

# Lakebreeze

S E R I E S  
LEISURE HOMES



*Presented By*

*Designed for you—  
with living your life  
in mind*

PLEASANT VALLEY MODULAR HOMES INC.

# “Lakebreeze” Leisure Homes

*Presented By*

**Pleasant Valley Modular Homes, Inc.**

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## Standard Features

### Floors [16" On-Center]:

2" x 10" Floor Joists, 16" On-Center  
Double 2x10 Perimeter Joists  
¾" OSB Tongue & Groove Floor Decking  
No Standard Floor Insulation

### Exterior Walls [16" On-Center]:

2x6 Graded Wall Studs, 16" On-Center  
7'6" Exterior Sidewall Height - Ranch  
8' Exterior Sidewall Height - Cape  
R-19 Fiberglass Insulation

### Exterior:

Double Four Vinyl Siding  
7/16" OSB Sheathing Under Siding & On Marriage Walls  
Tyvek Vapor/Air Barrier  
Fiberglass 6-Panel Front Door  
Fiberglass 2-Lite Rear Door  
Exterior Light at Front and Rear Door  
Vinyl Thermopane Windows with Low "E" Glass & Grills  
Trapezoid Windows (No Grills) On One Gable End  
Egress Window on Rear Gable End – 2<sup>nd</sup> Floor (Cape Only)  
15" Raised Panel Shutters on Front Elevation

### Roof [16" On Center]:

Ranches 5/12 Pitch Roof with Shingle Over Ridge Vent  
Capes 12/12 Roof w/SORV & 12" Overhangs (Fixed or Flipped)  
30-Year Architectural Fiberglass Roof Shingles  
Eaveguard Ice Shield  
6" Fascia and Vented 6" Soffit  
100-Pound Ground Snow Load Roof Rafters – 16" O.C.  
Smooth Finish Drywall Ceilings  
R-33 Cellulose Ceiling Insulation in Standard 5/12 Roof  
(Opt. R-38 As Required in Some Areas)

### Plumbing:

No Standard Water Heater  
Outside Water Faucet  
Water and Drain Lines Stubbed Through the Floor  
Plumb and Wire for Washer & Water Shut-offs at All Fixtures  
Single Lever Delta Faucets on All Bath Fixtures  
Anti-Scald Valves on Tub/Shower Units  
Wire and Vent for Dryer  
Cape – Hot & Cold Water Lines Stubbed to Second Floor  
Future 3" Drain Line

### Electrical:

200 Amp Service with 40 Spaces  
Copper Wiring Throughout  
Pewter Color Light Fixtures Throughout  
Wired Smoke Detectors with Battery Back-Up  
Two GFCI Protected Exterior Receptacles  
Switched Receptacle in Living Room  
Bisque Color Electrical Switches and Receptacles  
Cape – Two 20 Amp Circuits for Second Floor

**Heating:** No Standard Heating System

### Interior:

Primed, Finished Drywall Throughout, Including All Closets  
Cape – 8' Flat Ceilings Throughout with Smooth Finished Drywall  
Ranch – 7'6" Side Wall with Cathedral Ceiling Throughout  
25 oz. Saxony Plush Carpet Installed  
5.5# Rebond Carpet Pad  
Tack Strip Carpet Installation with Carpet Bars  
No-Wax Vinyl Flooring  
**Pre-hung 32" White 6-Panel Interior Doors (Most Areas)**  
**Lever Handles & Mortised Hinges on All Interior Doors**  
Floor Mount Door Stops (Most Areas)  
Designer-Coordinated Window Treatments with 2" Mini Blinds  
Hanging Dining Room Chandelier  
Ceiling Light Fixtures in All Bedrooms  
Vinyl Clad Wardrobe Shelving in Closets and Pantries  
Vinyl Foyer Entry  
White Wood Molding Profiles  
White Window Sills  
Railings Shipped Loose on Capes

### Kitchen:

8" Deep 33" x 22" Double Bowl Stainless Steel Sink  
Single Lever Delta Kitchen Faucet with Sprayer  
Soffit Light Over Kitchen Sink (Most Models)  
**Raised-Panel Oak Cabinets with ¾" Solid Oak Face Frames**  
Concealed Cabinet Door Hinges  
Pewter Color Door and Drawer Pulls  
25" Deep Laminate Counter Tops  
Ceramic Backsplash on All Counter Tops  
Metal Drawer Guide System  
Drawer-Over-Door Base Cabinets  
Adjustable Shelving in Overhead Cabinets  
Shelving in All Base Cabinets

### Bisque Kitchen Appliances:

**General Electric 18 Cubic Foot Two-Door Refrigerator**  
**General Electric 30" Free Standing Gas Range**  
30" Non-Vented Range Hood with Light

### Baths:

Fixture Color is White  
Vitreous China 1.6 Gallon Water Saver Elongated Toilets  
**36" High Oak Vanity Cabinets with Generous Storage**  
China Sinks with Overflow and Pop-Up Assemblies  
Delta 'SBS' Bath Faucets with Anti-Scald Shower Valve  
Armstrong No-Wax Vinyl Flooring  
Laminate Vanity Tops  
Medicine Cabinets and/or Light with Mirror  
60" One-Piece Fiberglass Tub/Shower Units as Shown (w/Drape)  
36" or 54" One-Piece Fiberglass Shower Stalls as Shown  
Fiberglass Soaker Tubs in as Shown  
Lighted Exhaust Fan in Baths

All representations and descriptions of the Pleasant Valley product are believed to be accurate at the time of publication. Due to continual product improvement and changes in design and material suppliers, we cannot guarantee pricing and exact duplication of every product mentioned herein. Model availability and specifications are subject to change without notice. Your Retailer/Builder is not an agent of Pleasant Valley Modular Homes, Inc. They, as an independent party, are responsible for your purchase contract and for any and all deletions, additions, alterations, or attachments made to or in your home.

