



# Timber Ridge

TRAVERSE CITY MI

(877) 978.3866 or (231) 947.2770  
4050 Hammond Rd. • Traverse City, MI 49696  
[www.TimberRidgeResort.net](http://www.TimberRidgeResort.net)



## PARK MODEL LIVING AT TIMBER RIDGE RESORT

A park model home at Timber Ridge is the perfect vacation getaway. We take care of the delivery and set-up on your chosen site. You just turn the key, move in your personal belongings and enjoy. It's the perfect place to escape with family, friends or even alone with your favorite recreation gear and a good book. Once you settle in, you may never want to leave.

A park model at Timber Ridge is more than just a financial investment. It's also a commitment to spending time with family and friends, enjoying healthy outdoor activities, and creating memories that will be cherished for years to come. It's a getaway you will relish visiting and proud to bring your guests.

A park model, or recreational park trailer, is built on a trailer chassis, has axles, a trailer hitch and is titled as a trailer coach under the Motor Vehicle Code.



**Park Model RVs**

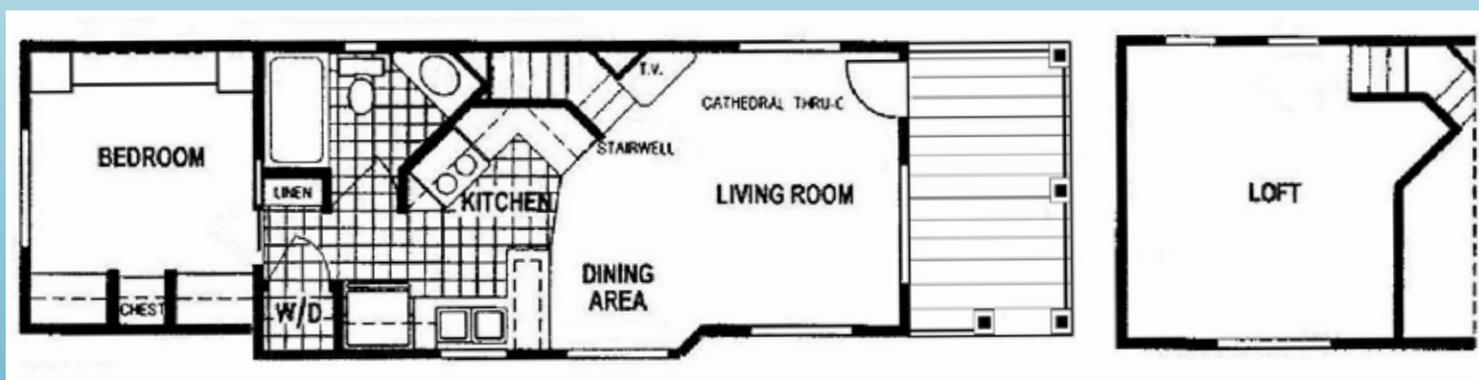
▶ Unlike mobile homes — which are a form of low-cost, permanent housing, Park models are movable resort homes designed as temporary living quarters for recreational, camping, or seasonal use.

Wider than conventional travel trailers and 5th wheels, park models are typically 12 feet wide and 30 plus feet long and can be built up to 400 square feet.



In addition to the 400 sq. ft. of actual living space, you can add a loft for sleeping and storage, and front and/or rear porches. Porches are very popular because they provide a covered area to grill and a comfortable place to sit and enjoy the outdoor surroundings.

Typical floor plans include a private bedroom, bathroom, kitchen with full size appliances, dining area, a living room, and optional lofts. A park model is just a smaller version of a regular house.



Built with a variety of floor plans and with styles ranging from a rustic cabin to an urban feel cottage. Upscale in appearance with bay windows, vinyl flooring or carpet, cathedral ceilings, tape and textured interior walls, lofts, and covered porches.

Units can be customized to suit the owner's style, taste, needs, and there are options galore.



**The blueprint is yours to personalize. The design possibilities are endless.**



# SKYLINE®

STRENGTH • KNOWLEDGE • TRUST



30# Trussed roof rafters @ 24" O.C.

R-13 wall insulation



3/8" OSB exterior wall sheathing

R-19 roof insulation

1/2" sheetrock walls & ceilings



Vented soffits with continuous ridge venting

30 year architectural shingles (shown with optional standing seam steel roof)

Front & rear overhangs

7/16" OSB roof decking w/ Ice & Water shield underlayment

Vinyl clad, low "e" thermo-pane windows

50A / 240 VAC electrical service



House wrap weather barrier on exterior walls

R-22 floor insulation & poly-mesh underbelly wrap

19/32" OSB T&G floor decking

2" x 6" transverse floor joists and 2" x 4" exterior & interior walls @ 16" O.C.

Diamond Kote Smart siding with 4" window and corner trim

Twin 10" steel I-beam frame with steel supporting outriggers and cross members @ 4' O.C.



