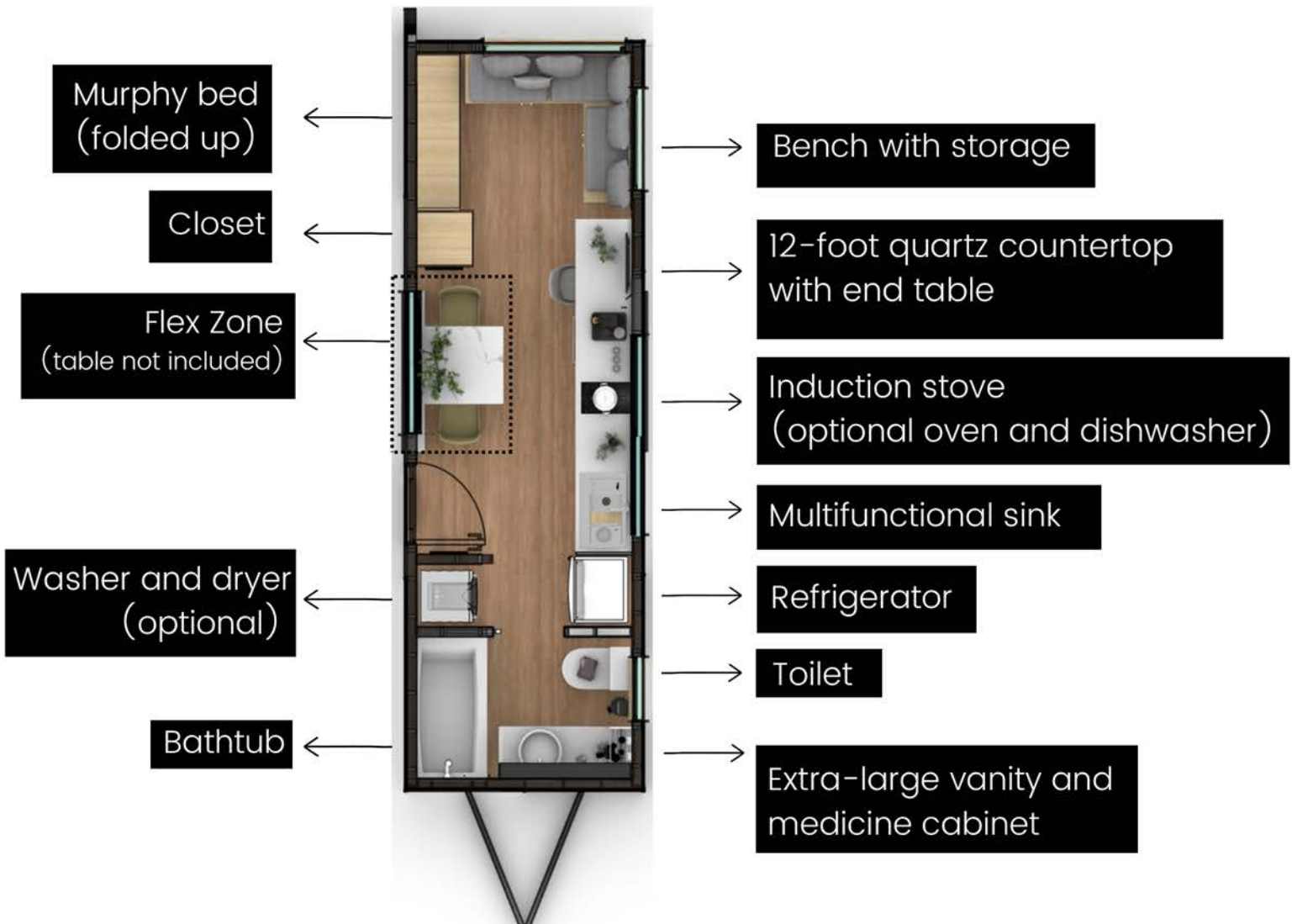


SPECIFICATION SHEET



\$64,995 includes everything listed below, unless otherwise mentioned.





**Sleep
mode**

BEDROOM/LIVING AREA

Your custom-built bed easily lifts into the wall, opening up a spacious and inviting living area.

Bed

Custom queen-sized Murphy bed designed to be extra sturdy for sleeping and easy to fold up (mattress not included). Motorized lifting mechanism optional +\$740.

Closet

Plenty of storage space for storing hung and folded clothes

L-shaped bench and storage

Bench with cabinets underneath (cushions not included)

Flex Zone

Space to use for whatever you want. Space dimensions are 84" x 43", while maintaining a 24" walkway. Add a sofa, an extra table, a bunk bed, plants, or whatever sparks joy.

Television location

A TV can be placed on a swivel wall mount at the end of the countertop so it can be watched from bed or the flex zone (TV and mount are not included)



KITCHEN

Indulge your inner chef in a sleek and modern kitchen equipped with name-brand appliances and generous storage space.

