

### **Luxury Tiny House (On Detachable Trailer)**

#### **Specifications:**

##### **Kitchen:**

- Large Premium Kitchen, with the included option of an Island Bench – Your choice of layout
- Overhead Kitchen Cabinets
- Under cabinet Lighting
- Soft close doors
- Granite composite sink
- High Quality Tap ware of your choice
- Gas Stove top
- Range Hood
- Splash back
- Double Power point
- Hard Wearing Wood like Vinyl Floor
- LED Lighting

##### **Lounge/Bedrooms:**

- Interior Feature Wall
- Option of Luxurious Carpet or Hard Wearing Vinyl Floor
- Multiple Double Power points
- Opening Window/s
- LED Lighting

##### **Bathroom:**

- Premium Bathroom
- Large 900x900, 1000x800 or 1200x800 Shower
- Extractor fan
- Mirror
- Wall Vanity
- Modern Standard Toilet
- Hard Wearing Wood like Vinyl Floor

*Our Luxury Tiny houses come with a roomy Bathroom and full sized shower.*

*The rest of these units are customizable in regards to Floor Plan, Kitchen Layout, Ranch Slider/Window positions and Vinyl/Carpeted areas.*

*The choice is yours to create your perfect Luxury Tiny Home.*

#### Structure:

- Electrical WOF
- Ranch Slider
- Walls and Roof are fully Insulated
- Insulated Floor
- LED Lighting Throughout
- Certified Gas with Hot Water Califont, Gas Stove, 2 x Full 18kg Bottles, Automatic Changeover and Gas Fitting
- Exterior Cedar Feature Wall
- Exterior Cedar barge board
- Detachable from Trailer
- Warranted and Registered, Braked, Tandem or Triple Axle Trailer that has been built from DuraGal steel with ColdGal protected welds.

#### Included Luxuries:

- High Ceiling Height
- Plenty of Windows
- Lots of Lighting throughout
- Coloured Feature Lights
- The included option of having a simple sleeping loft
- The included option to design your floor layout to your preferences
- Separate Bedrooms
- The option of built in Couches, Beds, Wardrobes etc. (extra cost)
- An all-round Luxury and Beautiful look and feel

#### You can also choose the following items:

Floor Plan and Layout, Exterior Colour, Roof and Flashing Colour, Interior Paint Colour, Interior Trim Colour, Flooring, Tapware, Benchtops, Kitchen Cabinet Style and Layout to a certain extent.

*All our Tiny Homes are designed and built to perfection, incorporating quality, style, looks and comfort.*

*The tasteful and modern interior has timeless neutral colours.*

*“The Best Quality and Nicest Looking Tiny Homes and Cabins you will find”*

## **Prices for Luxury Tiny House (All Prices Inc. GST):**

### **6m Luxury Tiny House:**

\$159,990 - 2.4m Wide

\$162,990 - 3.0m Wide

### **7.2m Luxury Tiny House:**

\$164,990 - 2.4m Wide

\$167,990 - 3.0m Wide

### **7.8m Luxury Tiny House:**

\$169,990 - 2.4m Wide

\$173,990 - 3.0m Wide

### **8.4m Luxury Tiny House:**

\$174,990 - 2.4m Wide

\$178,990 - 3.0m Wide

### **9.6m Luxury Tiny House:**

\$182,990 - 2.4m Wide

\$186,990 - 3.0m Wide

### **10.8m Luxury Tiny House:**

\$187,990 - 2.4m Wide

\$189,990 - 3.0m Wide

## **Optional Extras:**

- Transport to your site = \$TBC
- Transport Insurance = \$TBC
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- **Service Options (Power, Fresh Water, Waste Water, Sewage):**
  - Residential / Plug in
    - Modern Standard Toilet = Included
    - Caravan Plug (for Power) = Included
    - Water Hose (for Fresh Water) = Included
    - Macerating Pump (for Toilet, Kitchen & Shower Waste) = \$1,250
  - 
  - Rural / Off Grid
  - - Waterless Dehydrating Composting Toilet = \$2,800
    - Grey Water Filtration System (you need to run drip lines) = \$1,950
    - Water Tank 5000lt (you to organise with your local supplier) = \$1,000 Approx.
    - Water Pump with Accumulator Tank = \$650
    - Solar Setup (Pricing depends on the size you need):
      - 2.5Kw = \$9,990
      - 5.0Kw = \$13,990
      - 7.5Kw = \$16,990

