

***We price all SUNSHINE Cottage Home™ (KIT) models at cost plus minimum profit margin, and at below market appraised values, ensuring our cherished customers receive 100% new home equity from day-1 at move in.**

***We also pass on 100% of all volume order discounts directly to our cherished customers with the intentions our homes will become continuously less expensive (not more expensive) over time.**

*Model A-600sf living space, 1-story, 2-bedroom, 1-full size bathroom.

*Includes 100% all building materials, appliances and fixtures.

*Certified stamped pre-engineered to IBC, IRC, CBC building codes, master blue prints. Exterior foot print 26.6 ft x 32 ft x 12 = 851.2sf.

*Qualifies as an [ADU](#) and as a single family ["STARTER HOME"](#) on its own lot to include can be utilized in the SUNSHINE Cottage Home Community™ concept.

***THIRTEEN CUSTOM OPTIONS: MUST CHOSE ALL THIRTEEN OPTIONS / OR NONE:** Customize your SUNSHINE Cottage Home™ where you choose the following. **1) choose exterior roofing shingle type and color. 2) choose exterior siding type and color. 3) choose exterior man door style and color. 4) choose kitchen great room flooring. 5) choose bathroom flooring. 6) choose interior walls and baseboard trim color. 7) choose refrigerator. 8) choose stove oven. 9) choose kitchen counter tops. 10) choose kitchen cabinets. 11) choose your window type and color. 12) choose washer dryer. 13) choose floor rugs.** A dollar value equal to our pre-selected items will be applied to The Home Depot shopping card where you personally select your choices. You will also have the option to upgrade or downgrade.

*Wood grain laminate floors in kitchen great room / bedroom.

*Bull nose corners.

*Liberal supply / eleven double-paned windows throughout.

*Light enhanced, glass insert entrance "man door" framed with six-window boxes.

*[Toxic absorbing interior](#) paint additive.

*Wall, door & window molding throughout.

*IoT enabled / "smart home" / NEST application, exterior camera doorbell / interior carbon monoxide smoke detector for each room / interior 3-security camera system / interior lighting dimmer.

*Coax cable / cat 6 cable supplied for home cable wi-fi service.

*Under kitchen cabinets dimmable lighting.

*All rooms / large floor rugs.

*Liberal supply AC power outlets & USB charging ports throughout.

*LED ceiling lighting with manual dimmer switches throughout.

- *Interior white plantation blinds window coverings throughout.
- *Exterior window shutters front entrance.
- *Exterior window planter shelf front entrance.
- *Exterior entrance window awning.
- *Front entry covered porch with hanging porch light.
- *Composite shingle roofing / 20-year warranty.
- *Thirteen (13) exterior / interior options to personally customize your home.
- *Full size bathroom tub-shower with hand held deluxe extended shower nozzle.
- *High output bathroom exhaust fan with timer.
- *Bathroom shower rod and curtain.
- *36" wide bathroom doorway, walker, wheel chair accessible.
- *Stack washer / dryer upgraded.
- *Washer / dryer framed enclosure.
- *Forty-gallon hot water heater.
- *Quality upgraded garbage disposal.
- *Premium cadet wall heaters with thermostat throughout.
- *No air conditioner.
- *No dishwasher.
- *One full size bedroom closet.
- *Bedroom barn door and 36" door bedroom two.
- *Nickle plated door handles / door hinges throughout.
- *One full size electric stove top / oven
- *Microwave oven / exterior venting.
- *One full size refrigerator / freezer.
- *One full size deep kitchen sink with deluxe hand held extended spray nozzle.

- *Energy star appliances.
- *Extra tall upper kitchen cabinets.
- *Broom, mop, pantry closet.
- *Quartz kitchen counter tops.
- *Subway tile back splash in kitchen.
- *Eleven-foot interior vaulted / textured ceilings.
- *Bathroom water resistant vinyl floor.
- *Bathroom two-linen cabinets.
- *Add additional living space as needs or budgets grow over time / Add Model C-468.
- *Option to upgrade to superior fire, [earthquake](#) resistant, [FRAMECAD](#) steel framing. [Assembly Video.](#)
- *Option to upgrade to [TESLA](#) Powerwall, solar power / "net metering" electric system.
- *Labor, land, foundation, excavation, permits, electric connections extra.
- *Prices are subject to change without notice.**