## STANDARD FEATURES

### Frame

Twin 10" steel I-beams  
Full width steel supporting outriggers @ 4' O.C.  
Steel cross members between I-beams @ 4' O.C.  
10" Detachable hitch

### Floor System

2" x 6" transverse floor joists @ 16" O.C.  
19/32" OSB T&G floor decking  
Insulated heat ducting w/ perimeter floor registers  
R-22 Fiberglass floor insulation  
Super-strong poly-mesh underbelly wrap

### Wall System

90" Sidewall height  
2" x 4" Top & bottom plate  
2" x 4" Exterior & interior walls @ 16" O.C.  
Each 2" x 4" stud is strapped to the floor system  
R-13+ Fiberglass insulation  
3/8" OSB wood exterior with vapor barrier  
Diamond Kote™ siding w/ 4" window and corner trim

### Roof System

6/12 Roof pitch (except in loft area)  
Front & rear overhangs with vented soffits  
30# Trussed roof rafters @ 24" O.C.  
Each truss is strapped to the wall system  
R-22 Fiberglass insulation  
7/16" OSB roof decking  
Ice & Water shield entire roof surface (except porch)  
Continuous ridge venting system  
30 year deluxe architectural shingles

### Exterior

Vinyl clad, low "e" thermo-pane windows w/ tilt sash  
Egress windows in bedroom and lofts  
36" Steel entry door with window blinds and deadbolt  
Butyl tape sealant around all windows and doors  
Lights at all exterior doors  
Exterior GFI receptacle on patio side of unit  
Outside access water heater door

### Interior Features

½" sheetrock walls and ceilings throughout  
Satin interior paint throughout  
3" base molding & 2 ¾" crown molding at ceiling  
1 ¾" trim around windows  
Window valances w/ 1-½" blinds t/o  
Cathedral or clerestory ceiling t/o (except in loft areas)  
6-Panel white passage & pocket doors (per floor plan)  
Pre-finished door jambs  
52" Ceiling fan w/ light in L.R.  
Recessed ceiling lighting & chandelier dining light  
Wired for cable TV  
Wood spindle or drywall ½ high loft walls  
Plush style carpet w/ high density pad

### Kitchen / Bath

Whirlpool white or black finished appliances  
18 Cu. Ft. 2 door Frost Free Refrigerator  
30" L/P gas range with full size oven  
Spacesaver microwave range hood  
Power exhaust fan vented to outside  
Stainless steel sink w/ single lever faucet & sprayer  
Drawer over door base cabinet construction  
Raised panel hardwood cabinet doors w/ stiles  
Lined overhead cabinets w/ adjustable shelves  
Deluxe cabinet & drawer pulls  
Laminate finished counters w/ 6" Ceramic tile backsplash  
54" tub/shower or shower w/ full surround  
Ceiling vented exhaust fan w/ light  
Porcelain lavatory sink w/ single lever faucet  
Built in medicine cabinet  
Elongated commode  
Toe kick registers

### Bedroom

Mirrored wardrobe doors with drawers below  
Dual nightstands & sconce reading lights

### Plumbing

20 Gal. electric water heater  
Water shut-off valves t/o  
PEX water lines w/ low point drains  
Exterior water spigot

### General Features

Carbon monoxide w/ smoke detector  
Fire extinguisher  
40,000 BTU gas furnace w/ auto ignition  
50 Amp / 240VAC electrical service  
Heat tape GFI receptacle at water inlet  
Easy winterizing system  
10' Covered Front Porch  
U/L approved electrical devices & copper wiring throughout  
**RVIA approved & built to ANSI 119.5 code**

### Popular Options

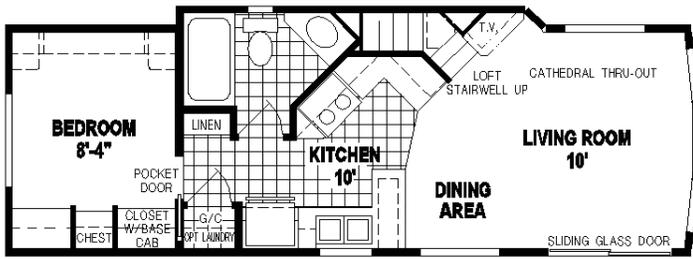
4 Window clerestory  
Glass inserts in overhead cabinets  
Stainless steel appliances  
12' Covered front porch  
Prep for W/D hookup  
Outside unit or loft A/C unit  
Bay window in dining area (most models)