**To Note:**

- Initial deposit will secure your place in line for the next build slot. However, if you would like - we can slot your build in alongside other builds in order to get started earlier (this would mean that your build time is longer than stated below – but you should get your unit quicker). Priority of builds is always given to first in first served basis.
- The design process will be completed in the time between the initial deposit and the start of the build.
- Estimated physical Build time for a Unit is 14-16 weeks from the build start date as long as the design and appropriate deposits have been completed. Unforeseen events and/or material shortages may push the build time out further.
- All connections to the Unit are the Owners responsibility – this includes Waste Water Plumbing, Fresh Water Plumbing, Electrical (Caravan Cable supplied), Internet, TV aerial/Sky Dish etc.
- If you are purchasing the Solar System, then this will be Commissioned and Connected up on site by the seller, – However the Solar Panels are to be placed and secured by the purchaser. This is to be done on suitable supports supplied by the purchaser in a North facing position.
- The Client agrees and understands that the unit does not come with a COC on the building (all electrical and gas is certified and compliant).
- The Client understands and takes responsibility as to where Tiny Houses/Caravans sit with regards to their local Council.
- Delivery Costs and Transport Insurance for the Tiny House is to be paid for by the purchaser.

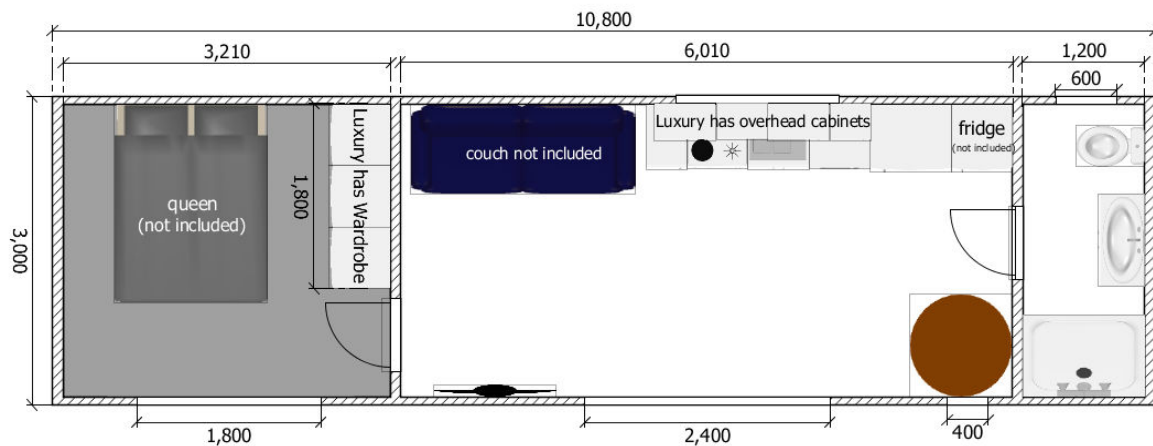
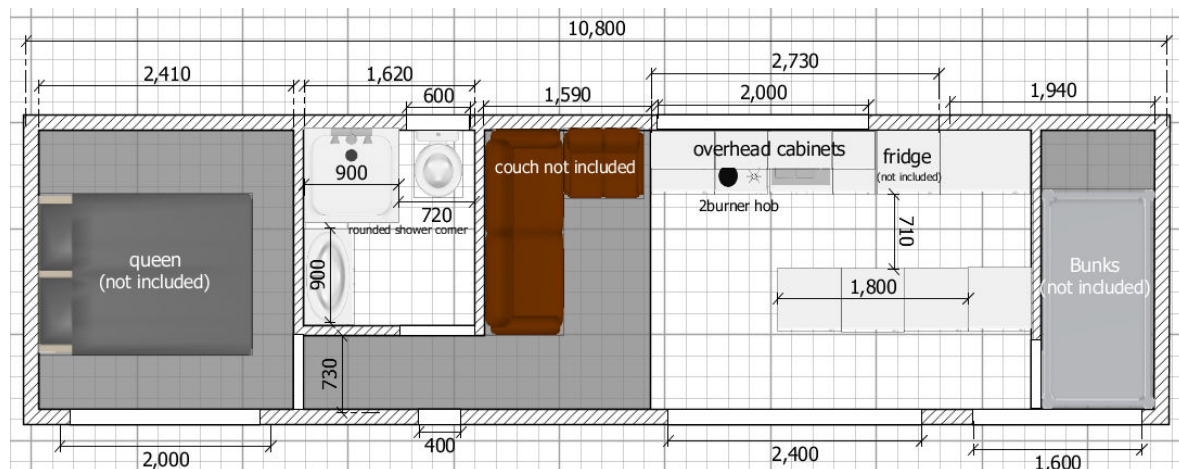
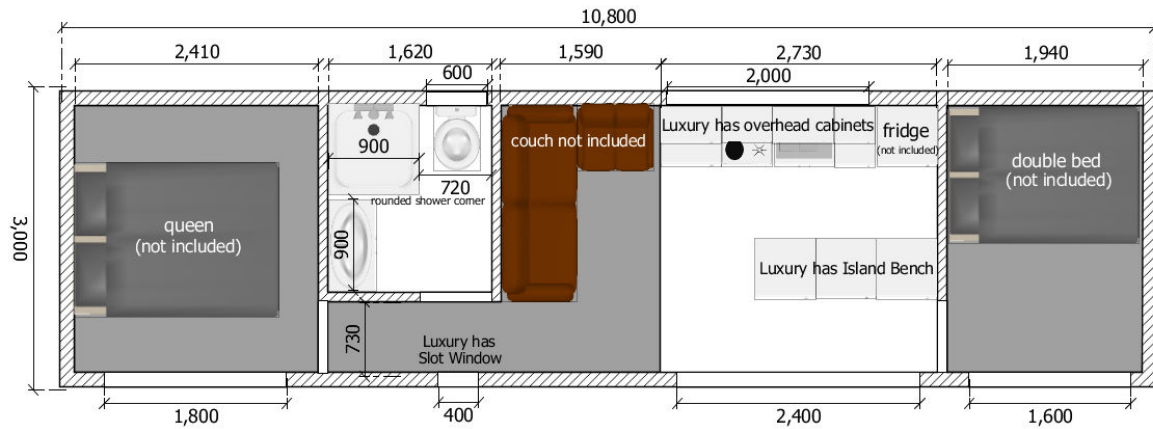
**Payment Structure:**

- Initial deposit of 10% due on signing of contract to secure build slot.
- Second deposit of 30% due 2 months before build start date so supplies can be ordered.
- Third deposit of 30% due once windows, cladding and roof is complete.
- *(If any other extra options are required including Solar, Composting Toilet, Waste Water etc. then a Fifth Deposit to cover these would be due. Timing and amount is case by case depending on setup)*
- Balance due upon client being satisfied of the completion of their Tiny House. Once balance is cleared, ownership papers are signed over to the client and delivery takes place.

