



## Toccoa 24' Tiny Home Spec Sheet WRS19

<b>Certification</b>	Park Model RV, Built to ANSI 119.5. Certified through Pacific West Associates. Exterior plaque.
<b>Footprint and layout</b>	204 sq. ft. main level. Sleeping loft.
<b>Dimensions</b>	8'6" W x 24' L x 13'6"H.
<b>Build platform</b>	Bumper pull trailer with dual 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 - Galvalume. Low pitch gable roofline.
<b>Insulation</b>	Walls, ceiling, and floor insulated with closed-cell spray foam.
<b>Siding and Accent</b>	Hardie painted smooth board and batten siding. Thunderous (SW 6201). Natural cedar accent, stained, Arbor Coat semi-solid black.
<b>Windows</b>	Southern Rose white windows.
<b>Entry Door</b>	Fiberglass entry door, full-lite. Painted, Sensible Hue (SW 6198). Schlage keyless entry.
<b>Exterior Sconce</b>	Progress Lighting 1 light 7" 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 on loft knee wall. Exterior unit mounted on tongue end of trailer.
<b>Trailer underbelly</b>	Critter barrier underneath trailer. Removable for accessing plumbing lines. All stub outs exposed for easy access.
<b>Loft and Access</b>	10 ft x 8 ft master loft with open storage stair access. Knee wall.
<b>Walls</b>	Stained spruce shiplap throughout. Minwax Sawyer.
<b>Bathroom walls</b>	Moisture-resistant sheetrock, painted, Alabaster (SW 7008)
<b>Ceilings</b>	Spruce T&G, stained. Minwax Sawyer.
<b>Floors</b>	3/4" pre-finished hardwood floors, "Boca Raton."
<b>Lights/Fan</b>	Slim profile LED ceiling lights - black. Hunter 36" black ceiling fan (in living area). Kitchen sconce - Windom 2-light sconce, black.
<b>Living area</b>	Open living area available for your furniture or desk.
<b>Kitchen cabinetry</b>	Maple flat panel cabinets, painted, Cornwall Slate (SW 9131). Backcut pulls (no hardware). Floating open shelving above, stained, Minwax Ebony.
<b>Kitchen countertops and sink</b>	Oak butcher block countertops. Delta matte black pull-down faucet. Stainless drop-in sink.
<b>Kitchen appliances</b>	Summit 12" 2-burner cooktop, black. Black hood vent above. 3/4 size black Whirlpool 24" fridge with upper freezer.
<b>Laundry connections</b>	Combo washer-dryer hookups only.
<b>Bathroom general</b>	White fiberglass 36" shower pan and surround. Delta shower trim kit, black. Low profile vanity, maple, stained Minwax Ebony, white ceramic rectangular vessel sink. Matte black Delta faucet.
<b>Toilet</b>	Kohler Cimarron gravity flush toilet
<b>Warranty</b>	One year limited warranty on workmanship. Pass through warranties on appliances and certain materials.

**TOTAL MODEL PRICE:**

**\$88,200**