



**2023 Northlander Reflection
Firefly | 2 Bedroom | 33' x 12'**

\$105,000 +HST

Financing Available OAC

705-750-0507

ResortSales@Parkbridge.com

Price includes:

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



Pricing subject to change at any time 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.

NORTHLANDER REFLECTION

Specifications

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
- 90" high sidewalls with unique belt-rail structural stiffeners
- Pre-finished vinyl interior wallboard
- 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 on single wide units
- 3,5/12 roof pitch with overhangs on double wide units
- 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 aluminium fascia
- Expansive vaulted ceiling
- 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
- Designer vanity with a porcelain sink and banjo counter top where applicable
- Deluxe built-in medicine cabinet with mirror and open shelf
- Deluxe one-piece fibreglass tub/shower combination with a curved rod and colour coordinating tub drapery panel
- Chrome single lever kitchen faucet
- Chrome dual lever vanity faucet
- Chrome towel bar and tissue holder
- Double compartment 8" deep stainless-steel kitchen sink

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 & recessed LED pot lights in kitchen & Bath
- Albany series pendent lights over island where applicable
- TV access box in master bedroom and living room

Windows and Doors

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

- Pentagon, or Trapezoid Thermopane window on front end where floor plan permits

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 shaker style cabinet doors with concealed hinges
- Large entertainment cabinet wall unit with space for an optional electric fireplace
- Premium laminate kitchen counter with laminate front edging
- Flex-tile decorative backsplash in kitchen and bathrooms
- Roller glide-out metal drawer box hardware
- Durable maintenance friendly wood grain & tile patterned vinyl flooring through-out
- White 2 panel interior doors with satin stainless lever door hardware
- Optional folding door in front den floor plan
- Nightstands in master bedroom
- Built-in chest of drawers in master bedroom
- Overhead cabinets above bed in master bedroom
- Drawers below bunk beds in most second and third bedrooms
- Wardrobe Closet in some second and third bedrooms
- Large wardrobe closet with mirrored sliders or walk-in closet in master bedroom
- Ceiling crown mouldings through-out with casing on windows and doors
- Custom designer drapery valances on removable rods
- Bunk matt covers in second and third bedrooms
- Drapery Panels at patio door

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