



*Proudly*  
MADE IN  CANADA  
**NORTHLANDER**

**MOBILE**  
Homes

# 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!

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Our primary objective is nothing less than the total satisfaction of our valued customer; to deliver a product that attains the highest standards of quality and durability, and to provide unparalleled customer service - to constantly strive to earn the title NORTHLANDER.







*“Design is not  
just what it  
looks like and  
feels like.  
Design is  
how it works.”*

-Steve Jobs

# MOBILE HOMES

Our mobile homes set the standard when it comes to quality and durability but that is not where it ends. We strive to give each and every one of our customers a home that is designed impeccably, that satisfies their needs as well. Vaulted ceilings, custom cabinetry, full size appliances and of course professional decor packages are just a few of the features to choose from that will turn your Northlander into a place you will be proud to call home.

discover  
*comfort*  
+ *style*

and what it means to live in a  
**NORTHLANDER**









## MIDLAND 26-5195

40'-0" x 14'-0"

-  1 Bedroom
-  1 Bathroom
-  Laundry Closet
-  550 sq. ft.



## MORSON 26-5196

48'-0" x 14'-0"

-  2 Bedrooms
-  1 Bathroom
-  Laundry Closet
-  660 sq. ft.





## MOBERT 26-5186

54'-0" x 14'-0"

-  2 Bedrooms
-  1 Bathroom
-  Laundry Closet
-  743 sq. ft.



All renderings/pictures shown are for illustration purposes only. Optional features that are not standard may be shown.



## MADOC 26-5197

56'-0" x 14'-0"

-  2 Bedrooms
-  1½ Bathrooms
-  Laundry Closet
-  770 sq. ft.



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# MASSEY 26-5198

60'-0" x 14'-0"

-  2 Bedrooms
-  1½ Bathrooms
-  Laundry Closet
-  825 sq. ft.



# MAXVILLE 26-5176

62'-0" x 14'-0"

-  2 Bedrooms
-  1 Bathroom
-  Laundry Room
-  853 sq. ft.





# MATHESON 26-5199

64'-0" x 14'-0"

-  2 Bedrooms
-  2 Bathrooms
-  Laundry Room
-  880 sq. ft.



# MOORETOWN 26-5200

68'-0" x 14'-0"

-  3 Bedrooms
-  2 Bathrooms
-  Laundry Closet
-  935 sq. ft.







## MILO 26-5201

51'-0" x 12'-0"  
 ADDITION: 48'-0" x 12'-0"

-  2 Bedrooms
-  2 Bathrooms
-  Laundry Room
-  612 sq. ft.
-  + Addition: 420 sq. ft.



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## MACKAY 26-5202

52'-0" x 14'-0"  
 ADDITION: 26'-0" x 14'-0"

-  2 Bedrooms
-  2 Bathrooms
-  Laundry Room
-  715 sq. ft.
-  Addition: 358 sq. ft.



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## MEANOOK 26-5203

60'-0" x 14'-0"  
 ADDITION: 44'-0" x 14'-0"

-  2 Bedrooms
-  1 Den/Bedroom
-  2 Bathrooms
-  Laundry Room
-  825 sq. ft.
-  Addition: 605 sq. ft.



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## MAGRATH 26-5204

50'-0" x 14'-0"  
 ADDITION: 52'-0" x 14'-0"

-  2 Bedrooms
-  1 Flex Room
-  2 Bathrooms
-  Laundry Room
-  687 sq. ft.
-  Addition: 715 sq. ft.



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# MOBILEHOME SPECIFICATIONS

## FRAMES AND FLOORS

- Heavy-duty steel frame undercarriage with detachable hitch
- Seamless reinforced fibremesh sealite underbelly between chassis and floor
- 2" x 10" floor joists on 16" centers
- 5/8" Dri Deck tongue-and-groove sub-flooring glued and screw-nailed to floor joist
- Heat ducts within insulated floor cavity with 4" x 10" registers
- 1" Main gas line with outlet

## SIDEWALLS

- 2" X 6" wall studs on 16" centers
- 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