# Index of Floor Plans

Model Name	Floor Plan	Size	Sq. Ft.	Page #
Lake Champlain	RA2-LB-301	27'-5" x 44'	1,210	5
Lake Hamilton	RA2-LB-302	27'-5" x 48'	1,320	5
Lake Tahoe Chalet	CC2-LB-303	27'-5" x 44'	1,210	6
Lake Victoria Chalet	FVCC2-LB-304	27'-5" x 52'	1,426	2
Lake Ariel Chalet	FVCC2-LB-305	27'-5" x 40'	1,097	3
Lake Superior	RA2-LB-306	27'-5" x 40'	1,097	4
Lake Anna Chalet	FVCC2-LB-307	27'5" x 40'	1,097	3
Lake Placid	RA2-LB-308	27'5" x 56'	1,536	4
Lake Claire Chalet	FVCC2-LB-309	27'5" x 56'	1,536	2
Lake Alice Chalet	FVCC6-LB-W-310	27'5" x 38'0" + 27'5" x 20'0" (2)	2,138	1

***A Full line of Leisure Homes...  
Featuring a Design & Size for Everyone!***

- Ranch Chalet w/Cathedral Ceilings Throughout
- Cape Chalet w/Trapezoid (4) Gable End Windows (2<sup>nd</sup> Floor)
- Full-Vault Cape Chalet w/Trapezoid (4) Gable End Windows (2<sup>nd</sup> Floor)
  - Winged Full-Vault Chalet Design Also Available

***Customization of Floor Plans Available***

**Sales Phone: (570) 345-6500**  
**Fax: (570) 345-4440**

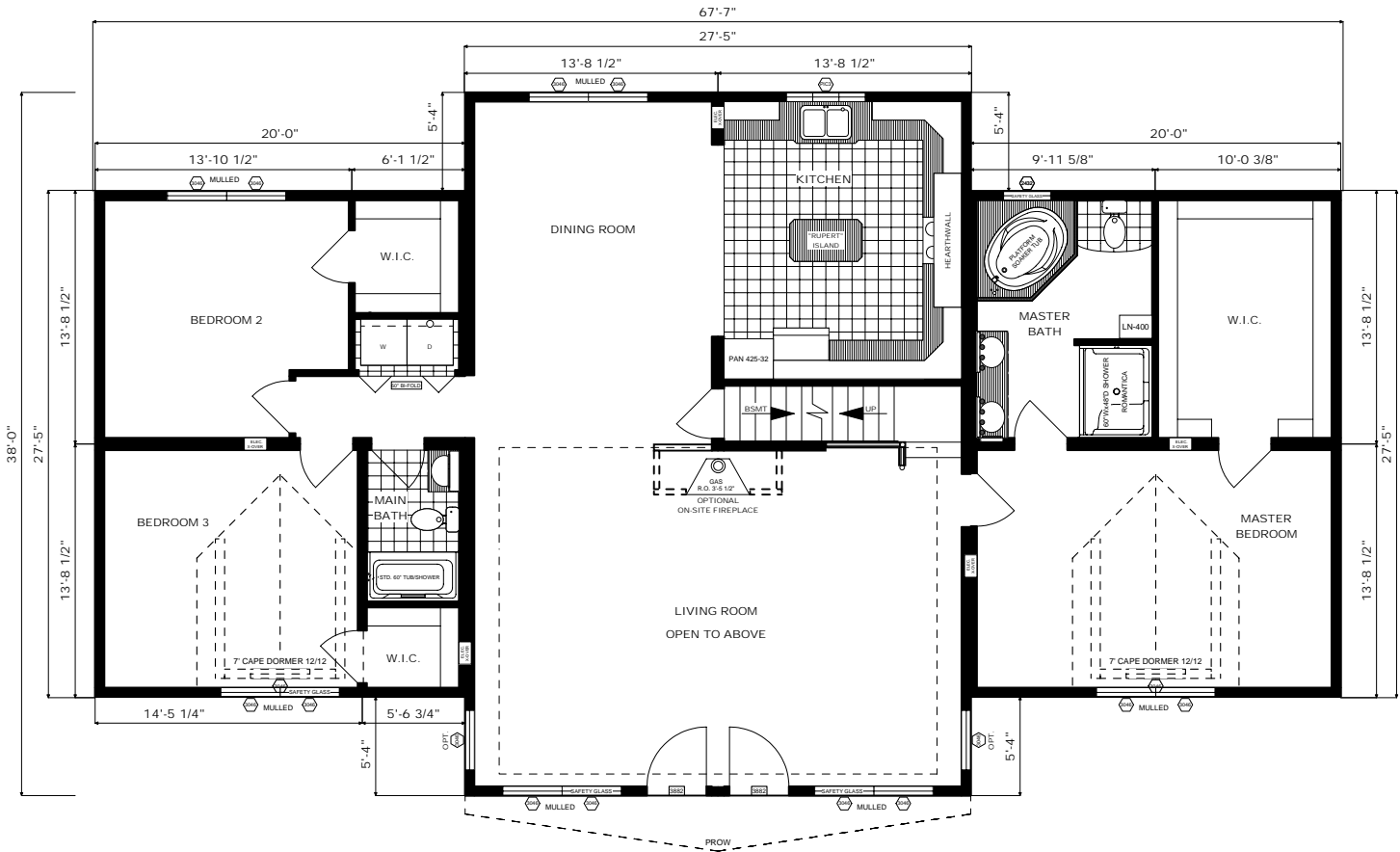
**E-Mail: sales@pvmhi.com**  
**www.pvmhi.com**

