



2023 General Coach Manor
 Mirabel | 2 Bedroom | 41' x 13'

\$170,000 + HST

Financing Available OAC

705-750-0507
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.

Construction

- Heavy Duty I Beam Steel Chassis with Cross Members, Axles and Detachable Hitch
- Seamless Fibre Mesh Underbelly
- 90" Exterior Sidewall Height
- 2"x3" Exterior Wall Studding On 16" Centres - R7
- 2"x8" Transverse Floor Joists on 16" Centres - R14
- 3/4" T&G Plywood Subfloor Glued & Screwed
- 4/12 Roof Pitch w/ Engineered Roof Trusses - R12
- 7/16" OSB Roof Sheathing with 15lb Felt Paper and 30 Year Fiberglass Shingles
- 10" Vented Soffit Overhang w/ 2"x6" Fascia Board
- 6 Mil Vapour Barrier on Roof and Sidewalls
- 1/4" OSB Exterior Sheathing with Building Wrap
- 5/4 Pressure Treated Decking with 6" Columns on Covered Porch Models

Windows & Doors

- White Single Hung Vinyl Thermopane Windows - Colonial Grills
- White (6') Vinyl Insulated Thermopane Patio Door - No Grill
- Insulated Aluminum Exterior Door with upper Window (32" x 82")
- Aluminum Storm Door with Screen (32" x 80")

Heating & Cooling

- 40,000BTU Forced Air Furnace w/ Electronic Ignition
- Analog Wall Mount Thermostat - Wired for A/C
- Heat Duct & Registers Within Insulated Floor Cavity
- Prep Only for Basement Air Conditioning Unit

Electrical

- 30AMP Hydro Service with 25' Plug in Cord
- Exterior GFCI Receptacle @ Patio Door
- Exterior Coach @ Entrance Door
- LED Track Light w/ (3) Heads in Kitchen (White)
- LED Vanity Light - Bathroom

- LED Hanging Pendant Lighting over Islands and Peninsulas
- LED Flush Mount Pan Lighting Throughout
- USB Combination Outlet in Bunk Room, MBR and Living Room
- Decora Receptacles & Light Switches Throughout
- LED Flex Reading Lights For Each Bunk Bed and MBR

Plumbing

- Uponor Propex - Polyethylene Water Lines
- ABS Drainage / Waste Pipes
- 16GAL LP Water Heater with DSI Ignition & Lighted Switch
- Water Heater By-Pass & Low Point Drain

Kitchen Appliances

- Black 5 CuFt Gas Range
- Black 17 CuFt Refrigerator (Top Freezer)
- Black OTR Microwave / Range Hood Combination
- Laminate Countertops w/ Snap Edge Finish
- Double Compartment Stainless Steel Sink
- Polished Chrome Single Lever Faucet with 2 Function Pulldown Spray Head
- Custom Built Box Style Modular Cabinets
- Thermofoil Cabinet Doors with Hidden Hinges
- Thermofoil Drawers with Metal Box Glides
- Brushed Nickel Cabinet Door Handles

Plumbing

- Uponor ProPex Polyethylene Water Lines
- On Demand Water Heater
- Frost Free Water Tap
- Low Flush Water Saver Toilet

Bathroom Fixtures

- Custom Built Modular Cabinet Vanity with Porcelain Sink
- 54" or 46" Moulded Fiberglass Tub/ Shower (Floorplan Specific)
- Polished Chrome Shower Rod with Curtain
- Polished Chrome Towel Bar & Tissue

Holder

- Polished Chrome Towel Rack Above Toilet (Floorplan Specific)
- Polished Chrome Diverter, Tub Faucet & Shower Head
- Polished Chrome Vanity Faucet
- Polished Chrome towel rack above toilet (floorplan specific)
- 1.28gal Low Flush Residential Toilet with Insulated Tank
- 70 CFM Exhaust Fan
- GFCI Receptacle at Vanity
- Medicine Cabinet with Mirror on Door

Bedroom Accessories

- Closets with Drawers & Mirror Doors - MBR
- Drawers Below Bottom Bunk - BD#2 & BD#3
- 5" Foam Mattresses on All Bunks
- Powder Coated Steel Railing and Ladder on All Bunks

Interior Décor

- Minimum 2"x3" Interior Wall Construction on 16" Centres
- Vinyl Wrapped Drywall Ceiling Throughout
- White 2 Panel Interior Doors Throughout
- Brushed Nickel Door Knob Hardware Throughout
- Durable Vinyl Flooring Throughout
- Custom Designed Coordinated Valances Throughout
- White Day/ Night Shades Throughout Unit with Patio Door Vertical Blind
- Pre-finished White Wire Shelving/ Closet Rod
- 3/4" Door & Window Jambs Throughout
- 2 3/4" Crown Molding Throughout
- 1 7/16" Door and Window Casing Throughout
- (3) Cabinet Colour Options Available
- (5) Interior Décor Packages Available

Exterior Finishes

- GENTEK D-4.5 Vinyl Siding - Driftwood Finish
- Colonial Style Shutters - Front End Wall & Door Side
- White Vinyl Soffit & Aluminum Fascia
- (2) End Tables & Coffee Table / Dinette Table with (4) Seat Chairs / Bar Stools

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