



**Northlander Reflection**

Riley | 3 Bedroom | 38' X 12'

**\$119,000** + HST

**Financing Available OAC**

**705-750-0570**

**ResortSales@Parkbridge.com**

**Price includes:**

- Factory freight
- Installation & Set up
- Pre-delivery inspection
- Furniture and appliances
- Skirting package (unit only)
- Air conditioning.



Pricing subject to change at any time and without notice. Individual seasonal fees are extra. Sites must be cleared of all existing structures for delivery and installation or additional fees will apply.

All renderings are artist's concept. Colour representations and specifications are approximate and subject to change. All rights reserved. Property purchased may be the mirror image of the floorplan. E.&O.E.

### Frames and Floors

- Heavy-duty steel frame undercarriage with detachable hitch
- Seamless reinforced fibremesh sealtite underbelly between chassis and floor
- 2"x 6" 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 with 4" x 10" registers
- 1/2" main gas line with outlet at back end

### Sidewalls

- 2"x 3" wall studs on 16" centres
- 96" high sidewalls with unique belt-rail structural stiffeners
- Pre-finished vinyl interior wallboard (Norwich Pearl ONLY)
- Tyvek exterior building wrap
- Horizontal exterior vinyl siding
- 12" decorative exterior window shutters on front and door side

### Roof and Ceiling

- 4/12 roof pitch with overhangs
- Pre-engineered roof trusses on 16" centres (88 lbs. per sq. ft. ground snow load)
- 7/16" roof sheathing
- 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
- Lofty flat ceiling throughout entire unit
- Pre-textured drywall ceiling panel

### Plumbing

- Heatlink cross-linked polyethylene water lines and fittings
- 16-gallon propane gas direct spark ignition (DSI) fast-recovery water heater
- Water heater by-pass
- 4.8-litre ultra-low-flush water-saver toilet with insulated tank
- Deluxe one-piece fibreglass tub/shower combination with colour coordinating tub valance
- Vanity with white finish, porcelain top and 2 handle chrome faucet
- Deluxe white medicine cabinet with mirror
- Chrome towel bar and tissue holder
- Double compartment 8" deep stainless-steel kitchen sink
- Chrome single lever faucet in Kitchen

### Electrical and Heating

- 24-circuit 30-amp hydro panel with 30' plug-in cord
- Electric smoke detector
- Safe-T-Alert gas alarm
- Decora-style light switches and receptacles
- Wired and prepared for basement air conditioning
- 50-cfm bathroom exhaust fan
- Interior GFCI receptacle in bathroom and kitchen
- Exterior GFCI receptacle
- Exterior coach light at patio door
- 40,000 BTU forced air propane furnace with in-floor ducting, electronic ignition and wall thermostat
- Brushed pewter residential interior light fixtures with LED Bulbs
- TV access box in Living room & 21-4954-2 Bedroom # 2

### Windows and Doors

- Deluxe vinyl Thermopane single hung (tilt to clean) windows with removable screens (no grills)
- 32" x 80" Pre-finished white maintenance free insulated Residential exterior door with large window, no grills, and heavy-duty aluminum self-storing storm door
- White vinyl 60" x 80" Thermopane patio door with screen (no grills)

### Insulation

- Ceilings: R-12 Owens Corning pink fibreglass batt insulation
- Walls: R-8 Owens Corning pink fibreglass batt insulation
- Floors: R-12 Owens Corning pink fibreglass batt insulation

### Interior Décor Finish

- Eurobox style cabinetry with adjustable shelves, decorative crown moulding and toe kick on all kitchen cabinets
- Thermofoil beveled edge cabinet doors with concealed hinges
- Freestanding Entertainment cabinet with space for an optional electric fireplace
- Freestanding Entertainment cabinet in 21-4954-2 Bedroom # 2
- Premium laminate kitchen counter with laminate front edging
- Roller glide-out metal drawer box hardware
- Durable maintenance friendly wood grain vinyl flooring through-out (967M Heartwood ONLY)
- White colonial interior doors with satin stainless steel door hardware
- Optional folding door in front den floor plan
- Floating night boxes in master bedroom
- Overhead cabinets above bed in master bedroom
- Drawers below bunk beds in second and third bedrooms
- Large wardrobe closet with mirrored sliding doors in master bedroom
- Custom designer drapery valances on removable rods
- Bunk matt covers in second and third bedrooms
- Vertical blinds with valance at patio door

Specifications may vary within different models and are subject to change without notice. E.&O.E.