



#### Layout- Main floor

- Entryway/Mudroom- Standing desk work area, Mantle, and Built in Dressers
- Laundry Closet with dedicated Bosch water heater
- Electrical Service Panel - 50Amp, upgradeable to 100 Amp with room for additional circuits
- Bathroom - Fully tiled Steam Shower with independent temperature and pressure controls, frameless glass enclosure, and solid shower pan, custom Richlite base trim, custom built bamboo full light sliding door with frosted glass panel, sleek Geberit wall-mount toilet on bamboo accent wall, Ash window Mantle, premium hardware and fixtures, concealed TP holder inside vanity cabinet with extra storage below sink for towels, etc.
- Kitchen - Long L-shape layout with corner centered between stovetop and sink for prep efficiency, full tile backsplash and accent wall behind stove, Ash Floating Shelves, 10' long usable Countertop run for spacious kitchen feel, tons of pan storage under stove and in corner, as well as pantry/dry goods and dish/cup storage in overhead and wall cabinet units, premium hardware and fixtures
- Dining/Living Common Area - Open floorpan and Vaulted ceilings for spacious communal feel and seamless flow, windows on 3 walls and large opening French doors create an immersive indoor/outdoor experience

#### Upstairs Loft

- Sleeping area - Queen size bed fits best, King is possible, roughly 8'x10' area, Ash bedside shelves, lots of windows, privacy from downstairs area
- Storage area - For all of the extras, gear, tools etc. that "just barely" fit in the tiny lifestyle, located out of sight from the rest of the living space, roughly 4.5'x6' footprint
- Mini-split Unit - in a high, central location for circulation, out of view, and near sleeping area for comfortable nights of rest

#### Build Specs Exterior

- Trailer -Custom built for structure to ensure perfect mating of structure to trailer,15,000 lb GVWR, Upgradeable to 18,500 with Heavy duty tires, MCO for trailer in my name  
Approximately 400 miles on trailer/tires during build transportation. Trailer suspension can be removed at final site for placement on permanent foundation as needed for permitting.
- Belly pan/Subfloor -Insulated- 6" thick, R-28
- Framing Package and Fasteners - All 20 gauge Galvanized Steel (not wood). Architecturally designed and engineered for resort snow load and hurricane winds (exceeding 140mph). Strength to weight is unmatched here, not to mention fire and moisture resistance.
- Insulation - 3.5" thick Spray Foam Insulation in walls and ceilings throughout, R-21
- Vapor Barrier - Siga Majvest 200 on walls, and ice proof roof underlayment
- Windows/Doors -11 windows and 3 doors including 4 awning,1 casement, and 1 emergency egress window (in loft), a full-light front entry door, and a set of French Doors. All windows and doors are tempered glass double pane, and exceed energy standards.
- Standing Seam Roofing and siding package with architectural Kynar 500 coating- Installed by Professional roofing and sheet metal contractor with ample flashing and clean detail work. This is simply the best material to cover your structure in, hands down, not to be confused with other exposed-fastener systems, no holes here! Very durable, easy to clean, and has a product life expectancy of 50-100 years. The Kynar coating doesn't fade and has high heat reflectivity for significant energy savings when heating and cooling

- Wood Siding Accents - Custom FSC Clear Vertical Grain Fir Shou Sugi ban treatment, deeply sanded for a nice texture, durability, longevity, and fire and weather resistance.
- Trim - Custom 1/8" thick 2"x2" steel angle trim around exterior wood accents, flashes and protects exterior wood trim for longevity and helps divert drainage around door openings, windows, and mechanical service area.
- Custom Exterior Blocking - Richlite/Bamboo Layup with Architectural lighting fixtures

#### Interior

- Walls and ceiling - FSC Wood Paneling with smooth finish and cabinet grade paint
- Trim - Figured Ash Trim Package Throughout - Locally sourced and Milled, rough sawn 8/4 100% custom milled and masterfully installed and finished by a local accomplished woodworker
- Flooring - Modern Designer LVP in Slate Black color - waterproof, lightweight, durable
- Countertops - Custom 1 1/4" thick Richlite/Bamboo Layup with 1/4" solid work surface top
- Cabinets - Custom, designed for each space to maximize usable layout and storage options, quality soft-close hinges on doors, and lock-up lift hinges for wall cabinets
- Appliances - Summit 4 burner Propane or Natural Gas stove, Imperial modern 36" Slide-out Range Vent, Kraus Stainless steel sink w/countertop insert/cover, Summit 5.8 CuFt Fridge Freezer combo, can be used as all refrigerator space, lockable, w/ digital readout, Dedicated Bosch Tankless on-demand water heaters (under sink, laundry closet), Brava Countertop AirFryer/Microwave oven (optional), Single or dual unit compact Washer/Dryer (optional), Dayoo Handheld steam cleaner dishwasher (optional).
- Heating/Cooling - Mitsubishi H2i Hyper Heat Mini Split unit (6-8000 btu, 430 cfm) with upstairs and downstairs controls for comfort - federal tax credit available for energy efficiency, Lunos HRV Duo System (optional)
- Electricity - 50 Amp Service with upgradeable 100 Amp Panel, for hard-wired permanent placement at final site (upgrade to 100Amp to comply with building permits for permanent placement), 17 interior outlets and 3 exterior outlets, Dimmable slim LED Lithonia lights throughout with removable wireless remote switches (they fit in your pocket) located upstairs and downstairs for control of lights in all spaces, even from outside!
- Plumbing - all plumbing is inside interior walls with access chases to help prevent freezing, and for ease of service. Common Drain Line and Vent for simplicity of ownership and ease of service, Plumbed to be connected to sewer or septic at final placement, can also be connected to RV style catchment system for less permanent placement.

\*Optional - Given that this is a new build, there are a few appliance choices we decided to leave open for the prospective Buyer to personalize. These include compact washer dryer unit, Brava countertop oven/microwave, Dayoo steam cleaner dishwasher and Lunos Duo air treatment/HRV system. These can be added to the unit at an additional cost if desired or can be negotiated during terms of final sale.