



Tellico 45' Park Model Spec Sheet

General overview of home:	35 ft Tiny Home on Wheels with 10 ft integrated porch on the entry end (45 ft total length). Master on main. ANSI 119.5 Certified Park Model RV.
Dimensions:	12' W x 35' L x 15' H
Build platform:	Bumper pull with quad axle. Purpose built steel chassis, painted, trailer brakes, highway lighting, DOT approved.
Roof:	Tuff-Rib metal roof, 29 gauge. Gable & low-pitch gable roofline.
Sheathing:	ZIP System water resistant sheathing panels with ZIP Tape joints.
Siding:	Combination of LP SmartSide painted textured lap siding and smooth board and batten siding. LP SmartSide trim. Benjamin Moore, satin exterior paint.
Integrated Deck:	Gable roofline extended over 10' pressure treated deck with ceiling fan. Pressure treated Douglas fir corner posts. Custom fabricated horizontal steel railings, powder coated.
Power hookup:	100 amp hookup. 2 exterior outlets.
Water system/Plumbing:	Fresh water hose inlet and onboard pressure reducer. 1/2" Wirsbo expansion PEX & fittings used throughout. Exterior garden hose bib.
Hot Water Heater:	Rheem 20 gal tanked electric water heater.
Heating/ Cooling:	Ductless dual-head mini split, A/C & heat pump, 18,000 BTU.
Insulation:	Walls, ceiling & floor insulated with closed-cell spray foam.
Walls:	Painted 7" reveal shiplap.
Accent Wall:	Interior accent wall – vertical shiplap w/ accent color - Ripe Olive (SW 6209)
Ceilings:	Stained V-joint tongue & groove.
Floors:	Waterproof engineered hardwood.
Door:	Fiberglass door, full-light, no grids. Century Encode Smart Wifi door lock with alarm and Latitude lever handleset, black.
Windows:	Marvin Essentials. Pebble gray exterior frames, white interior frames. Includes limited lifetime warranty.
Lights/ Fan:	Surface-mounted LED ceiling lights. Three standard ceiling fans with light—living room, bedroom, & integrated porch. Bathroom vanity sconce. Bedside reading lights in main floor bedroom - Hinkley modern LED wall sconces.
Living area:	Open living area available for your furniture. Outlet & conduit for TV/cable.
Cabinetry and Millwork:	Finish-grade plywood cabinet bases and solid wood face frames. Pre-finished drawer boxes with soft-close drawer glides. All doors have soft-close hinges. All trim & millwork is solid wood.
Kitchen general:	Closed lower and upper cabinets, shaker style. Black hardware. Open upper shelving. Solid surface countertop with white subway tile backsplash. Undermount stainless sink.
Appliances:	Fridge - Whirlpool 11.6 cu. ft. Top Freezer, stainless Cooktop - Prestige 24" electric range, stainless Hood vent - Broan 24" range hood, stainless Microwave - Whirlpool countertop microwave, Model WMC30309LS 0 Side-by-side front-loading washer/dryer - Samsung front-load stackable washer & dryer units
Sleeping Areas:	Main floor bedroom to fit a queen size bed with two floating night stands. Swing door access. Double closets with outlet & conduit for TV/cable in between closets. Lower half of one closet contains hot water heater. Wood desktop below TV placement with open space below for luggage storage. 6' x 9' sleeping loft with storage stair access for queen or double size bed. Custom fabricated steel handrails to loft.
Bathroom general:	12"x24" porcelain tile shower surround with inset Schluter shower niche with shelf. Delta shower trim kit. 30" vanity base with solid surface top. Vent fan. Swing door access.
Toilet:	Gravity flush, white, round bowl with slow-close seat

TOTAL MODEL PRICE: **\$ 168,790**

