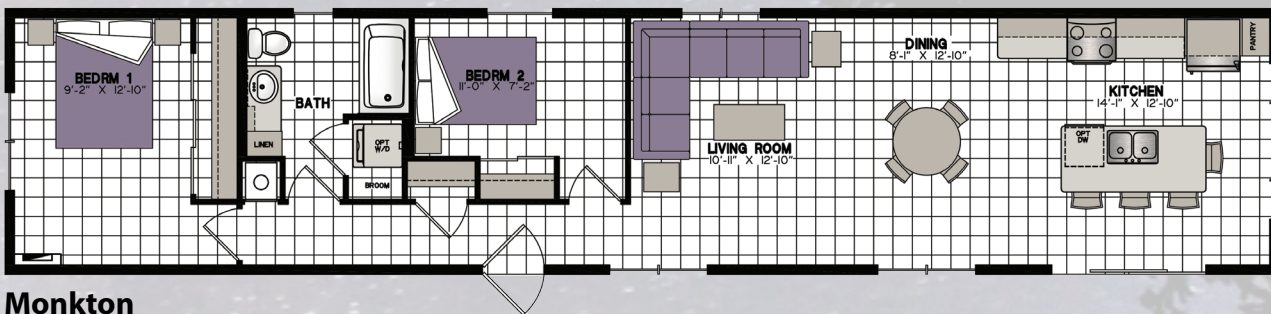
64'-0" x 14'-0" (880 Sq.ft.)



### Malibu

20-5015

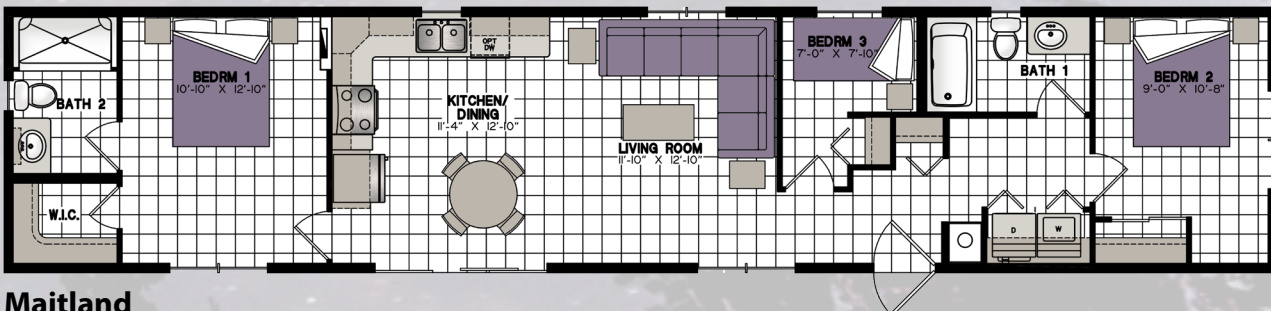
64'-0" x 14'-0" (888 Sq.ft.)



### Monkton

20-5016

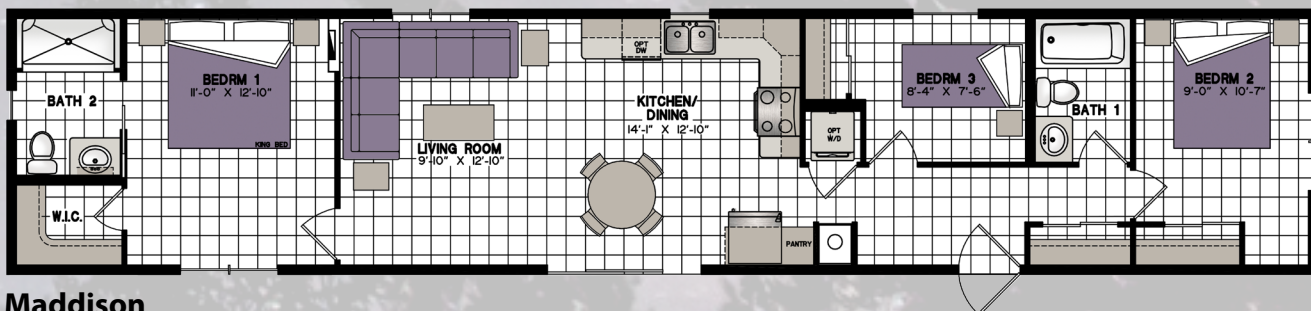
66'-0" x 14'-0" (907 Sq.ft.)



### Maitland

20-5017

66'-0" x 14'-0" (907 Sq.ft.)



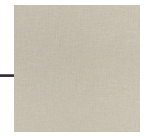
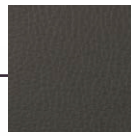
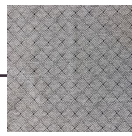
### Maddison

20-5018

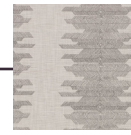
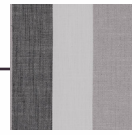
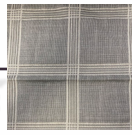
68'-0" x 14'-0" (952 Sq.ft.)



