

COTTAGE SERIES

Park Model Standard Specifications

YK.ParkModelsDirect.com 1-800-410-1932

Last Updated: 2-5-26

GENERAL CONSTRUCTION

- Smart Lap Siding with Structural Sheathing
- 4" Wood Window Trim
- 3:12 Shed Roof (Urban Cottage)
- 5:12 Roof Pitch (Country Cottage)
- Trussed Roof Rafters – 45# Roof Load
- Architectural Shingled Roof
- Low E Vinyl Windows
- Molded Windows w/Transoms on 36x60 Windows
- Vented Eaves
- 36" x 80" Full Lite Steel Front Door
- Light at All Exterior Doors
- 8' 6" Side Walls w/ Flat Ceilings
- R40 Ceiling Insulation
- 2x6 R21 Exterior Wall Insulation
- 2x6 Floor Joists w/R22 Insulation
- Full Length 10" Steel I-Beam Frame
- 1- Exterior GFI Receptacle
- Detachable Hitch
- Fire Extinguisher
- Perimeter Floor Mounted Heat Registers
- 19/32" Floor Decking
- Anchor / Tie Down Straps – 3 Per Side
- Black Down Facing Light at Exterior Door
- Built Better – Backed Longer 7-Year Structural Warranty

INTERIOR

- Hand Laid Vinyl Tile Throughout
- 2x4 24" o.c Interior Walls
- 16" o.c. Load Bearing Walls
- Painted White Trim Throughout
- 3-Panel White Interior Doors
- Mortised Door Hinges
- Barn Doors on Bedroom Closet
- Tape & Textured Walls with Orange Peel Finish
- Drywall Ceiling with Orange Peel Finish
- LED Ceiling Lights w/Dimmer Switches
- Built-In Entertainment Center w/TV Jack, Recep & Grommet
- Smoke / Carbon Monoxide Detectors (Per Plan)
- Wood Closet Rod & Shelving in Closets
- Built-In Dresser in Bedroom
- 2" Faux Wood Blinds – Select Window Size

KITCHEN

- 25 Cu. Ft. SxS Refrigerator w/Icemaker – Stainless Steel
- 30" Electric Range – Stainless Steel
- Built-In Microwave Over Range Vented Through Roof
- Undermount Sink
- UK3 Gooseneck Faucet
- Hardwood Cabinet Doors & Stiles
- Adjustable Shelves in Overhead Cabinets
- Solid Surface Countertops, Edging & Backsplash
- Bank of Drawers
- Tip Out Trays at Kitchen Sink
- Metal Drawer Guides
- Receptacles Above Counters are GFI Protected

UTILITY

- 50 Amp Electrical Panel
- Park Model Gas Furnace
- Plumb for Washer and Wire for Dryer (Stackable)
- 20-Gallon Electric Water Heater
- A/C Disconnect
- Main Water & Shut Off Valves Throughout

BATHROOM

- 60" DumaWall Shower w/Glass Barn Door
- Suite Retreat Faucets
- Solid Surface Countertops, Edging & Backsplash
- Cosmetic Box w/Lights Above Vanity
- Bath Vent Fan
- Undermount Sink w/Single Lever Faucet
- Elongated Commode

MISCELLANEOUS

- ANSI 119.5 Coded – RVIA Inspected

SOLD BY:



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MANUFACTURED BY:



Our Park Model Homes are crafted by Athens Park Homes, a division of Champion Homes in York, NE, where the principles of cutting edge technology and design innovation are artfully blended to produce high quality yet VALUE-BASED recreational and residential homes. Leading the competition in experience and value, Champion helped pioneer factory built housing in 1953 and has since become one of America's largest home builders. Thank you for making Park Models Direct and Champion Homes your choice of home builder.

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Customer Initials/Date

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