



LAKE COUNTRY

M O D U L A R H O M E S

Multifamily Design Catalogue

Multi-Family Modular Solutions by Lake Country Modular

Flexible. Efficient. Attainable.

Lake Country Modular offers high-quality, customizable multi-family modular homes designed for modern living. Whether you need a **duplex, fourplex, or larger multi-unit development**, our **Waterline Series** and **Urban Collection** provide a variety of efficient and stylish housing solutions.

Built for Your Needs

Our floorplans can be modified to suit your specific **site and design requirements**, ensuring a perfect fit for your project. Choose from different **roof styles, layouts, and configurations** to meet zoning, density, and aesthetic goals.

Premium Features & Smart Design

- **Energy-efficient construction** built to BC Building Code
- **Spacious, modern interiors** with high ceilings and quality finishes
- **Durable exteriors** with SmartStart trim and architectural shingles
- **High-performance insulation** for year-round comfort
- **Customizable kitchens and bathrooms** with premium fixtures and finishes
- **Turnkey utility packages** including electric HVAC, prewired tech, and ventilation systems

Fast & Cost-Effective Construction

Modular homes **reduce build time and costs** while maintaining superior quality. With factory-built precision, every unit is delivered on time and ready for quick installation on-site.

Your Partner in Modular Housing

From concept to completion, Lake Country Modular ensures a seamless process, providing expert guidance and **custom solutions** tailored to your development.

Let's build the future together.



LAKE COUNTRY

MODULAR HOMES



Multifamily Series *Shannon*

2 Storey | Duplex | Model: Shannon
Building Dimensions: 14' x 70' | 1960 sf
Each Unit Square Footage: 980 sf
2 Units | 2 Bedroom/Unit | 2 Bathrooms/Unit



Gable Roof

lakecountrymodular.com

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Mono Pitch Roof

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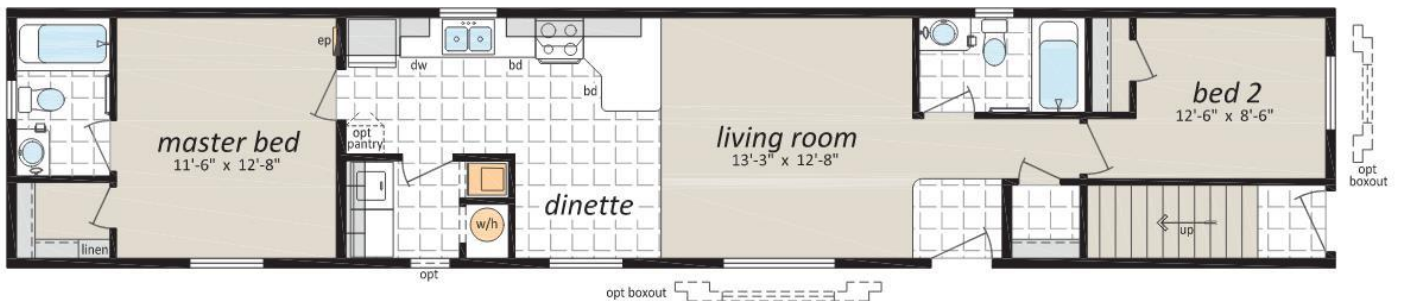
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MODULAR HOMES

