## Specifications & Options

### Shell

<table>
<thead>
<tr>
<th>Section</th>
<th>Category</th>
<th>Description</th>
<th>Included/Option</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Trailer</strong></td>
<td><strong>Dimensions</strong></td>
<td>24x10</td>
<td>Included</td>
<td>26ft length with bumpout</td>
</tr>
<tr>
<td></td>
<td><strong>Tongue length</strong></td>
<td>7ft</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td></td>
<td>** hitch type**</td>
<td>Pintle</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td></td>
<td>** Axle rating**</td>
<td>3x 8000 lbs</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Paint</strong></td>
<td>Galvanized</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Stabilizers</strong></td>
<td>4x leveling jacks</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td><strong>Floor - R25</strong></td>
<td><strong>Structure</strong></td>
<td>6 1/2'' SIP panels with HDPE underlayer</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Insulation</strong></td>
<td>Expanded foam (EPS)</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Material</strong></td>
<td>SPC (Stone polymer composite)</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td><strong>Walls - R20</strong></td>
<td><strong>Structure</strong></td>
<td>4.1/2'' SIP panels with weather barrier - Rothoblaas Self-adhesive membrane + 2x3 interior furring strips</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Insulation</strong></td>
<td>Engineered wood cladding (3/8'') - White painted - V-joint profile</td>
<td>Included</td>
<td>White painted</td>
</tr>
<tr>
<td></td>
<td><strong>Interior</strong></td>
<td>Accent wall in bump-out section</td>
<td>Included</td>
<td>Stained same color as the ceiling</td>
</tr>
<tr>
<td></td>
<td><strong>Exterior</strong></td>
<td>Mix 1: Woodgrain imitation steel siding horizontal + 26G hidden fasteners standing seam panels</td>
<td>Included</td>
<td>color to be confirmed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mix 2: Cedar siding horizontal V joint tongue&amp;groove + 26G hidden fasteners standing seam panels</td>
<td>Included</td>
<td>$1,500.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mix 3: Shou Sugi Ban horizontal V joint tongue&amp;groove + 26G hidden fasteners standing seam panels</td>
<td>Included</td>
<td>$3,000.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mix 4: Cedar siding horizontal V joint tongue&amp;groove + cedar siding vertical V joint tongue&amp;groove</td>
<td>Included</td>
<td>$3,500.00</td>
</tr>
<tr>
<td></td>
<td><strong>Trims</strong></td>
<td>Steel Trims (Starter, corner, transitions, drip trims, etc) - 26G steel + Ventilated trim galvanized</td>
<td>Included</td>
<td>Available colors: Black / White / Charcoal</td>
</tr>
<tr>
<td><strong>Roof - R 27</strong></td>
<td><strong>Structure</strong></td>
<td>SIPs 6 1/2'' + High temperature membrane + interior 1x3 furring strips</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Material</strong></td>
<td>26G hidden fasteners standing seam panels</td>
<td>Included</td>
<td>Matches exterior trims</td>
</tr>
<tr>
<td></td>
<td><strong>Ceiling</strong></td>
<td>Knotted pine 1x8'' tongue-and-groove, flat joint - Stained</td>
<td>Included</td>
<td>Stained to match ceiling</td>
</tr>
<tr>
<td></td>
<td><strong>Exterior</strong></td>
<td>Engineered wood cladding (3/8'') - White painted - V-joint profile + false beams @ 8ft O/C, stained</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Trims</strong></td>
<td>Steel fascia (26G steel)</td>
<td>Included</td>
<td>Available colors: Black / White / Charcoal</td>
</tr>
</tbody>
</table>

### Windows and Door

<table>
<thead>
<tr>
<th>Section</th>
<th><strong>Window (residential)</strong></th>
<th><strong>Door (residential)</strong></th>
<th><strong>Blinds</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Budget (model/brand/type to be confirmed during design process)</td>
</tr>
</tbody>
</table>

### Power

<table>
<thead>
<tr>
<th>Section</th>
<th>Category</th>
<th>Description</th>
<th>Included/option</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Electricity</strong></td>
<td><strong>Connection &amp; electrical panel</strong></td>
<td>100 amp panel (hard wired - 120/240V)</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Generator outlet 30 amp 120-240V</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>50 amp panel with RV plug 120/240V (combined with propane equipment)</td>
<td>$790.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Outlets</strong></td>
<td>120/240V outlets + UBS outlets</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Lights</strong></td>
<td>Exterior lights - Black color</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Interior lights - Recessed LED</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>LED strip - Kitchen and downstairs bedroom (if applicable)</td>
<td>$350.00</td>
<td></td>
</tr>
<tr>
<td><strong>Propane</strong></td>
<td><strong>Propane</strong></td>
<td>Automatic Changeover 2-Stage propane regulator</td>
<td>Included only with propane options</td>
<td>No tank included</td>
</tr>
</tbody>
</table>

