

Future Homes, Inc. ... Affordable, Quality Manufactured Homes

by Lisa Dudley

If you are dreaming of a brand new home made just for you -- and perfectly placed in the exact location you specify -- on beautiful land for a reasonable price, then you should call **Lucille Bertone** at *Future Homes, Inc.*

Future Homes has been a **family business** for 46 years and Lucille has been an integral part of that business since she was a very young woman.

"My father really believed in manufactured homes, because they are reliable, affordable and ingeniously identical to any site-built home -- except they are pre-built and more energy efficient."

Now that she is president of the company, Lucille is carrying **on in her father's footsteps, bringing beauty, sustainability and value to her customers.**

Lucille likes to talk about how the world is changing and traditional carpenters and tradesmen are all using new power tools that were originally invented for the manufactured-home industry:

Take, for example, the pneumatic nail gun. "That was designed to make manufacturing homes faster and more economical," Lucille explains.

She also likes to point out that manufactured walls and windows are designed and cut with computer precision creating corners and other angles that fit perfectly.

*Apparently, **Sears and Roebuck** created the first manufactured homes (between 1908 and 1940) that were called "catalog homes" or "kit homes" and could be ordered from the Sears and*



Lucille

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Roebuck catalog. They were delivered by railroad boxcars and assembled anywhere in the continental United States. Many of these homes are still standing and have grown in value due to their strength and durability.

What makes the Sears and Roebuck phenomena so interesting is that these were the original manufactured homes – using state-of-the-art tools and materials, such as drywall instead of plaster and lath or the newly invented asphalt roofing shingles. (Wikipedia)

Fast forward to today and the Manufactured Homes industry “is still building homes with the latest technology.”

The PBS television series, **This Old House**, regularly discusses using new technology to repair, restore, and put additions onto antique houses. A story by **Alexandra Bandon** in *This Old House* magazine tells how, “innovative, modular building techniques can be used to construct a new house with historic charm.” She goes on to say that, “What makes this project special is technology and timing. Shop construction

means a controlled building environment and minimal waste, thanks to computer-driven precision on every cut.”

It becomes very clear that a manufactured home is cost effective, energy efficient and more sophisticated than we may have thought.

“Building inspectors love us,” says Lucille. “We have the highest fire retardant standards in the building industry.”

And, in the case of pre-built homes, “they are strongly built to be delivered by truck on steel beams and made to withstand transport.” Also, she mentions, “the roof joists are similar to those on any other house in your neighborhood – but ours are built to the highest level of snowload standards per square foot.”

The perks to having Lucille Bertone sell you a new home is her extensive experience and expertise in building as well as in financing.

When you purchase a Future Homes house, you can obtain a mortgage from local banks, such as Mid Hudson Valley Federal Credit Union or the National Bank of Coxsackie (with good credit, etc.) Much like any construction loan, the mortgage includes the cost of well drilling, masonry,



Future Homes Office Building

excavator, electrician, plumber, etc. and Lucille acts as project manager for no additional cost. Cabinets, flooring, fixtures and furnace



are all included in the price, as are all major appliances and central air conditioning.

Floor plans can be two bedrooms “for those who are into the tiny house craze” or four bedrooms and two baths for large families. The houses are designed for ease of cleaning and easy maintenance.

“We have very good connections with local realtors, attorneys and excellent contractors,” she declares, “and we have the testimonials and references to prove it.”

For example, Mike Manniello is in the food service business in New York City. He recently purchased a house from Lucille Bertone and fully endorses and praises her.

“I was renting a house up here and every time I drove through on Route 23 I would pass her sample homes. I called her and she was very welcoming and always available. I couldn’t believe how beautiful these homes are. I always thought they were like trailers, but they are well made and spacious – nine-foot ceilings, 2 baths, 3 bedrooms, a full kitchen, dishwasher, central air and heat.”

He goes on to say, “It was an easy and amazing experience. The price was so reasonable. She set me up with a bank. She was phenomenal. I would purchase from her again. In fact, I referred her to a friend and they are talking to Lucille and will be signing papers soon.”

Lucille Bertone is a building professional with a very good reputation, years of experience, and happy customers. She can

help you build the quality home of your dreams for a reasonable price in NY, NJ, CT, and MA. She is a NY State certified installer and a licensed water operator. Her office in South Cairo is exactly 8 miles west of the Rip Van Winkle Bridge toll booth, at the corner of Rte. 23 and Silver Spur Road.

For more information, call her at 518-622-8200 and



Lucille Bertone

schedule an appointment to tour her sample homes. Or visit her website at www.YourFutureHomes.com and check out the variety of floor plans.