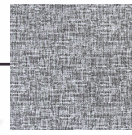
## SMOKED CENTURY



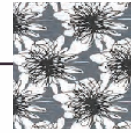
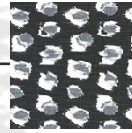
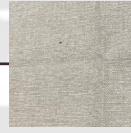
## STONE SPARKS



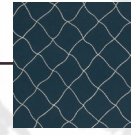
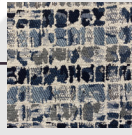
## NORTHERN CABIN



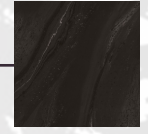
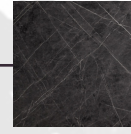
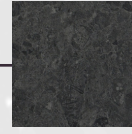
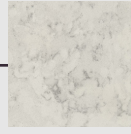
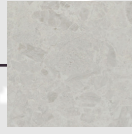
## MIDSUMMER MELODY



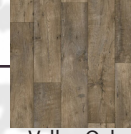
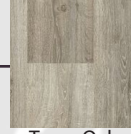
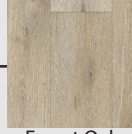
## COASTAL ECHO



## COUNTERTOPS STANDARD /FX



## VINYL FLOORING

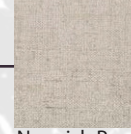


Forest Oak

Texas Oak

Valley Oak

## WALL PANELS



Norwich Pearl

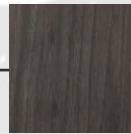


Aged Velvet

## CABINETRY



Urban



After Hours



White

# DECOR PACKAGES



## 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" Dri Deck tongue-and-groove sub-flooring glued and screw-nailed to floor joist
- Heat ducts within insulated floor cavity. Registers run to outside wall for optimum heating and comfort
- 1" main gas line with outlet

## SIDEWALLS

- 2"x 6" wall studs on 16" centres
- 90" high sidewalls with unique belt-rail structural stiffeners
- 6-mil. poly vapour barrier
- 1/4" exterior sheathing
- Pre-finished vinyl interior wallboard
- Tyvek exterior building wrap
- Horizontal exterior vinyl siding
- 12" decorative exterior window shutters on all windows

## ROOF AND CEILING

- 4/12 roof pitch with 6" overhangs
- 3.5/12 roof pitch with overhangs on multi-section units
- Pre-engineered roof trusses on 16" centres (88 lbs. per sq. ft. ground snow load)
- 7/16" roof sheathing
- 6-mil. poly vapour barrier
- Ice and Water shield protection at the eave
- Self-sealing fibreglass asphalt architectural shingles (limited lifetime warranty)
- Vented attic space to eliminate moisture and heat build-up
- Continuous vinyl vented soffit and aluminum fascia
- Expansive vaulted ceiling throughout entire unit
- Pre-textured drywall ceiling panel

## PLUMBING

- Heatlink cross-linked polyethylene water lines and fittings
- 40-gallon – 240 volt electric water heater
- 4.8-litre ultra low-flush water-saver toilet with insulated tank
- Designer vanity with a porcelain sink
- Deluxe 60" one-piece fibreglass tub/shower combination
- Chrome single lever faucets
- Chrome towel bar and tissue holder
- Double compartment stainless steel kitchen sink
- Plumb and wire for washer and dryer
- Plumb and wire for dishwasher
- Frost free exterior water tap

## ELECTRICAL AND HEATING

- 100 amp – 48 circuit hydro service
- Prepared for central air conditioner
- 56,000 BTU forced air propane furnace with electronic ignition and wall thermostat
- HRV air exchanger providing an optimum balanced ventilation system
- 120 volt heat tape junction box under unit by water intake
- Electric strobe, smoke & carbon monoxide detector in living area
- Electric strobe & smoke detector in all bedrooms
- Decora-style light switches and receptacles
- 50-cfm bathroom exhaust fan
- Deluxe two speed range hood with light vented to outside
- Interior GFCI receptacle in bathroom and kitchen as required
- Tamper proof receptacles through-out
- Wired according to ESA specifications

- Exterior GFCI receptacle at entrance doors
- Exterior coach light at entrance doors
- Door Bell
- Brushed pewter residential interior light fixtures with LED bulbs and recessed LED pot lights in Kitchen & Bath
- Pendant lights over island where applicable
- TV access box in Living Room & Master Bedroom
- Phone access box in Living Room

## WINDOWS AND DOORS

- White vinyl Northstar Thermopane windows with Low 'E' glass, removable screens (no grills), and insulating foam around window frames
- 36"x 80" pre-finished white maintenance free insulated residential exterior door with heavy duty aluminum self-storing storm door, stainless steel door knob and dead bolt
- White vinyl Northstar Thermopane patio door with Low 'E' glass, and screen (no grills)

## INSULATION

- Ceilings: R-50 Owens Corning pink fibreglass batt insulation
- Walls: R-22 Owens Corning pink fibreglass batt insulation
- Floors: R-31 Owens Corning pink fibreglass batt insulation

