



FLOOR PLAN



## Sierra

620 Sq Ft | 1 Bed | 1 Bath | + Loft | + 2 Exterior Decks Totaling 186 Sq Ft

### PRICING:

**Modular Unit – \$195,000**

Added cost for 35–100 PSF snow load – \$4,500

Added cost for up to 250 PSF snow load – \$9,965

**(Shipping not included)**

*All pricing is subject to change and correction.*

*Currently available in UT, ID, WY, & MT.*

**SHIPPING FROM CEDAR CITY, UTAH \$16-\$25 PER MILE**

Shipping costs vary based on mileage, location, permit requirements, pilot cars, access to your lot, etc.



### What's Included:

This is a complete modular unit, move-in ready. This unit is built to the IRC building code (same as any residential home) and is to be set on a permanent foundation and spot footings for the deck. It is meant to be a permanent structure that never moves.

1. Exterior Siding: Combination of 26-gauge corrugated metal siding and WPC siding as shown in the renderings.
2. Roofing: TPO rubber membrane roofing.
3. Rooftop Deck: TPO vinyl waterproof deck.
4. Railing: Steel cable railing.
5. Framing: 2×10 floor joist 16" o.c. 2×4 wall framing, 2×10 or 2×12 roof framing depending on snow loads.
6. Insulation: Combination of closed cell and open cell spray foam – all floor, ceilings, walls.
7. Cabinets: Wood like brushed melamine flat panel cabinets. Color and style chosen by the buyer.

8. Countertops: Quartz or granite countertops. Color and style chosen by the buyer.
9. Interior Walls: Light skip trowel drywall finish with 1 accent wall as wood, ship lap, etc. Chosen by the buyer.
10. Flooring: SPC waterproof wood like flooring. Color and style chosen by the buyer.
11. Tubs and Showers: Fiberglass insert showers.
12. HVAC: 3 head, highly efficient electric mini-split system includes both heat and AC.
13. Water Heater: 38-gallon electric water heater or propane or gas, depending on the buyers needs.
14. Appliances: LG stainless steel appliance package.