# Lake Alice Chalet

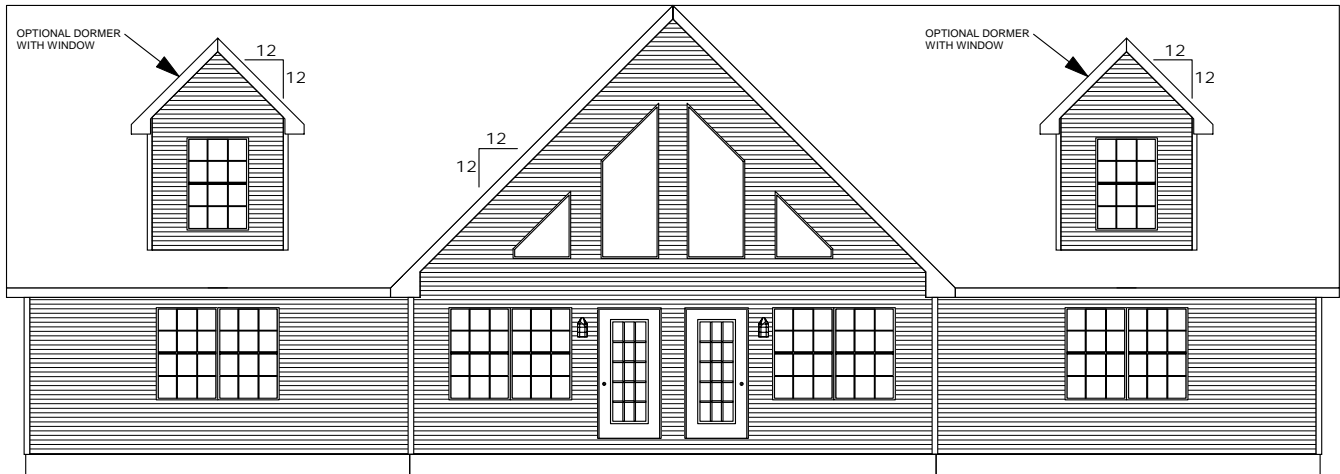
Winged Full-Vault Cape Chalet

Featuring the "Yorkshire" Hearth Wall Kitchen

Floor Plan: FVCC6-LB-W-310  
 Size: 27'-5" x 38'-0" Main Area  
 27'-5" x 20'-0" Wings  
 Sq. Ft.: Appx. 2,138



ROOF VENTILATION-REQUIRED AND SUPPLIED THROUGH ROOF AND SOFFIT



FRONT ELEVATION/ DOOR SIDE

# Lake Victoria Chalet

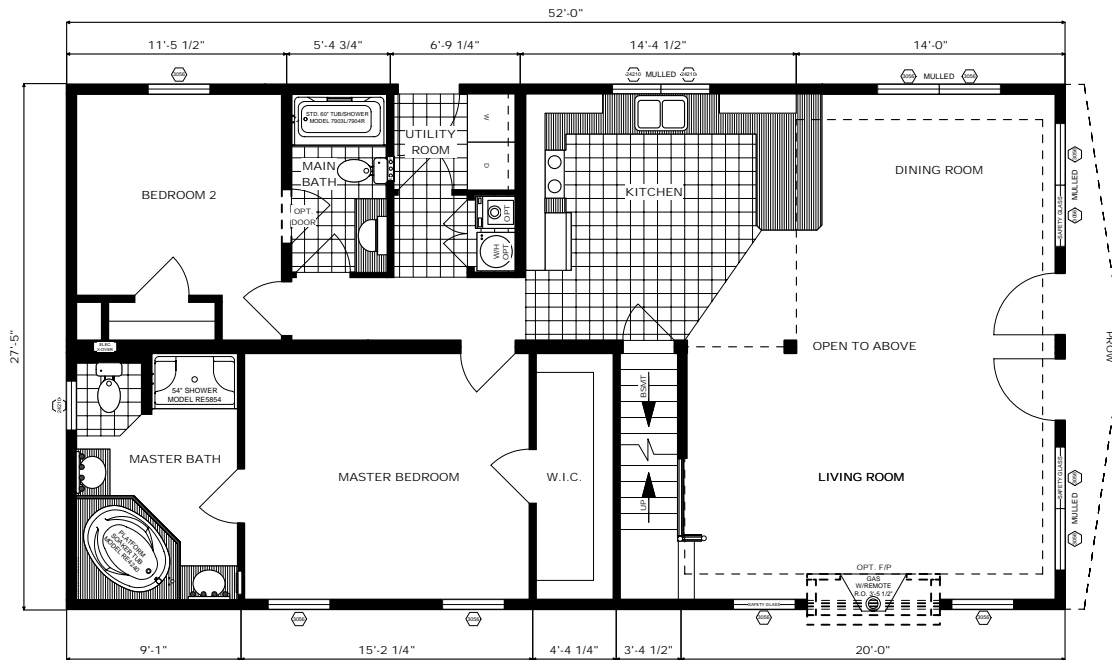
Full-Vault Cape Chalet

Floor Plan: FVCC2-LB-304

Size: 27'-5" x 52'

Sq. Ft.: Appx. 1,426

THIS HOME ON DISPLAY ON PRIVATE LOT; COMPLETE WITH BASEMENT, DECKS, ETC...  
JUST ONE MILE FROM THE PVMHI CAMPUS! SEE WEBSITE FOR DETAILS!