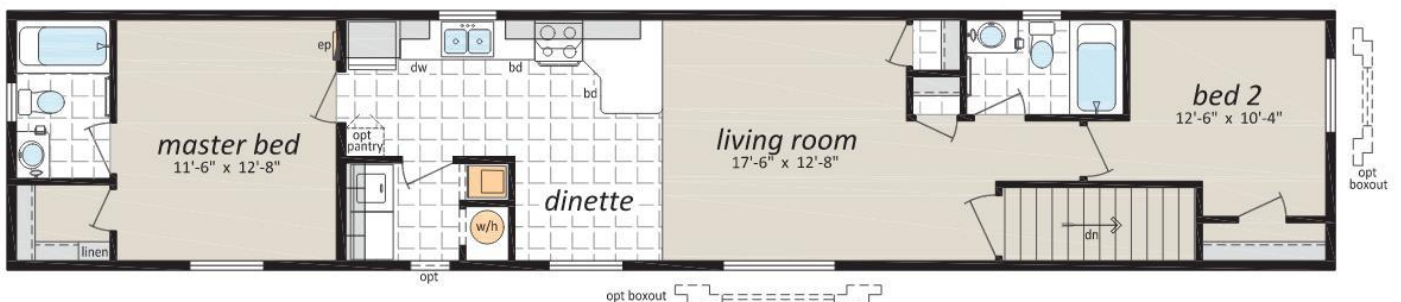


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Main Floor



Upper Floor



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MODULAR HOMES



Multifamily Series *Ellison*

2 Storey | Duplex | Model: Ellison
Building Dimensions: 30' x 56' | 3360 sf
Each Unit Square Footage: 1680 sf
2 Units | 3 Bedroom/Unit | 2 Bathrooms/Unit
2 Covered Porches/Unit



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Main Floor



Upper Floor



LAKE COUNTRY

MODULAR HOMES



Multifamily Series *Bouleau*

2 Storey | 4-Plex | Model: Bouleau
Building Dimensions: 30' x 74' | 4440 sf
Each Unit Square Footage: 1110 sf
4 Units | 2 Bedroom/Unit | 1.5
Bathrooms/Unit



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Bathrooms/Unit



Main Floor



2nd Floor



LAKE COUNTRY

MODULAR HOMES



Multifamily Series Bouleau

3 Storey | 4-Plex | Model: Bouleau
Building Dimensions: 30' x 74' | 66600 sf
Each Unit Square Footage: 1665 sf
4 Units | 4 Bedroom/Unit | 2.5
Bathrooms/Unit



Main Floor
(Note: 2nd and 3rd floors on next pages)



LAKE COUNTRY

MODULAR HOMES



Multifamily Series *Graystokes*

3 Storey | 4-Plex | Model: Graystokes
Building Dimensions: 30' x 74' | 6600 sf
Each Unit Square Footage: 1665 sf
4 Units | 4 Bedroom/Unit | 2.5
Bathrooms/Unit



Gable Roof

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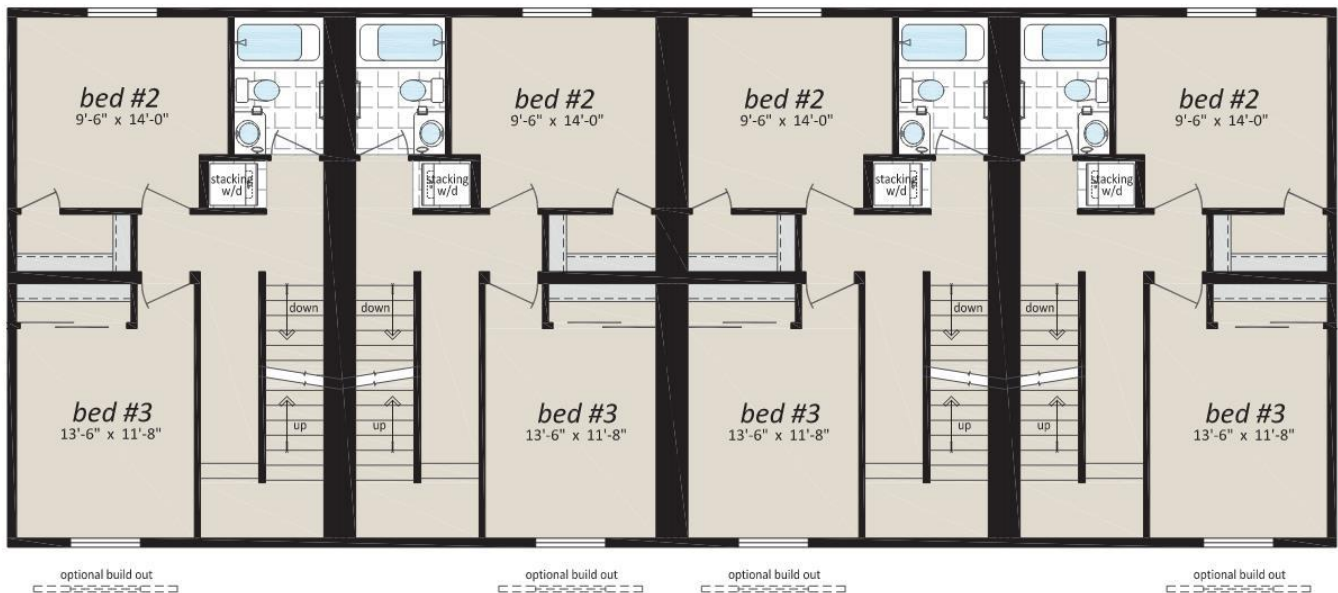
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2nd Floor
(Note: 3rd floor on next page)



