



Pisgah 45' Park Model Spec Sheet

General overview of home:	35 ft Tiny Home on Wheels with 10 ft integrated porch in middle of the home (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. Multi-pitch gable roofline.
Sheathing:	ZIP System water resistant sheathing panels with ZIP Tape joints.
Siding:	Combination LP SmartSide painted textured lap siding on kitchen/living side of home, textured board and batten siding on sleeping/bath side of home. LP SmartSide trim. Benjamin Moore, satin exterior paint.
Siding Accents:	Douglas Fir exterior accents - 167 square feet
Integrated Deck:	Gable roofline over integrated 10' pressure treated deck with ceiling fan. No railings.
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 hot/cold 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:	Smooth panel finish grade plywood, painted.
Interior Accent:	Vertical 7" shiplap, stained, accent wall in bedroom and laundry area.
Interior Accent:	Lime wash interior accent in the living area.
Ceilings:	7" stained shiplap. Faux rafters in the integrated porch.
Floors:	Waterproof engineered hardwood.
Doors:	To sleeping/bath side: Fiberglass exterior door, full-light, no grids. To living/kitchen side: Fiberglass out-swing French doors, full-light, no grids. Century Encode Smart Wifi door locks with alarm and Latitude lever handlesets, brushed nickel.
Windows:	Marvin Essentials. Gunmetal Gray exterior frames, white interior frames. Includes limited lifetime warranty.
Lights / Fans:	Surface-mounted LED ceiling lights. Three ceiling fans with light—living room, bedroom, & integrated porch. Bathroom vanity sconce. Reading lights in bedroom and loft - 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 with smooth panel doors. Floating upper shelving. Solid surface countertop with 3" backsplash. Integrated Corian kitchen sink. Atlas Concord 2" x 2" mosaic tile backsplash.
Appliances:	Fridge - Whirlpool 11.6 cu. ft. Top Freezer Cooktop - Prestige 24" electric range Hood vent - Broan 24" range hood Microwave - Whirlpool countertop microwave, Model WMC30309LS 0 Stacked Front-Loading Washer/Dryer - Samsung 4.5 cu ft front-load washer & 7.5 cu ft front-load dryer
Sleeping Areas:	Main floor bedroom to fit a queen size bed with two floating night stands. 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 handrail to loft and steel loft railing.
Bathroom general:	12"x24" porcelain tile shower surround with inset Schluter niche with shelf. Wall-mounted floating vanity with drawer below, solid surface counter. Maple flat panel, stained. Vent fan. Pocket door access.
Toilet:	Gravity flush, white, round bowl with slow-close seat

TOTAL MODEL PRICE:

\$ 182,630