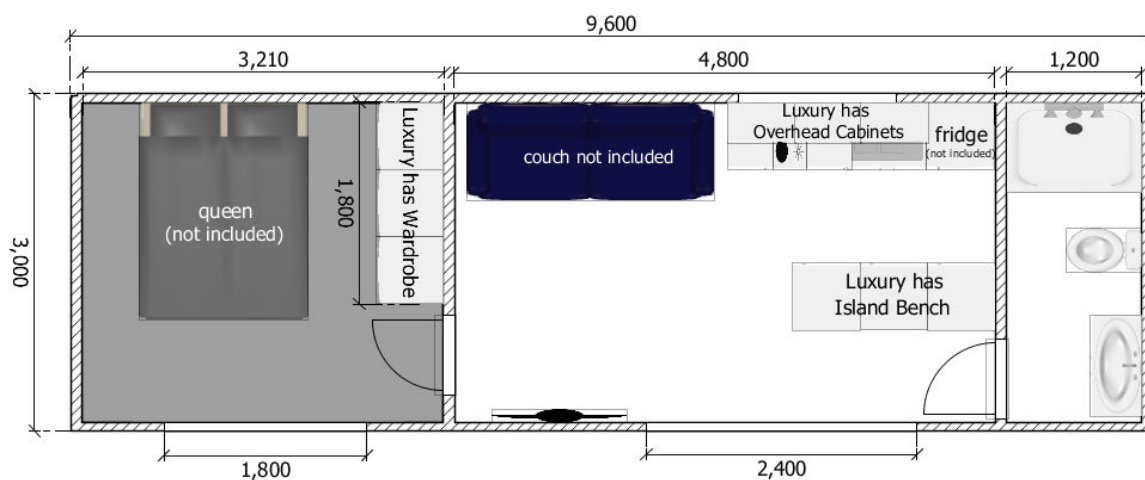
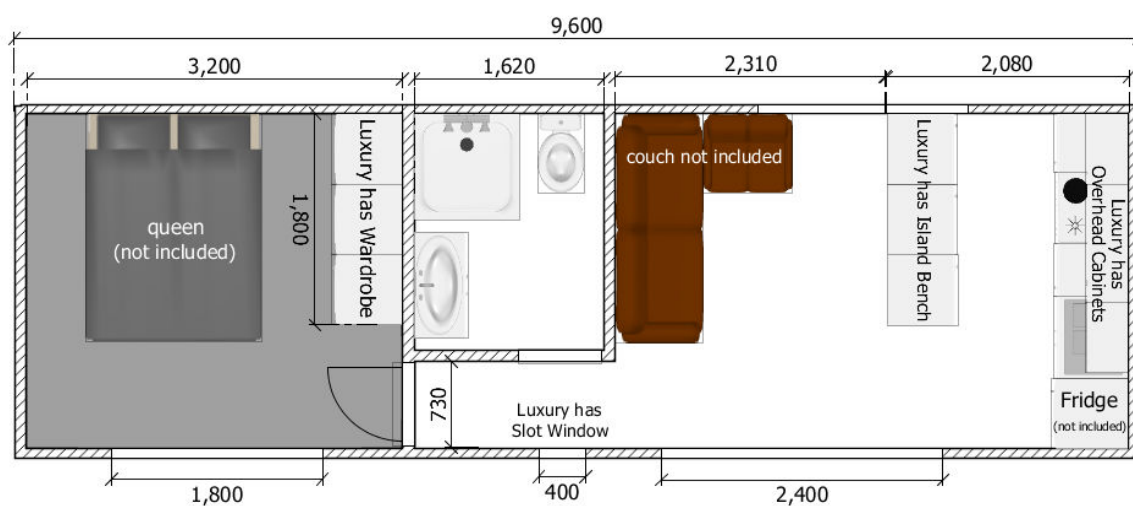
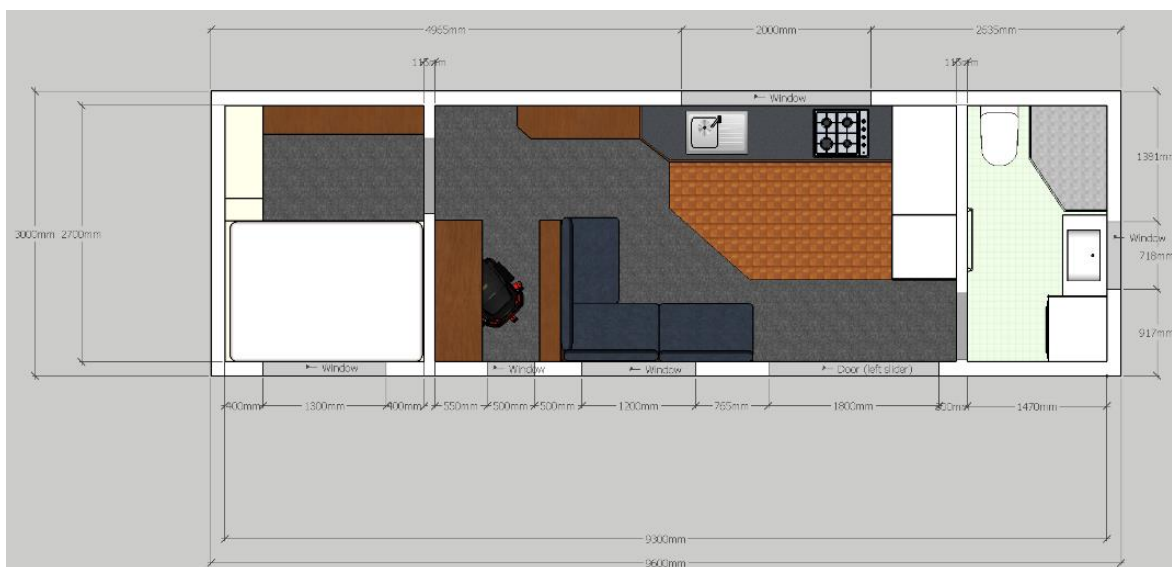
## Floor Plans:

Below are some example Floor Plans. You are welcome to use ours or customise your own Floor Plan to suit your own preferences. (There is **NO** extra charge for having your own customised and personalised Floor Plan).

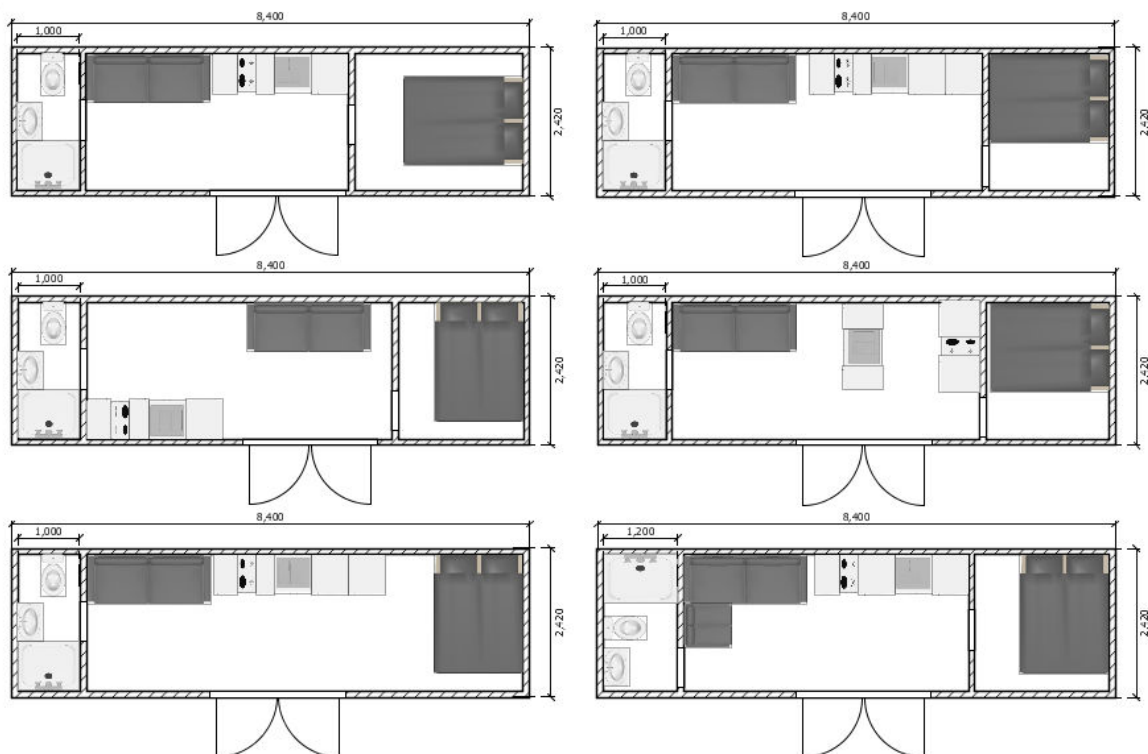
### 10.8m x 3m Floor Plans:



## 9.6m x 3m Floor Plans:

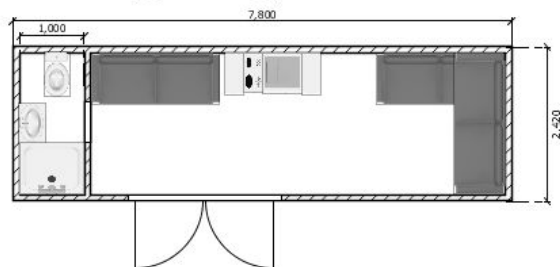
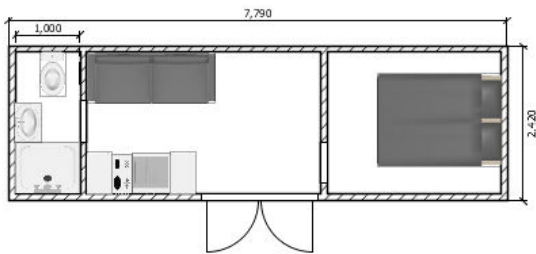
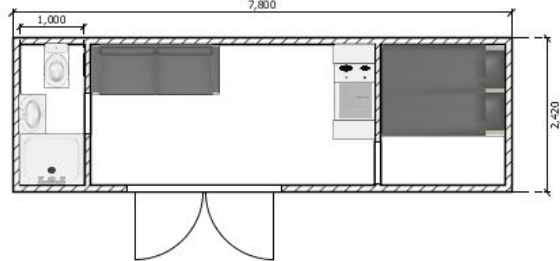
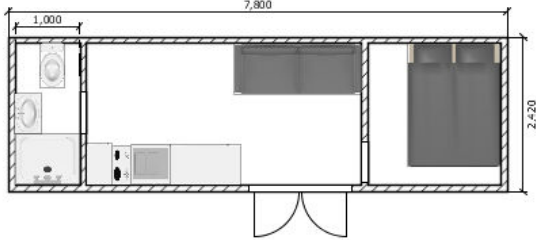
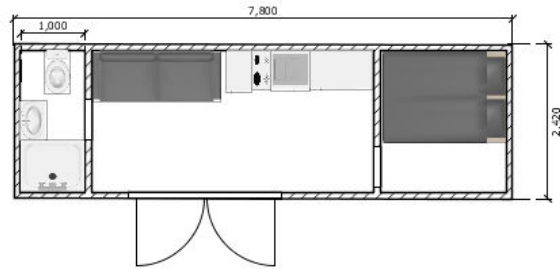
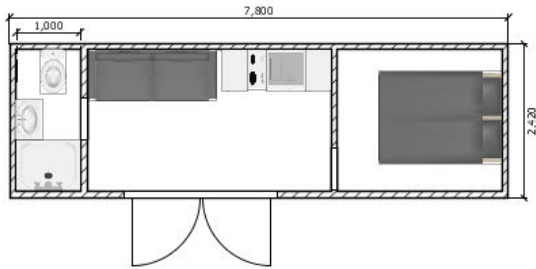


