

***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 D-468sf living space, 1-story, 1-bedroom, 1-full size bathroom.

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

*Certified stamped pre-engineered to HUD building codes, master blue prints. Exterior foot print 18ft x 26ft x 12ft = 468sf.

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

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

*Bull nose corners.

*Liberal supply / ten 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.

*Under kitchen cabinets dimmable lighting.

*All rooms / large floor rugs.

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

*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.
- *Twelve (12) 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.
- *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.**