# SKYLINE®

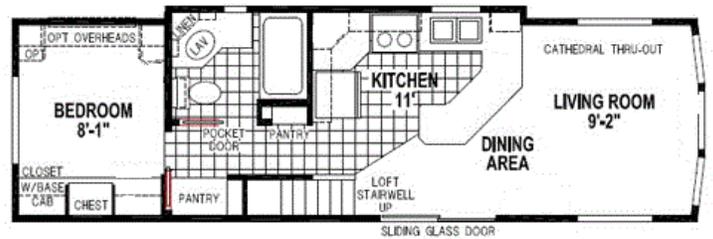
**RVIA**



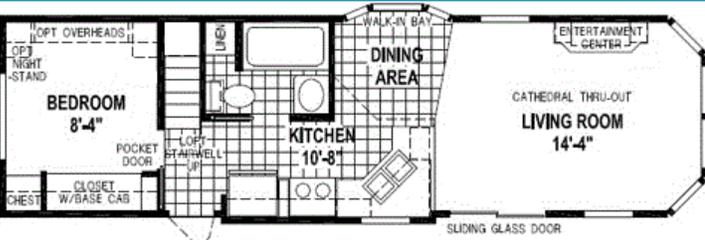
*Below is our most popular models, all of which can be customized for you.*



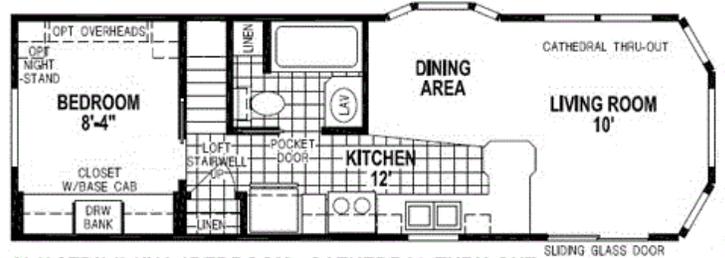
**1957CTM/33'-2"12 1BEDROOM - LOFT - CATHEDRAL THRU-OUT**



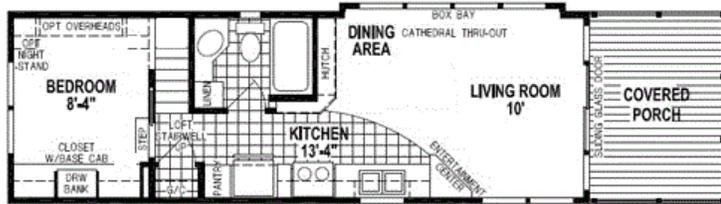
**1946CTP/35'-7"12 1BEDROOM - CATHEDRAL THRU-OUT**  
\*1946CTN/35'-7"12



**1934CTP/36'-10"12 1BEDROOM - CATHEDRAL THRU-OUT**  
\*1934CTM



**1948CTP/34'-8"12 1BEDROOM - CATHEDRAL THRU-OUT**



**1956CTP/42'12 1BEDROOM - DROP LOFT - CATHEDRAL THRU-OUT**  
\*1956CTM/42'12



**1955CTP/34'-8"12 1BEDROOM - DROP LOFT - CATHEDRAL THRU-OUT**

*A Park model is one of the most affordable "Get-Away" vacation home in America.*



The Recreation Vehicle Industry Association (RVIA) operates a safety standards and inspection program that requires member manufacturers of recreation vehicles to affix an RVIA standards program seal to every unit they build in their factories. This seal indicates the manufacturer's certification that the RV complies with the requirements of all applicable standards. A recreational park trailer can always be identified by the blue and gold RVIA ANSI A119.5 certification seal (or its predecessor green RPTIA seal) affixed adjacent to the main door of the unit. The ANSI A119.5 Standard mandates over 500 safety requirements covering plumbing, heating, electrical, fire and life safety as well as construction requirements.

**Timber Ridge**



## Who should buy a Park Model home?

Working professionals, families, outdoor sporting enthusiasts, "empty nesters", retirees, and anyone looking for:

- seasonal residence in the Traverse City area
- a summer cottage
- a weekend retreat or vacation cottage
- an affordable place to be near family for visits (especially grandchildren)



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## Are Park Model homes affordable?

When compared to the purchase of a condominium or second home, they are significantly less.

Purchasing a park model home and residing on a site at Timber Ridge Resort is a fraction of what it would normally cost to purchase and own a condominium or house in the Grand Traverse area.

Park Model owners do not acquire any interest in TIMBER RIDGE's real property other than a yearly license to use the property and one site on which to keep a "recreational unit".

Your annual license covers your site, maintenance of the resort, resort office and staff, use of the facilities and amenities of the Resort, site water, sewer & cable TV, WI-FI, trash removal (from the dumpsters). You will be responsible for your own electricity and LP gas. The amount will vary with usage.

There is a \$36 / year personal property tax per park model paid to the local township.

## FOR MORE INFORMATION CONTACT US:

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## A LITTLE BIT ABOUT US.

TIMBER RIDGE RV & Recreation Resort currently is a 275-site resort positioned on 80 acres in Grand Traverse County and adjoining the Pere Marquette State Forest. Conveniently located just a few miles from downtown Traverse City and many other Northern Michigan attractions and destinations in the area.