RENDERING ON FRONT COVER DEPICTS GABLE ELEVATION OF THE TWO MODELS SHOWN  
ON THIS PAGE; SHOWCASES OPT. CEDAR LAP SIDING, BEIGE SOFFIT/FASCIA, DOORS, AND WINDOWS.

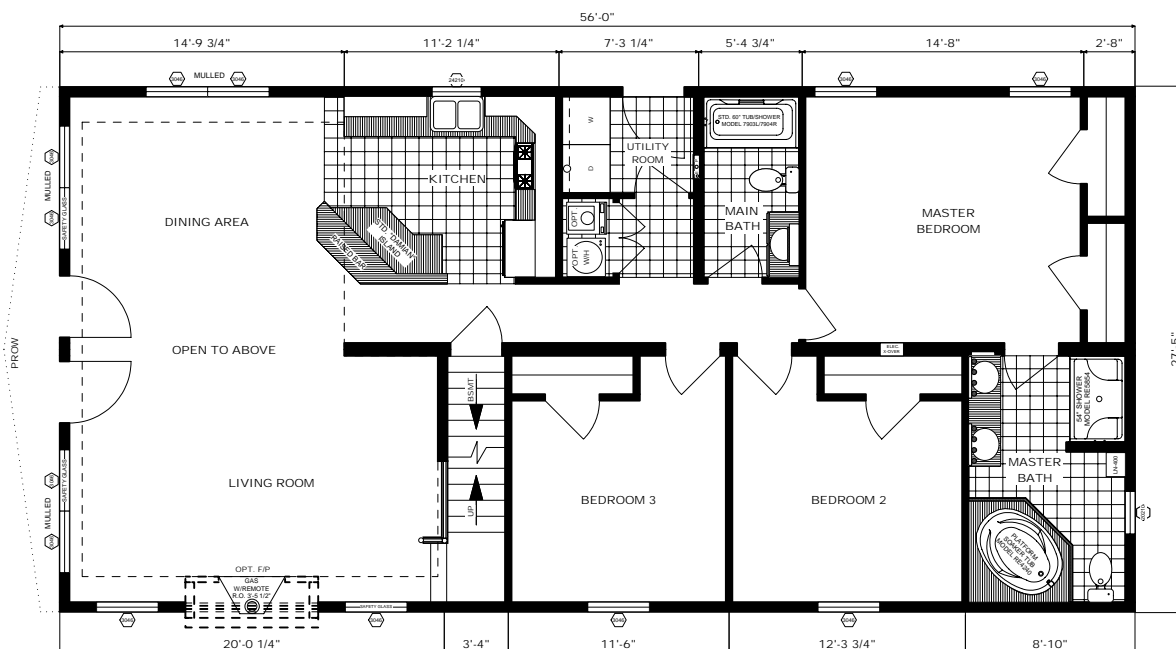
# Lake Claire Chalet

Full-Vault Cape Chalet

Floor Plan: FVCC2-LB-309

Size: 27'-5" x 56'

Sq. Ft.: Appx. 1,536



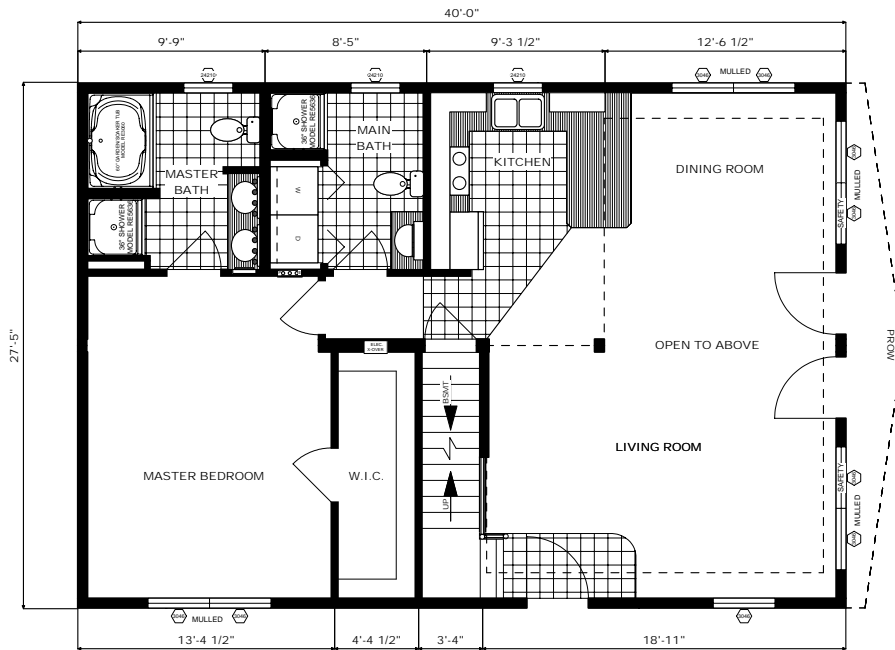
# Lake Ariel Chalet

Full-Vault Cape Chalet

Floor Plan: FVCC2-LB-305

Size: 27'-5" x 40'

