

Q. Can I install my manufactured home on my own private lot?

A. Yes. Most communities in New York State will allow Manufactured Homes to be constructed in Residential Zones. However, zoning regulations vary with each municipality. Our Housing Consultants can assist you with many of the more common zoning issues.

Q. What features and upgrades are available?

A. The interior design of your home can include custom cabinets, whirlpool tubs, wood and gas burning fireplaces, entertainment centers and much more, as well as numerous color choices. There are also numerous options for the exterior of your home, including upgraded sidings and shingles.

Q. Will my home come with a warranty?

A. Yes! Our homes come standard with a 1 year Manufacturers warranty. We also offer an optional 10 year structural warranty. Also, all your appliances, furnaces, shingles etc. come with their own warranties as well. Please ask any of our friendly Housing Consultants for further details.

Q. I am having difficulties finding land and or financing...can Plattsburgh Wholesale Homes help me with that?

A. Absolutely! Our specially trained Housing Consultants are able to assist you in all your home development questions. From financing, to construction and beyond, Plattsburgh Wholesale Homes will walk you through the process ensuring that your home buying experience is as stress free as possible. Land is also available for purchase through PWMH.

Q. What heating, cooling and insulation options are available?

A. Just as with a site-built home, you can choose oil or gas heat. While most manufacturers offer only hot air type heating systems, hot water baseboard systems are becoming more popular. Air conditioning is also available either at the time of original purchase of the home or at any future time. Minimum insulation standards are established by the various codes under which your new home will be built and the area of the country where you will be placing your home. While the codes set the minimum standards, it is always a good idea to request the maximum insulation available from the manufacturer.

Q. Can I get finished drywall interior walls in my manufactured home?

A. Yes. Our manufacturers offer either pre-finished wall boards (wall paper already applied) or prime painted finished drywall.

Q. What is the difference in cost between a Manufactured Home and a conventional home built on site?

A. A manufactured home can save you as much as 50% of the cost of a site-built home, and still include such amenities as vaulted ceilings, wall to wall carpeting, thermo pane windows, appliances and even draperies.

Q. Are there tax advantages to owning a manufactured home?

A. Yes, The interest on your mortgage is deductible, while rent payments are not. Precisely how much this will save you each year is a matter you should discuss with your accountant or tax preparer.

Q. How long does it take to get a new manufactured home?

A. Generally, it will take between 6-8 weeks from the time your home is ordered until it can be delivered to your site. Following that, you will be placed on the schedule, depending on the time of year it may take up to 2 weeks for you to move in. There are many factors that effect this schedule, but your Plattsburgh Wholesale Homes Housing Consultant can give you a more accurate schedule once your order is finalized.