

## **2019 Model B-468 SF, 1-Bedroom, 1-Full size bathroom KIT (\$47,885.) Includes:**

1. We price our KITS at cost plus minimum profit margin and below market appraised values in order to help our cherished customers receive the maximum amount of home equity from day 1.
2. We pass on 100% of all volume order / “economy of scale” discounts we receive from our suppliers directly to each one of our cherished customers in order for our customers to benefit from group volume discounts.
3. 1-story / 2-bedroom / 1-full size bathroom.
4. Includes all building materials, appliances and fixtures including the welcome home mat.
5. Certified stamped pre-engineered to IBC, IRC, CBC building codes.
6. Detailed Master blue prints submitted in PDF.
7. Exterior foot print 18 ft x 32 ft / 576 sf. / Living space 468 sf.
8. Application for use as ADU, single family Starter home on single lot, or single family home in SUNSHINE Cottage Home Community™.
9. CUSTOM OPTION: Customize your SUNSHINE Cottage Home KIT™. You choose all thirteen following categories to replace our pre-selected items at same value. 1) choose exterior roofing shingle. 2) choose exterior siding. 3) choose exterior man doors 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 windows. 12) choose washer & dryer. 13) choose window covering. You will also have the option to upgrade or downgrade your custom selections.
10. Wood grain laminate floors in kitchen great room and bedrooms.
11. Bull noise corners.

12. Seven double-paned windows throughout.
13. Two glass enhanced man doors, front main entrance, side patio entrance.
14. Interior toxin absorbing paint additive.
15. Wall, door and window molding throughout.
16. IoT enabled home / NEST applications. 1) Exterior camera doorbell, 2) interior carbon monoxide smoke detector all rooms, 3) interior 3-camera system.
17. Coax cable for CAT 6 cable home wi-fi service.
18. Under kitchen cabinets dimming lighting.
19. Liberal supply of AC power outlets, USB charging ports throughout.
20. LED ceiling lighting, manual dimmer switches throughout.
21. Interior white plantation blinds window covering throughout.
22. Exterior window shutters front entrance.
23. Exterior window planter shelf front entrance.
24. Window awning front entrance.
25. Hanging porch light front entry.
26. Exterior window framing trim package.

27. Composite roof shingles.
28. Full size bathroom tub-shower.
29. Bathroom 36" wide entry ADA doorway.
30. Bathroom high output exhaust fan with timer.
31. Bathroom shower rod with shower curtain.
32. Bathroom water resistant vinyl flooring.
33. Bathroom double stacked linen cabinets.
34. Bathroom window.
35. Upgraded stacked washer and dryer in bathroom / framed enclosed with door.
36. High capacity instant hot water heater.
37. Upgraded kitchen garbage disposal.
38. Upgraded thermostat-controlled cadet wall heaters throughout.
39. Portable thermostat, remote controlled air conditioner.
40. No dishwasher / two room mounted fire extinguishers.
41. Full size, extra-large deep kitchen sink with extendable spray faucet.
42. Bedroom closet.

43. Bedroom, one barn door 36" wide ADA doorway.
44. Nickel plated door handles, door hinges throughout.
45. Full size electric glass stove top / oven.
46. Microwave overhead mounted / exterior exhaust.
47. Full size refrigerator / freezer with ice maker.
48. Appliances energy star rated.
49. Extra tall kitchen cabinets with crown molding.
50. Broom closet / food pantry.
51. Quartz kitchen counter tops.
52. Kitchen classic subway tile back splash.
53. Eleven-foot-high vaulted, textured ceilings.
54. Great room wall board siding.
56. OPTION: Add Model C-468 to increase your family living space as your needs or budgets grow over time.
57. OPTION: Add either a [single or double carport or enclosed garage](#) as your needs or budgets grow over time.
58. OPTION: Upgrade to superior fire, earthquake resistant steel structured framing by [FRAMECAD](#).

59. OPTION: Upgrade to [TESLA](#) power wall for home solar system.

60. Posted KIT price does not include labor, land, foundation, excavation, permits, electric, water & sewer hook ups. See [STEP 1](#) for details on projecting your estimated total building cost.

**61. Prices are subject to change without notice.**