Sq. Ft.: Appx. 1,097



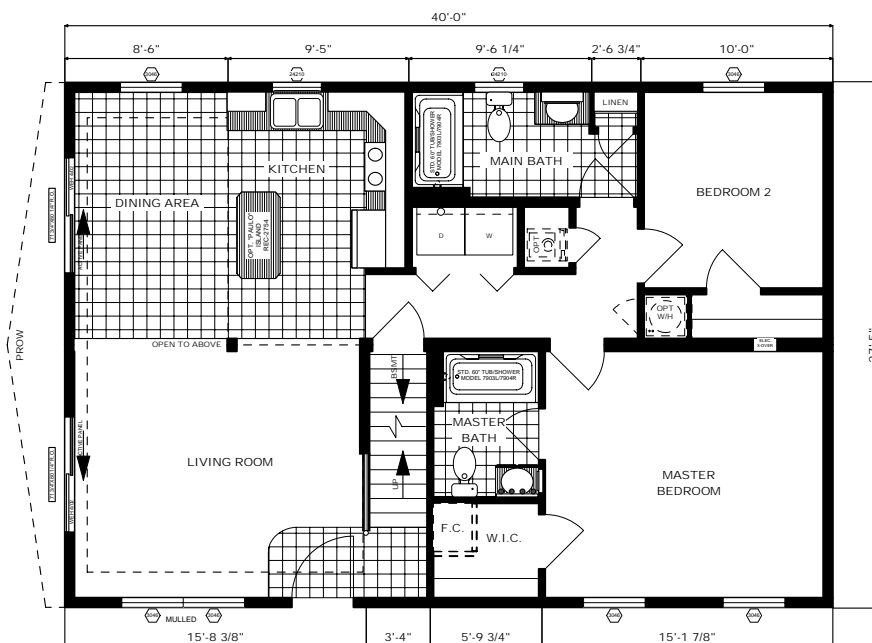
# Lake Anna Chalet

Full-Vault Cape Chalet

Floor Plan: FVCC2-LB-307

Size: 27'-5" x 40'

Sq. Ft.: Appx. 1,097



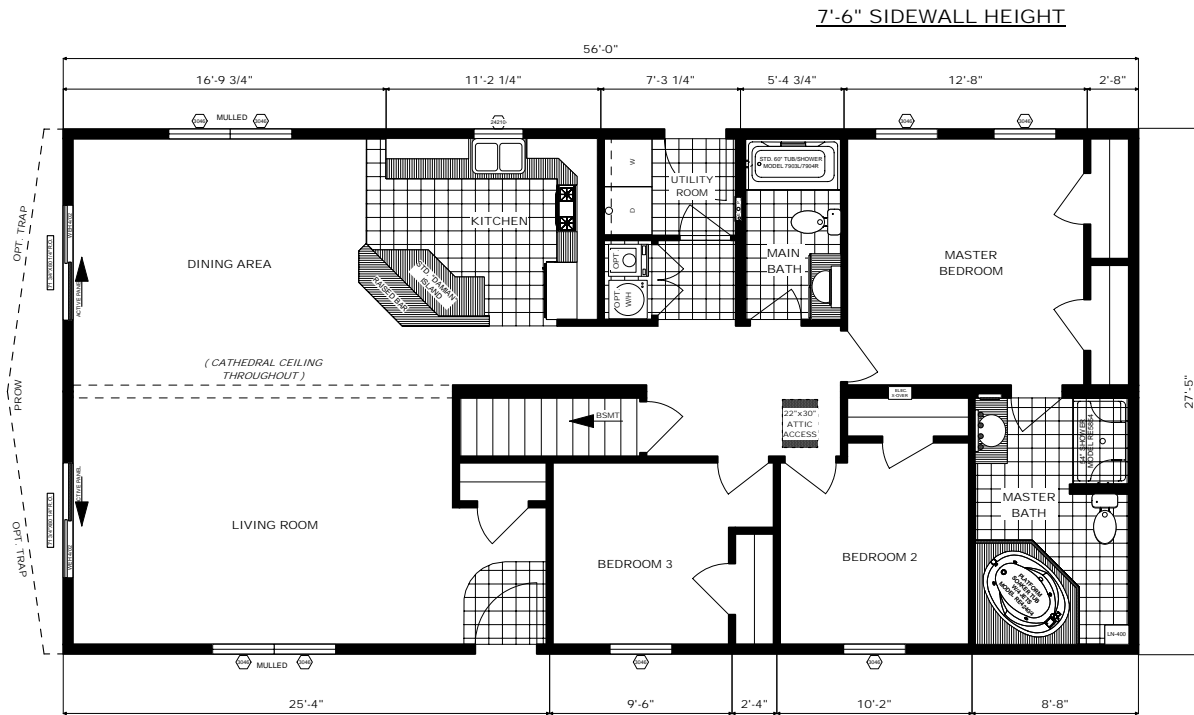
# Lake Placid

Ranch Chalet Home

Floor Plan: RA2-LB-308

Size: 27'-5" x 56'

Sq. Ft.: Appx. 1,536



"THIS HOME IS DEPICTED ON THE RENDERING ON THE BACK COVER; FIREPLACE CONSTRUCTED ON-SITE."

