

Sutter Street Mobile Home Park

668 Sutter St. #110, Yuba City, Ca 95991

New 1 Bedroom 1 Bath Laurel Creek Park Model Home

Live in a friendly family park; walking distance to just about everything

2009 Laurel Creek Model # LC-275 Serial #78697

Total Square Footage: 394

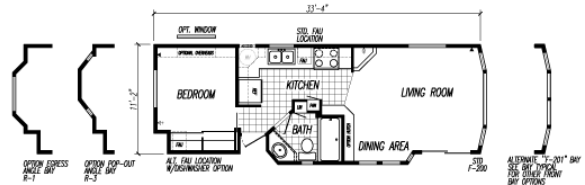
Total Dimensions: 33' 4" x 11' 2"

Retails for \$45,000, SALE - \$19,900 (as is; no setup, taxes, fees, license or warranty)

Call 530-315-1526 for more information. www.sutterstreetmhp.com (factory media and description below)



200 SERIES STANDARD FEATURES; INTERIOR



- HARDWOOD, flat-panel cabinet doors
- Sheetrock walls & ceiling throughout with T & T knock down finish
- Tape and Texture window sills with rounded corners
- Rounded corners on any exposed interior wall end & pocket doors
- Satin interior paint throughout
- Airy Cathedral ceilings throughout
- Residential style satin raised panel passage & pocket doors
- Lever satin door handles
- Wood valance drape package in living room with side panels
- Upgrade drapery treatment throughout remainder of home
- Name brand 25 oz. carpeting with 7/16" rebond padding
- 46 x 42 emergency egress window in bedroom
- Full width wardrobe beveled mirrored sliding doors & double drawer base below wardrobe
- Standard built-in TV cabinet in bedroom (per plan)
- Large built-in TV base & overhead in living room
- Pocket Camden door entrance into bedroom
- Upgraded residential lighting & molding packages
- Toe kick registers wherever possible

- Bath exhaust fan
- Residential frameless cabinet system framed crafted from stout 3/4" lumber
- All overhead cabinetry has crown molding and adjustable shelves
- High grade Beauflor[®] vinyl flooring
- GE[®] 30" gas range
- GE[®] 16 C.F. double door frost free refrigerator
- Satin single lever kitchen faucet
- 4" x 4" tile backsplash
- Extra large white or pewter composite kitchen sink
- GFI protected receptacle in kitchen & bath
- Fiberglass one piece tub/shower with valance
- Satin single lever lavy faucet & tub diverter
- Satin towel bar & tissue holder
- Porcelain lavy sink
- Elongated commode
- Tip toe tub stopper
- Linen cabinet on countertop (per plan)
- Recessed beveled edge medicine cabinet
- Insulation around shower diverter for noise reduction

EXTERIOR

- Smart panel exterior siding
- Engineered truss rafters
- 30 year architectural shingles
- 9-Lite exterior rear door
- Exterior GFI protected receptacle on patio side near sliding glass door
- Porch lights at front & rear entry
- Front 12" eave
- Low "E" white vinyl framed dual glazed windows
- White framed dual glazed sliding glass door

CONVENIENCE, COMFORT & SAFETY

- Hot & cold water shut-off valves throughout
- Outside access, insulated water heater door
- Smoke detector
- Fire extinguisher
- 20 gallon electric water heater
- Rocker switches throughout
- Abundant storage throughout
- U/L approved electrical devices & copper wiring throughout
- PEX water lines with low point drain
- 30 or 50 amp exterior main panel service
- 40,000 BTU propane furnace with auto ignition
- R-14 floor, R-11 walls, R-22 blown attic insulation

KITCHEN & BATH

- RPTIA approved & built to ANSI 119.5 code

Manufactured park model homes are single-family homes that are constructed entirely in a controlled factory environment. Any home builder can build a floor plan. This is why you should select a Laurel Creek Home:

Construction Value:

- Unique Exterior Look and Design
- Balanced Overhead Duct Systems
- 2x4 Interior Wall Construction
- 8' Sidewalls
- Low "E" Vinyl Dual Glazed Windows

In terms of product quality, Laurel Creek Homes was ranked second in the nation behind Silvercrest Homes in Randall Easton's 2007 Factory Built Housing Report for Arizona, which evaluated 18 HUD-code manufactured and on-frame modular housing companies.

Source; Laurel Creek Factory Description

Benefits;

- **Park Model Homes are affordable and comfortable to live in.**
- **Low cost utility bills are the norm. Low E windows make this a green home.**
- **This park model feels like a Swiss Chalet cabin with high windows and open, raised ceiling.**
- **Park models like this one have the additional benefit of not having any property taxes. There is a smaller DMV fee due each year.**
- **Factory built homes are built indoors, in a factory controlled environment. The benefit of this is that unlike stick built homes, there is much less risk of mold due to wet building conditions.**
- **This home is very quiet, as the (optional AC) and gas heat furnace is completely outside the home, and windows are dual pane, just like in million dollar homes.**

To view this particular model, contact Eric Straatsma at 530-315-1526.