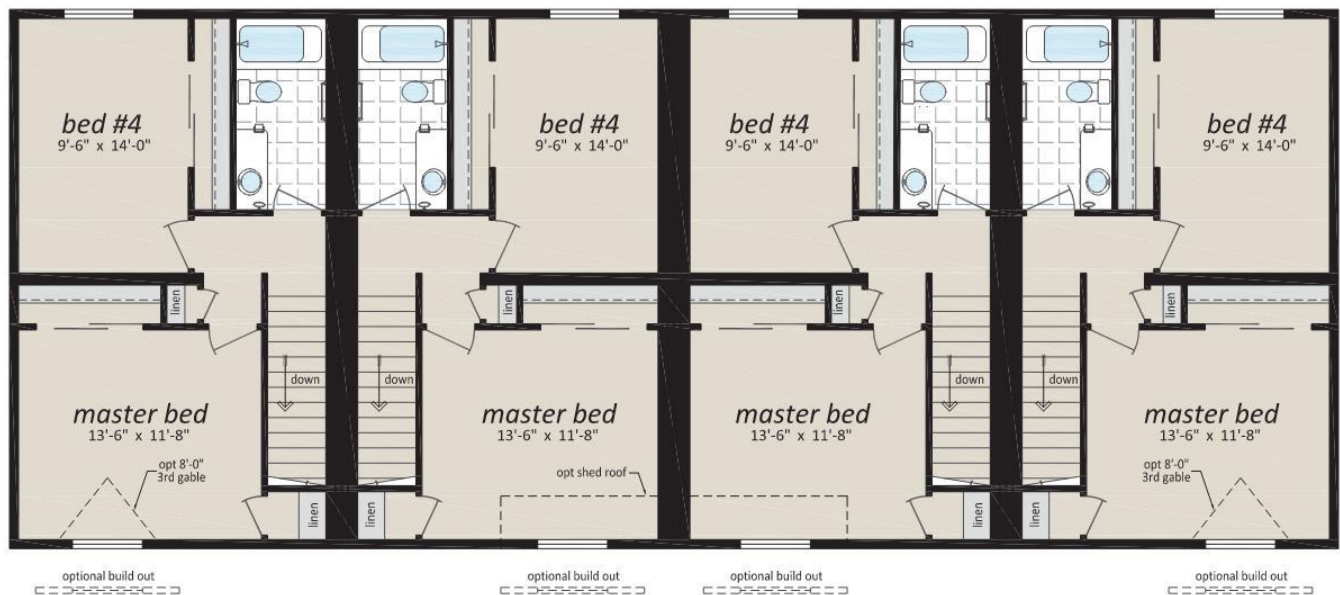
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Bathrooms/Unit