## ROOF AND CEILING

- 4/12 Roof pitch with 8" overhangs
- 3.5/12 Roof pitch with 8" overhangs on multi-section units
- Pre-engineered roof trusses on 16" centers (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 fiberglass 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-Finished Vinyl Drywall Ceiling

## 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, built-in medicine cabinet with mirror
- Deluxe 60" one-piece fiberglass tub/shower combination
- Chrome high-arch single lever kitchen faucet with pull-out spray
- Chrome dual lever vanity faucet
- 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
- ERV air exchanger, providing an optimum balanced ventilation system
- 120 Volt heat tape junction box under unit by water inlet

- 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
- 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 all doors
- Door Bell
- White LED residential interior light fixtures and recessed LED pot lights in kitchen, living and room & bathroom
- Pendant lights over island and chandelier over Dining Table where applicable
- TV access boxes in master bedroom and living room
- USB receptacle in kitchen and bedroom 1

## WINDOWS AND DOORS

- White vinyl Northstar Thermopane single hung (tilt to clean) windows with Low 'E' glass, 3 1/2" brick mold, removable screens (no grills) and insulating foam around window frames
- 36" X 80" pre-finished white maintenance free insulated residential exterior door with large window, heavy duty aluminum self-storing storm door, stainless steel door handle and dead bolt
- White vinyl Northstar Thermopane patio door with Low 'E' glass, 3 1/2" brick mold and screen (no grills)

## INSULATION

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

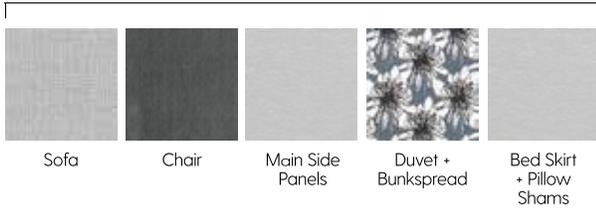
## INTERIOR DECOR FINISH

- Eurobox style cabinetry (drawer over door style) with adjustable shelves, and toe kick on all kitchen cabinets
- Thermofoil shaker style cabinet doors with soft close concealed hinges
- Soft close roller glide-out metal drawer box hardware
- Premium laminate kitchen & bathroom counter with laminate front edging
- Flex-tile decorative backsplash in kitchen and bathrooms
- Large wardrobe closet with white 2 panel 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 moldings through-out with casing on windows and doors
- Optional custom designer drapery panels at patio door



# DECOR *packages*

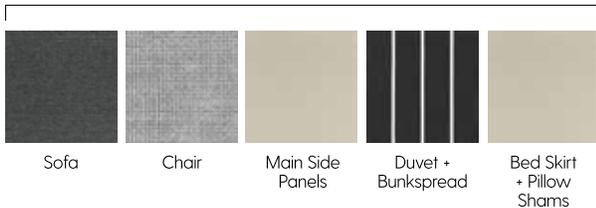
## MIDSUMMER MELODY



## WALL BOARD



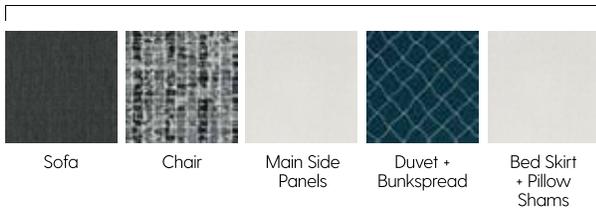
## SMOKED CENTURY



## CABINETY



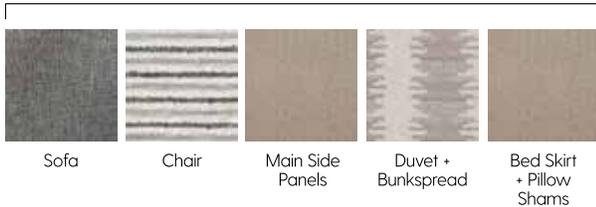
## COASTAL ECHO



## STANDARD COUNTERTOP



## STONE SPARKS



## FX COUNTERTOP



## VINYL FLOORING



## OUR PROMISE TO YOU...

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 60 years where others in the 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 it's your first home or the place you plan to retire, you will find your perfect mobile home. We currently feature 12 complete plans in this brochure. However, if you have specific 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 mobile home is our biggest goal.

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

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