## 8.4m x 2.4m Floor Plans:



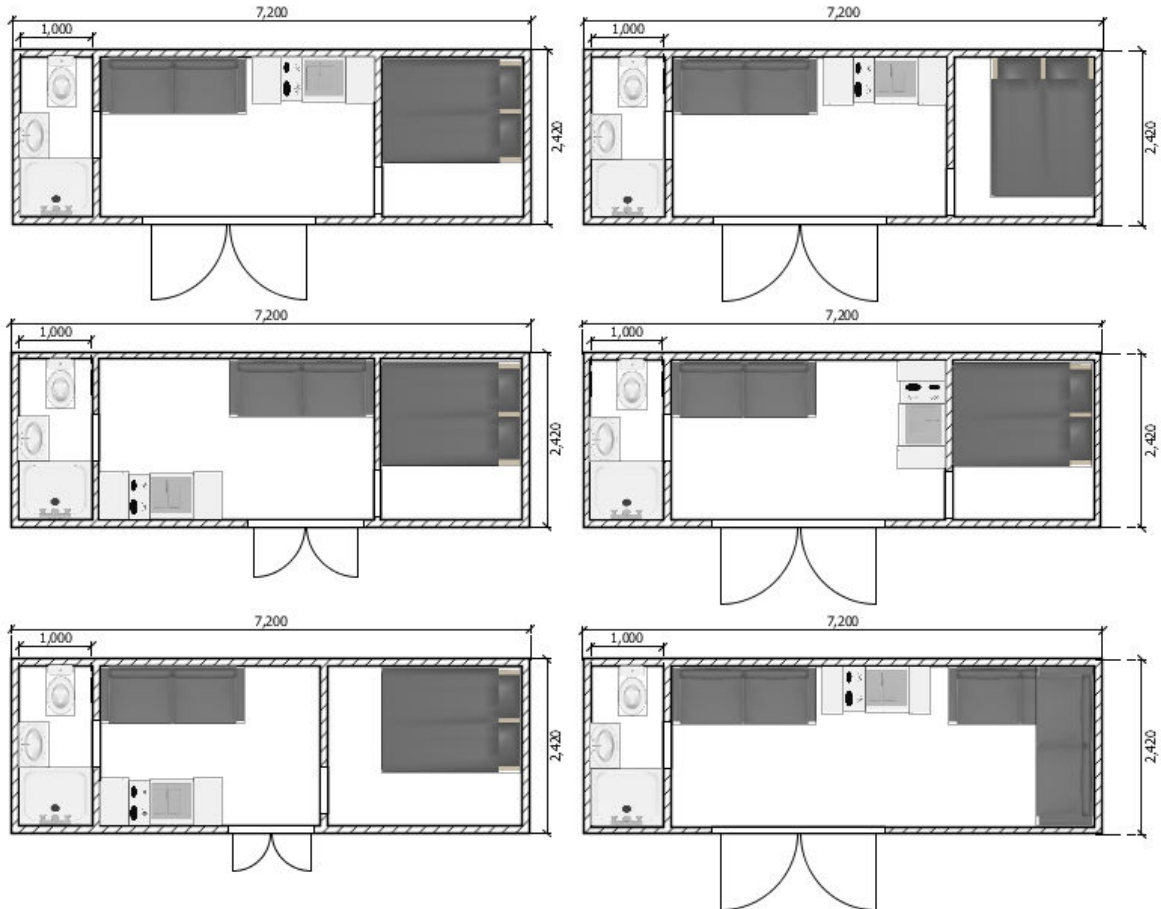


## **7.8m x 2.4m Floor Plans:**





## 7.2m x 2.4m Floor Plans:



## 6m x 2.4m Floor Plans:

