



## Etowah 32' Park Model Spec Sheet WRS17

<b>Certification</b>	Park Model RV, Built to ANSI 119.5. Certified through Pacific West Associates. Exterior plaque.
<b>Footprint and layout</b>	326 sq. ft. main level. Master on main. Sleeping loft.
<b>Dimensions</b>	10' W x 32' L x 14' H. 24" bump out on tongue end.
<b>Build platform</b>	Bumper pull trailer with triple axle. 2 5/16" ball hitch. Chassis constructed with thick gauge steel. All trailers are painted, include trailer brakes, highway lighting, DOT approved.
<b>Framing</b>	2x4 framing. OSB subflooring. Nail plates.
<b>Sheathing</b>	ZIP System water resistant rigid panels on exterior walls and roof.
<b>Roofing</b>	Tuff-Rib metal roof - Black HD. Shed (single-pitch) roofline.
<b>Insulation</b>	Walls, ceiling, and floor insulated with closed-cell spray foam.
<b>Siding</b>	Hardie painted smooth lap siding and trim. Britannia Blue (BM 1623). Natural cedar fascia and soffit accents.
<b>Windows</b>	Marvin Essential double-paned windows. Black exterior, white interior frames.
<b>Entry Door</b>	Fiberglass entry door, full-lite. Painted, Tricorn Black (SW 6258). Schlage keyless entry.
<b>Exterior Sconce</b>	Elegant Lighting Raine 8" Tall Outdoor Wall Sconce, black.
<b>Power hookup</b>	50 AMP hookup for electrical service to home. Plug located on tongue end. Exterior outlet.
<b>Water In</b>	Fresh water hose inlet accessible underneath trailer. Onboard pressure reducer.
<b>Greywater Out</b>	2" PVC stub out underneath trailer. P-trap for shower drain accessible underneath trailer. P-traps for sinks located in corresponding cabinet.
<b>Blackwater Out</b>	3" PVC stub out underneath trailer. Located directly underneath toilet.
<b>Propane system</b>	Main frame-mounted exterior console with propane regulator and braided cord for ground mounted propane tanks separate from the tiny house.
<b>Hot water heater</b>	Propane tankless on-demand hot water heater.
<b>Heating/Cooling</b>	Ductless mini split A/C and heat pump, 9,000 BTU. 1 air handler located in living room. Exterior unit mounted above bathroom bump out (tongue end).
<b>Trailer underbelly</b>	Critter barrier underneath trailer. Removable for to access plumbing lines. All stub outs exposed for easy access. Separate main floor sleeping area with pocket door access, natural finish, clear coated. Built-in closets in bedroom. Additional sleeping loft above opposite end with moveable ships ladder access. Knee wall in loft.
<b>Bedroom, Loft, Access</b>	Painted drywall throughout. Alabaster (SW 7008)
<b>Walls</b>	Extruded slat accent wall in living room, natural finish, clear coated.
<b>Accent wall</b>	Spruce shiplap, stained. Minwax Early American.
<b>Ceilings</b>	3/4" pre-finished hardwood floors, "Alpine Oak."
<b>Floors</b>	Slim profile LED ceiling lights - black. Valance lighting along both sides of passive wall to bedroom. Hunter 36" black ceiling fan (in living area). Kitchen sconce - Windom 2-light sconce, black.
<b>Lights/Fan</b>	Open living area available for your furniture or desk.
<b>Living area</b>	Maple flat panel cabinets, natural finish, Minwax clear coat. Backcut pulls (no hardware). Floating open shelving above.
<b>Kitchen cabinetry</b>	Steel grey honed granite countertops. Delta matte black pull-down faucet. Stainless undermount sink.
<b>Kitchen countertops and sink</b>	4-burner Prestige propane range, black. Black hood vent above. 3/4 size black Whirlpool 24" fridge with upper freezer.
<b>Kitchen appliances</b>	Combo washer-dryer hookups only.
<b>Laundry connections</b>	White fiberglass 48" shower pan and surround. Delta faucet trim kit, matte black. 36" floating vanity with Steel grey honed granite counter and white ceramic rectangular vessel sink. Matte black Delta faucet.
<b>Bathroom general</b>	Kohler Cimarron gravity flush toilet
<b>Toilet</b>	
<b>Warranty</b>	One year limited warranty on workmanship. Pass through warranties on appliances and certain materials.

**TOTAL MODEL PRICE:**

**\$117,400**