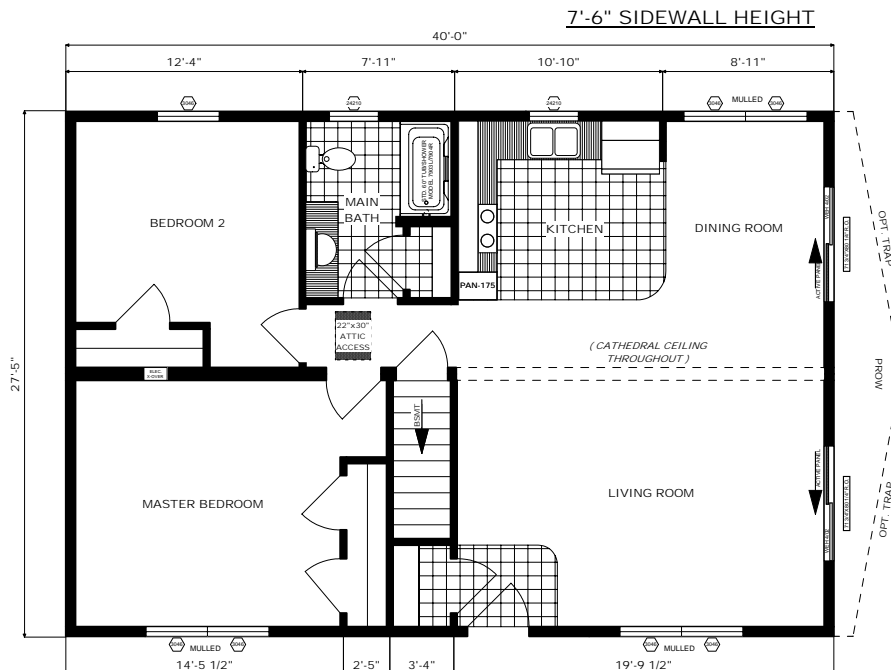
# Lake Superior

Ranch Chalet Home

Floor Plan: RA2-LB-306

Size: 27'-5" x 40'

Sq. Ft.: Appx. 1,097



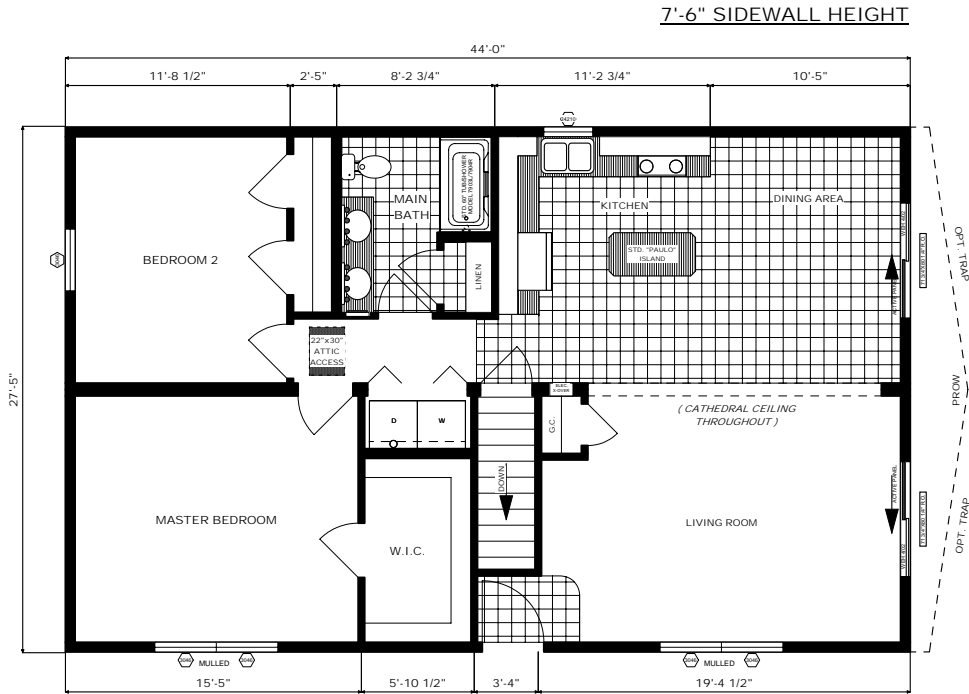
# Lake Champlain

Ranch Chalet Home

Floor Plan: RA2-LB-301

Size: 27'-5" x 44'