3rd Floor

Multifamily Series

Specs



LAKE COUNTRY

MODULAR HOMES

Category	Specification	Category	Specification
Structural	CSA A277 Standard - Built to BC Building Code	Kitchen	White Appliance Package: 18 c.f. Fridge, Ceramic Self-Clean Range, Microwave Rangehood &
Structural	Crawlspace Ready for Climatic Zone 4/5		Dishwasher
Exteriors	Corrugated Metal or Vinyl Siding w/ Smartstart Trim	Kitchen	Stainless Steel Kitchen Sink
Exteriors	Smartstart Barge Board Between Storeys	Kitchen	Moen Indi High Arc Pulldown Faucet
Exteriors	30' Wide Unit - 5/12 Roof Pitch w/ 24" Eaves	Kitchen	Modular Cabinets with Long Pulls
Exteriors	14' Wide Unit - 4/12 Roof Pitch w/ 12" Eaves		
	R52 Attic Insulation in Gable Roof or Per Code in	Kitchen	Raised Corner Upper Cabinet as per plan
Exteriors	Monoslope		
	Architectural Fibreglass Shingles on Gable Roof or	Kitchen	2 Adjustable Shelves in Uppers
Exteriors	Polyglass Heat Weld in Monoslope	Kitchen	Bank of 4 and 3 Pots & Pan Drawers
Exteriors	Coloured Aluminium Fascia	Kitchen	Laminate Countertop
Exteriors	Coach Lights at all Exterior Doors	Kitchen	Multi-row 3" x 6" Tile Backsplash
Exteriors	6-Panel Exterior Doors w/ Keyed Deadbolt		One Piece Tub and Shower w/ Moen Chateau
	1.6U Energy Efficient Windows w/ Screens & Cellular	Bathroom	Single-Lever Faucet
Exteriors	Blinds		Moen Chateau Single Handle Low Arc Vanity
		Bathroom	Faucets
Exteriors	2x6 Exterior Walls @ 24" o.c. /w R22 Insulation	Bathroom	Vanity Lights
Exteriors	Modular House Wrap	Bathroom	Moen Chrome Towel Bar, & TP Holder
Exteriors	11.25" Open Web Floor Joist /w R31 Insulation	Bathroom	Towel Ring as per plan
Exteriors	19/32" T&G OSB Floor - Screwed and Glued	Bathroom	Curved Shower Rod
Interiors	9' Ceiling Lower Floor, 8' Ceiling Upper Floors	Bathroom	2 Rows 3" x 6" Tile Backsplash
Interiors	Painted Drywall	Bathroom	Exhaust Fan
Interiors	Square-edge White Interior Trim	Bathroom	G.F.I. Protected Receptacle
Interiors	Ceiling Cove Moulding	Utilities	125 Amp Electrical Panel – Each Suite
Interiors	Span-lite Textured Ceilings		
Interiors	Conmore White Passage Doors	Utilities	Electric 40 Imp. Gallon Water Heater – Each Suite
Interiors	Single and Double Slab Closet Doors	Utilities	Electric A/C Ready Furnace – Each Suite
Interiors	Lever Door Handles	Utilities	Programmable Digital Thermostat – Each Suite
			Plumbed/Wired for Side by Side or Stacking
Interiors	Privacy Locks on Bath(s) & MBR	Utilities	Washer and Dryer – Each Suite as per plan
			Prewire w/ Cat 5E Wire for 1 Telephone & 1 Cable
Interiors	Carpet in LR, BR's, & Hall	Utilities	Location – Each Suite
Interiors	Linoleum Elsewhere	Utilities	Floor Mount A/C Unit for 26° Room – Each Suite
	6" LED Downlights w/ Dimmers – 4 in Kitchen, 2 in DR,		
Interiors	4 in LR, 2 in each BR, and Hall as per plan	Utilities	Whole House Ventilation System – Each Suite
			Combination Carbon Monoxide/Smoke Detectors –
Interiors	Flush Mount Ceiling Lights Elsewhere	Utilities	Each Suite
Interiors	Decora Switches & Receptacles T/O	Utilities	Rough-in for Radon Gas Mitigation
Interiors	Rough-in for Wall Mount TV in LR – Each Suite		