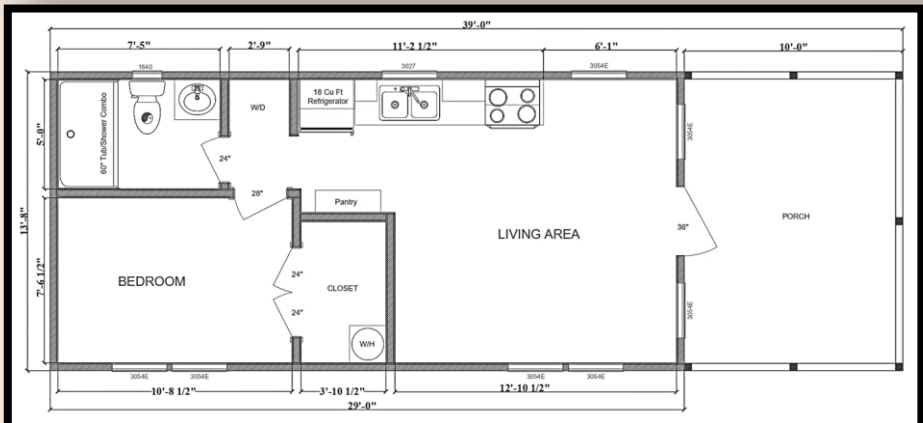
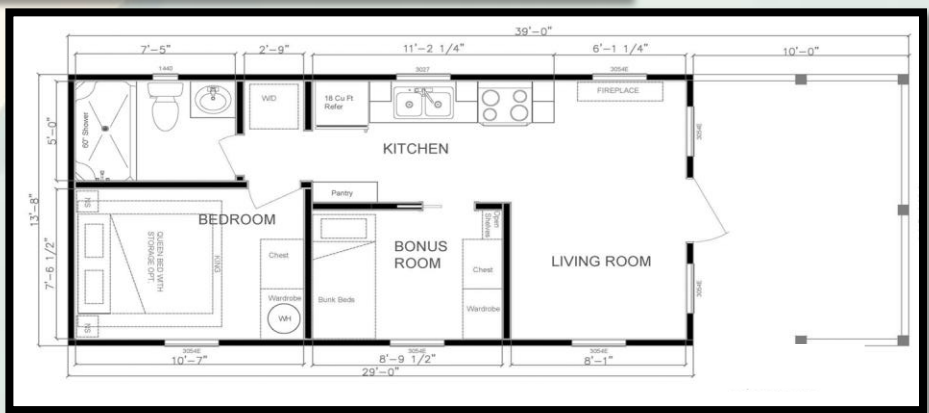


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- OPTION A**
- ✓ **Bedrooms** 1
  - ✓ **Bath** 1
  - ✓ **Closet** 1
  - ✓ **Dimensions** 13'-8" x 39'
  - ✓ **Sq. Footage** 396

- OPTION B**
- ✓ **Bedrooms** 2
  - ✓ **Bath** 1
  - ✓ **Dimensions** 13'-8" x 39'
  - ✓ **Sq. Footage** 396
  - ✓ **Deck** 13'-8" x 10'



The Caney Creek is our most flexible tiny house floor plan. The options include an extended living area or an additional bedroom with storage. The extra bedroom comes in two layouts: one with a queen mattress, and one with a bunk bed containing a twin mattress on top and full mattress on the bottom.

This tiny home features high-end interior finishes and vaulted ceilings with recessed lighting creating a spacious living area. Hangout on the ten-foot covered porch and enjoy a breezy evening from the comfort of your own tiny home.

**Insulation**

- R-11 Floor, R-13 Wall, R-19 Ceiling Insulation

**Flooring**

- Linoleum
- Color of Choice: Shoreline, Inglewood, Crestwood, Biltmore.

**Decking**

- Composite color: Smoke, Campfire, Walnut
- Residential PVC Porch Railing Panels-White
- Metal Porch Railing Panel-Matte Black

**Gable**

- Closed Gable

**Exterior Columns**

- Columns on front of home LP Colors: White, Black, Match Siding  
Dark Walnut

**Exterior Siding****Prefinished LP Smart Lap Siding**

- Color of Choice: White, Cascade Slate, Summer Wheat, Aspe Ridge, Stone Blue, Rosewood.

**Hardie Board**

- Color of Choice: Boothbay Blue, Cobblestone, Timber Bark, Khaki Brown, Mountain Sage, Evening Blue, Gray Slate.

**Prefinished LP SmartSide Textured Trim**

- Color of Choice: White, Black, Match Siding.

**Roof****Galvanized Sheet Metal Roof**

- Color of choice: Black, Bright Red, Burgundy, Charcoal, Galvalume, Hawaiian Blue, Ivy Green, Polar White, Sahara Tan, Copper Penny.