## INTERIOR DECOR FINISH

- Eurobox style cabinetry (drawer over door style) with adjustable shelves, and toe kick on all kitchen cabinets
- Thermofoil raised-panel cabinet doors with concealed hinges
- Roller glide-out metal drawer box hardware
- Premium laminate kitchen & bathroom counter with laminate front edging
- Flex-tile decorative backsplash in kitchen and bathrooms
- Medicine cabinet with mirror
- Large wardrobe closet with mirrored sliding doors or walk-in closet in master bedroom
- Durable maintenance friendly woodgrain vinyl flooring throughout
- White 2 panel interior doors with satin stainless steel door handles
- Ceiling crown mouldings through-out with casing on windows and doors
- Optional custom designer drapery valances on removable rods with drapery panels 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 Mobile Homes manufactured by Northlander Industries are constructed in compliance with the stringent standards of the C.S.A.-Z-240 Mobile Home Standard.

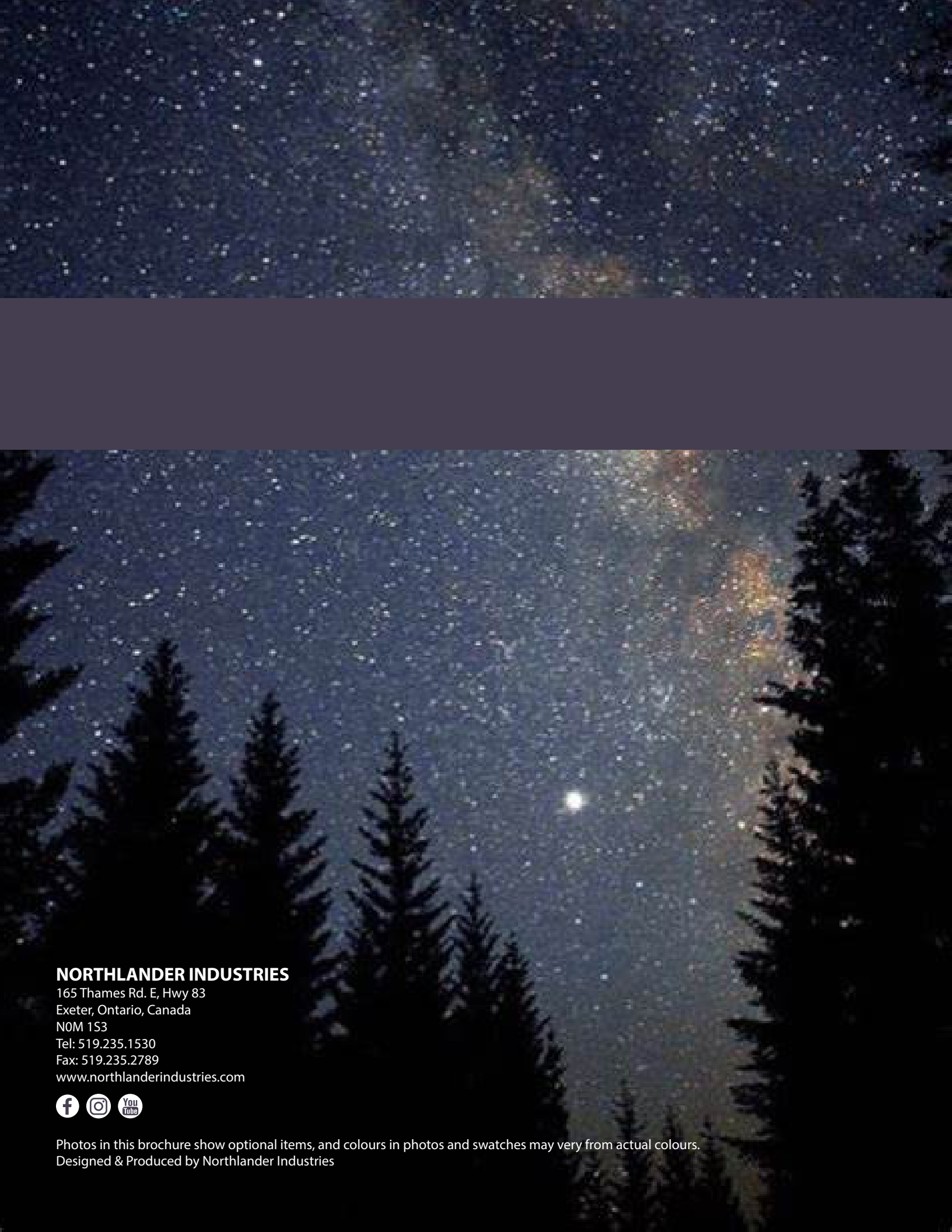
The manufacturer reserves the right to improve or modify the product, without notice or obligation, which may change materials, equipment, specifications or designs. Information contained herein is from the latest data available at the time of printing. Photographs and descriptions may contain some optional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



Since 1964

# NORTHLANDER INDUSTRIES





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