Sq. Ft.: Appx. 1,210



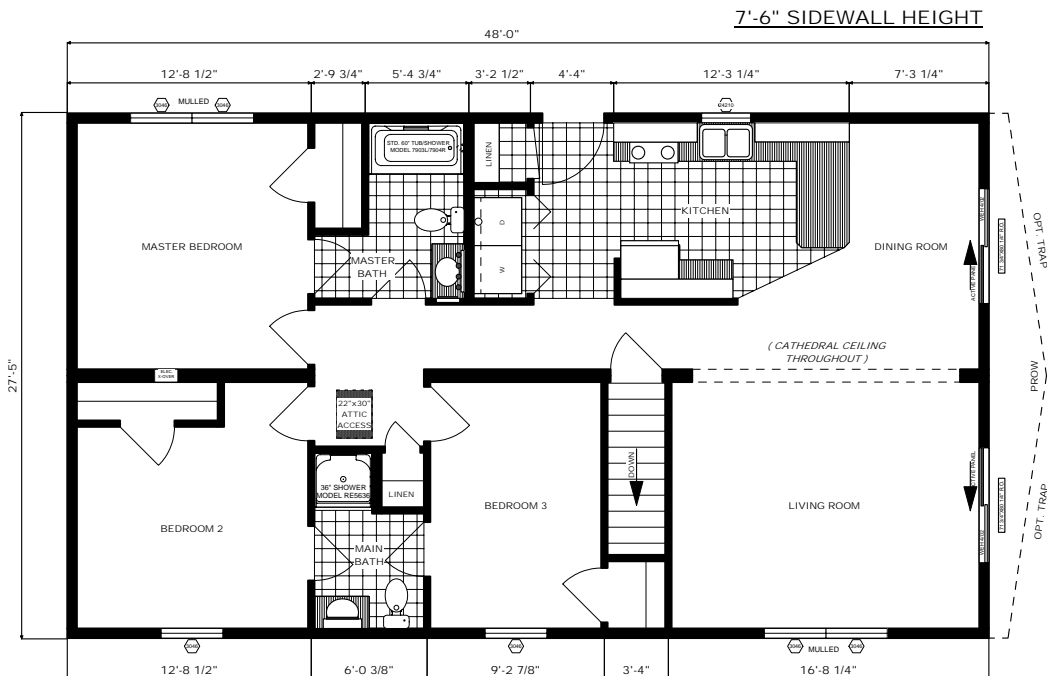
# Lake Hamilton

Ranch Chalet Home

Floor Plan: RA2-LB-302

Size: 27'-5" x 48'

Sq. Ft.: Appx. 1,320





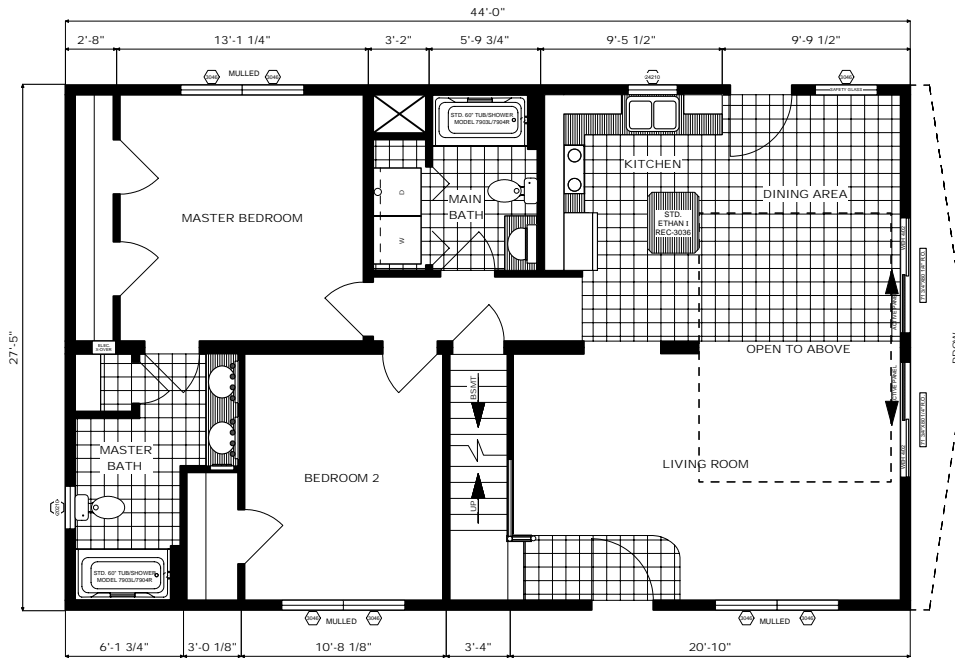
# Lake Tahoe Chalet

Cape Chalet Home

Floor Plan: CC2-LB-303

Size: 27'-5" x 44'

Sq. Ft.: Appx. 1,210



**NOTES:**

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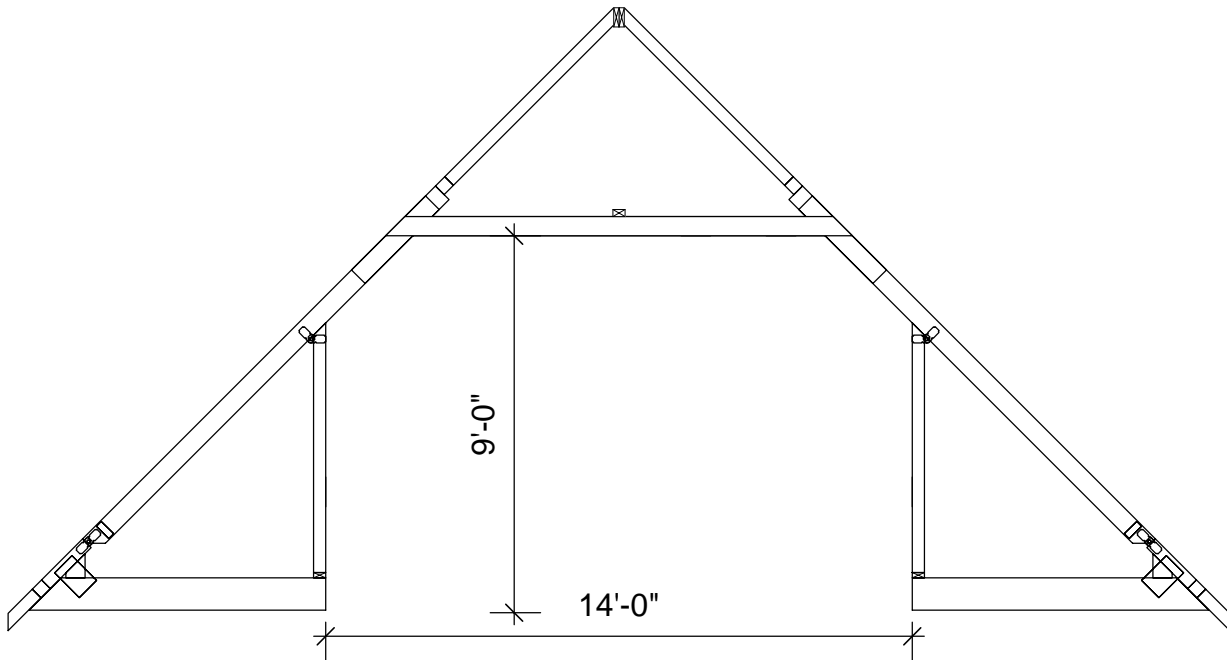


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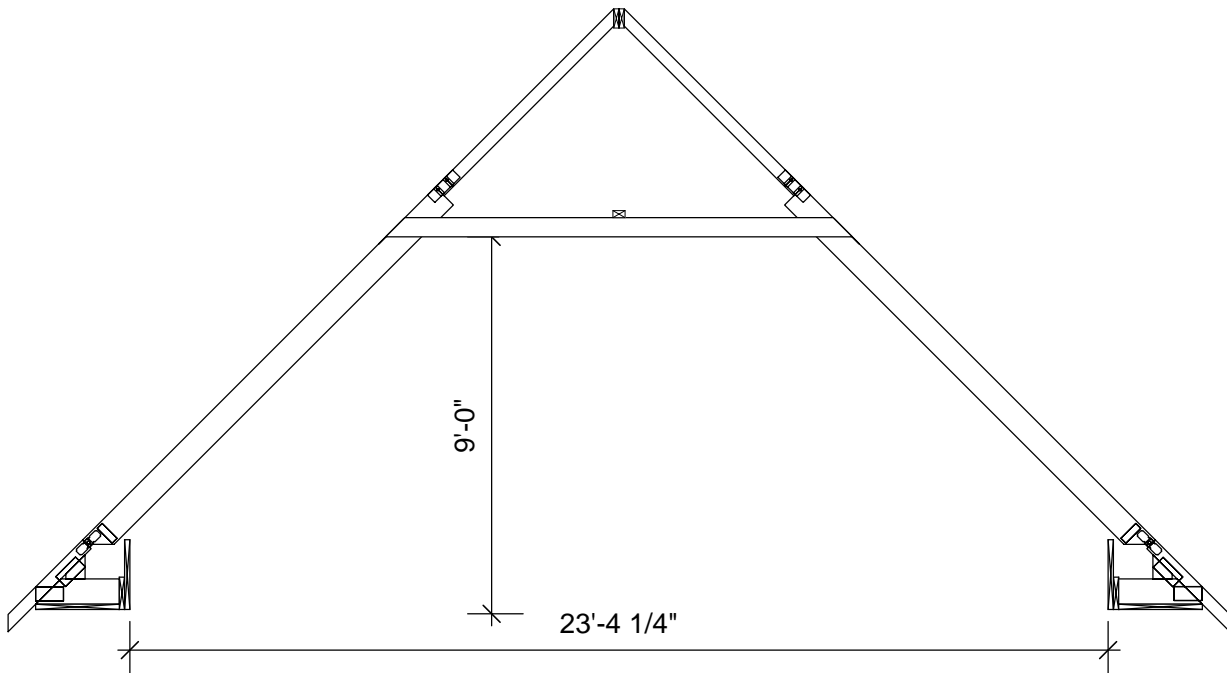


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# CAPE CHALET & FULL-VAULT CAPE CHALET UPSTAIRS DETAIL



CAPE CHALET WITH SITE-INSTALLED LOFT PROFILE



FULL-VAULT CAPE CHALET CEILING PROFILE

# The "Lake Victoria" Full-Vault Cape Chalet As Shown Off-Site @ PVMHI Model Home Village



Some features shown in these pictures are optional. Others, including the wood-finished vault area ceiling, are completely on-site construction.



**STRENGTH**  
Every  
**PLEASANT VALLEY**  
Home Is Built To Superior  
Construction Standards  
• 2" x 6" Exterior Walls - 16" On-Center  
16" On-Center Floor Framing  
& Roof Construction  
• 7/16" OSB Sheathing Around Entire  
Home & On Marriage Walls  
• Roof  
100# Ground Snow Load  
**FAR BEYOND THE STANDARD**

**PLEASANT VALLEY HOMES**  
modular INC.

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