**Walls**

- 1x6 Tongue & Groove Interior Walls (Sealed Natural Wood)
- Interior Wall Trim – Sealed Natural Wood

**Exterior****Windows**

- 30"x54" Vinyl Double Pane No Grid Window (White): 6, 7(OPTION A)
- 30"x27" Vinyl Double Pane No Grid Window (White): 1
- 16"x40" Vinyl Double Pane No Grid Window (White): 1

**Ceiling Fans**

- Ceiling Fan with Lights (Living Room)

**Doors**

- Interior – Interior - 24" Swing Door (Sealed Natural Wood) – 1
- Interior – Interior - 28" Swing Door (Sealed Natural Wood) – 1
- Interior - 24" Pocket Door -1
- Exterior 36" Half Glass Door (White)

\* SEE FLOOR PLAN

**Appliances ( White & Black )**

- 4.8 Cu Ft Smooth Top Electric Range
- 18.3 Cu Ft Refrigerator plumbed for ice maker
- 1.6 Cu Ft Over Range Microwave

**Countertops**

- Rolled Edge Formica Countertops
- Color of Choice Formica – Italian, White Di Pesco, Granite – Labrador)

**Cabinetry**

- Kitchen – Sealed Natural Wood
- Bathroom Sink Vanity – Sealed Natural Wood
- Pantry 30"x84" 12" Deep

**Sinks**

- Kitchen – Stainless Steel Double Bowl Sink with Spring Faucet
- Bathroom – White Porcelain

**Shower**

- 60" Shower Stall (w/seats)

**Water Heater**

- 20 Gal Lo Boy Electric Water Heater

**Air Conditioning**

- Mitsubishi 9000 BTU Ductless Mini-Split Indoor Air Handler
- Mitsubishi 20,000 BTU Ductless Outdoor Heat Pump

**100 AMP PowerPanel****Smoke Detector 5"****Interior Ethernet Wiring****Interior TV outlet Wiring****Exterior Power Outlet on Porch****Fire Extinguisher 8 lb.****CANEY CREEK****Insulation**

- R-22 Floor Insulation

**Decking**

- 5/4 Pressure Treated Decking Natural
- Stainless Steel Cable-Stainless Steel
- Railing, Porch, Horizontal Bar Powder Coated -Black w/ wood

**Gable**

- Open Gable With Crows Foot

**Second Level "Sky" Deck \*requires gutter option**

**\*\*Requires an additional axle\*\***

**Double Porch Sunroom \*Cannot be RVIA Certified\*\***

**\*\*Requires an additional axle\*\***

**Porch Knee Wall****Porch Screening**

- Screened Porch Door :Wood & Black Vinyl Screen
- Under Porch Screening (Screen under the porch decking to prevent bugs from entering the porch are from under the deck. Factory installed.): Black Vinyl
- Porch Screening – Frame installation (screening material and grommet material provided as a kit): Wood & Black Vinyl Screen.

**Walls**

- 1x6 Tongue & Groove Interior Walls

- Whitewash, Graywash, Painted White

- 1x8 Nickel Gap Interior Walls

- Sealed Natural Wood, Whitewash, Graywash, Painted White Interior Wall Trim

- Dark Walnut, Whitewash, Graywash, White, Victorian Pewter

**Windows**

- 72"x12" Vinyl Double Pane No Grid
- 24"x54" Vinyl Double Pane No Grid
- 16"x40" Vinyl Double Pane No Grid

**Doors**

- Interior - 28" Pocket Door: 1
- Exterior 36" Full Glass Door w/Built-in Blinds
- Exterior - 72" French Door w/built-in Blinds
- \* SEE FLOOR PLAN

**Ceiling Fans**

- Porch-Exterior Ceiling Fan w/12" Down rod
- Additional Ceiling Fan (Bedroom )

**Countertops**

- Quartz Countertops: Tranquility White, Silhouette
- Granite Countertops: Tranquility White, Silhouette

**Sinks**

- Kitchen - Stainless Steel, Black Stainless Farm Sink with Spring Faucet
- Kitchen - Garbage Disposal

**Shower**

- 45"x48"x80" Outside Shower Kit
- Shower Door Glass

**Appliances**

- Stainless Steel
- 5.0 Cu Ft Gas Range \*Natural Gas
- 5.0 Cu Ft Gas Range \*Propane
- 18" Dishwasher
- 27" Washer/Dryer Stack 3.5 Cu Ft Washer/5.9 Cu Ft Dryer 4 Cycle

**Water Heater**

- Eemax Tankless Electric Water Heater \*requires 200 AMP Power Panel
- Rinnai Tankless GAS Water Heater \*Propane or Natural Gas

**Air Conditioning**

- Mitsubishi 24,000 BTU Ductless Outdoor Heat Pump

**Cabinetry**

- Nightstand, Medicine Cabinet w/ Mirror, Linen Cabinet, Wardrobe
- \*78"x30" 21" Deep, Chest of Drawers \*41"x30" 20" Deep, Rustic Shelving Unit (Kitchen or Bathroom).

**Bedding**

- Built in Bunk Beds Twin/Twin \*Mattresses included (OPTION B)
- Built in Bed Frame w/Storage – Queen \*Mattress not included

**Additional Upgrades**

- Electric Fireplace w/Hearth
- LED Under Cabinet Lighting
- Additional 30 AMP Exterior Elec Plug w/cover
- Motion Switch
- Dimmer Switch
- Bedside Light Switch
- USBc Outlet Wall Plug