Countertop	12' quartz countertop
Cabinets	Drawers and cabinets are built with top-quality engineered wood and soft close hardware
Sink	Undermount stainless steel sink with accessories
Refrigerator	11.6 cubic foot Frigidarie refrigerator
Stove	Two-burner Empava induction stove, which offers an excellent combination of energy efficiency, safety and precision temperature control
Oven	Empava stainless steel electric wall oven. Optional +\$1370.
Range hood	Effectively exhausts unwanted heat, fumes and smells out of your home. Ducted, under cabinet axial fan with black finish, made by Broan.
Dishwasher	A beautifully Fisher & Paykel Single DishDrawer™ Dishwasher. Optional +\$2080.
Table / Desk	End of kitchen countertop



BATHROOM

Rejuvenate in a spa-like bathroom, complete with a bathtub, elegant tiling, a large vanity, tons of natural light and those same tall ceilings as the rest of the house.

Bathtub / Shower

An alcove bathtub comes standard. A walk-in shower with glass doors is also available for an additional \$995.

Toilet

Standard flushable toilet. Optional composting toilet (+\$2080)

Vanity

4.5-foot-long vanity with storage and quartzite countertop

Mirror & Medicine Cabinets

4.5' x 3.3' mirror with two built-in medicine cabinets

Shower wall and vanity backsplash

Hexagon mosaic ceramic tile

Grout

100% epoxy grout (i.e., the most durable grout on the market)



BUILDING STANDARDS

Built to the International Residential Code (IRC). RV certified (ANSI 119.5) by NOAH.

TRAILER

Size

26' x 8.5' (excluding 5.5' trailer tongue). No special permits are required for towing. The trailer is designed and constructed by one of California's top custom trailer manufacturers.

GVWR

14,000 lbs maximum weight of trailer, home and contents when towing.

Trailer underbelly

Rigid polypropylene boards, which fully enclose and protect all plumbing.

Structure

Framing	Advanced wood framing for high energy efficiency and durability. Designed to withstand 140 mph hurricane winds. Floors, walls and roof are constructed out of 2x8, 2x4 and 2x6 dimensional lumber, respectively.
Roof	Standing seam metal roof (Sheffield Metals), with vented rain screen
Snow load capacity	70 pounds per square foot
Exterior siding	Fiber cement boards (James Hardie) and composite siding panels

WINDOWS AND DOORS

Windows	Five large, double-pane, energy-efficient, tempered glass windows. All windows open with the exception of the window next to the door and the window in the rear of the trailer.
Exterior door	Fiberglass door with an opening window
Bathroom door	Pocket door

WALLS, FLOOR AND CEILING

Interior walls	1/2" Drywall with woven fiberglass reinforcement covering, providing additional strength and a modern finish
Paint	Low-VOC Sherwin-Williams paint is used on all interior walls
Ceiling	Wood planks
Flooring	Waterproof luxury vinyl plank, excellent resistance to scratches, stains, fading and water

INSULATION

Material	Rockwool in floor, fiberglass in ceiling and walls
Floor R-value	R-30
Walls R-value	R-15
Roof R-value	R-19

ELECTRICAL

Connection	50A-220V (standard RV connection)
Outlets	120V AC outlets
Electrical panel	50 amp indoor electrical panel
Wiring	National Electric Code 2020

PLUMBING

Water heater	Rinnai V53DeP High Efficiency Tankless Water Heater. Enough hot water to take a shower, do the dishes and run a load of laundry at the same time. 12,000 BTU, 0.6 to 5.3 GPM @ 35° F rise
Water connection	Standard RV city water inlet (i.e., attaches to standard garden hose)
Fresh water piping	PEX A (BPA-free)
Wastewater piping	ABS, fully inclosed in subfloor, unlike many tiny home builds
Electric washer and dryer rough-in	Includes 220V electrical connection, plumbing and external dryer vent. Optional (+\$720).

HVAC

Heating and cooling

Senville LETO Series Mini Split Air Conditioner Heat Pump, 9000 BTU, Wi-Fi enabled. Plenty of heating and cooling power for even the most extreme climates, especially given the home's airtight and thoroughly insulated construction.

Ventilation

All of our homes feature a heat recovery ventilator (HRV), which has a big impact on boosting air quality, temperature stability, and energy efficiency. HRVs seamlessly swap stale indoor air for fresh outdoor air. While swapping the air, they efficiently transfer warmth (if you are running the heater) or coolness (if the AC is on) from the outgoing air to the incoming air.

A bathroom exhaust fan and a vented range hood are also included in every unit.

Off-grid options

Solar package

The entire roof of your home can be covered by solar panels. We will work with you to design a custom solar solution based on your climate, storage requirements and expected appliance usage. The average cost of a full solar system is \$15,000.

Composting toilet

Nature's Head composting toilet (+\$2080). We will also install plumbing for a regular flush toilet in case it is ever required.

Separation of black and greywater

Our homes come standard with the option to separate black and greywater, which allows you to recycle greywater and only have a small blackwater tank.