### HVAC

<table>
<thead>
<tr>
<th>Section</th>
<th>Category</th>
<th>Description</th>
<th>Included/option</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Heating/Cooling</strong></td>
<td><strong>Electrical</strong></td>
<td>Auxiliary heating system - toe kick heater + baseboard</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Minisplit 12K BTU - up to -30C - 1 head</td>
<td>$5,500.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Minisplit 18K BTU - up to -30C - 2 heads</td>
<td>$6,500.00</td>
<td>Magnolia and Noyer XL only</td>
</tr>
<tr>
<td></td>
<td><strong>Propane</strong></td>
<td>30,000btu propane furnace</td>
<td>$3,670.00</td>
<td></td>
</tr>
<tr>
<td><strong>Air Exchanging</strong></td>
<td><strong>Air Exchanger</strong></td>
<td>Blauberg Heat recovery air exchanger (HRV), 120V, Direct control or WiF (pair of 2)</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Range hood</strong></td>
<td>Exterior vented, 120V, light</td>
<td>Included</td>
<td>Color: Black</td>
</tr>
<tr>
<td></td>
<td><strong>Ceiling fan</strong></td>
<td>Light + remote</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Humidity extracting fan</strong></td>
<td>Bathroom, ceiling mounted, timer</td>
<td>Included</td>
<td></td>
</tr>
</tbody>
</table>

### Plumbing

<table>
<thead>
<tr>
<th>Section</th>
<th>Category</th>
<th>Description</th>
<th>Included/option</th>
<th>Notes</th>
</tr>
</thead>
</table>
## GENERAL
- **Piping (waste water lines)**: ABS Included
- **Piping (freshwater lines)**: PEX Included
- **Water connection 1**: 3/4 PEX water inlet Included
- **Water heater**: 30G electrical water heater tank - 240V PrecisionTemp 55,000 btu propane on-demand with freeze protection $2,660.00 Included with freshwater tank option
- **Smart water valve**: Sinopé 3/4 smart water valve, shuts the water valve in case a leak is detected Included

## KITCHEN
- **Sink**: Single (stainless or farmsink) Included
- **Faucet**: Single handle (black or stainless) Included Color: Black / stainless

## BATHROOM
- **Bathroom sink**: Single Included
- **Bathroom faucet**: Single handle (black or stainless) Included Color: Black / stainless
- **Toilet**: Standard flushing toilet Included Color: White
- **Nature’s head composting toilet**: $2,350.00 Included
- **Separett Villa 12V composting toilet with exterior venting**: $2,550.00 Color: White

## TUB/SHOWER
- **Shower**: 32x48 shower base Included Color: White
- **Bathtub**: 32x48 bathtub $750.00 *Not available for Noyer XL***
- **Shower panels**: Aluminium panel + print + epoxy layer Included Color: TBD
- **Shower door**: 36’ or 48’ wide depending on shower size. Sliding for 48” and swinging for 36” Included Color: chrome trims
- **Faucet+fixtures**: Shower head + tub faucet Included Color: Black / Stainless

## APPLIANCES
### COOKING
- **Oven**: Speed wall oven Bosch 500 or equivalent - 22” wide Included
- **Cooktop**: Furrion induction cooktop - 2 burners - or equivalent Included
- **Refrigerator**: LG 10 cu.ft or equivalent $1,175.00 Stainless color
- **Dishwasher**: Vesta 24” or equivalent $2,500.00 **Charme/Ebene/Thuya Only**
- **Washer/dryer**: Stackable washer/dryer $3,200.00 **Charme/Ebene/Thuya Only**
- **Sofa-bed**: Convertible into a double/queen bed, depending on model Add 450$ to the price of preferred couch Color : TBD

### COOLING
- **Refrigerator**: LG 10 cu.ft or equivalent $1,175.00 Stainless color
- **Dishwasher**: Vesta 24” or equivalent $2,100.00 **Charme/Ebene/Thuya Only**
- **Washer/dryer**: Stackable washer/dryer $3,200.00 **Magnolia/NoyerXL/Noyer only**

### CLEANING
- **Dishwasher**: Vesta 24” or equivalent $2,100.00 **Charme/Ebene/Thuya Only**
- **Washer/dryer**: Stackable washer/dryer $3,200.00 **Magnolia/NoyerXL/Noyer only**

### CABINETRIES
### ENTRANCE
- **Entrance closet**: Top, middle and bottom compartment, closet rod included Included
- **Cabinets**: See plans on website - Flat door style Included Poplar plywood for cabinet structure
- **Pulls**: Cabinet door pulls/handles Included Color: Black/Stainless/Gold
- **Backsplash**: Muraluxe panels (Aluminum/polymer core/aluminum/print/epoxy) $1,140.00
- **Countertop**: Wood veneer IKEA countertop Included Color: Dark or light brown
- **Butcherblock countertop**: Included Color: Walnut or maple

### DINING AREA
- **Bench storage**: Cushion seat + storage Included Color: Mix 1 or Mix 2 / Pulls: Black
- **Table top**: Butcher block + 1 table leg Included Color: Light or dark brown
- **Seat converts into a 76x40 bed**: Included Color: Grey

### LIVING AREA
- **Storage**: See plans on website - Flat door style Included
- **Electronic**: HDM&COAX cable Included
- **Sofa-bed**: Convertible into a double/queen bed, depending on model Add 450$ to the price of preferred couch Color : TBD

### BATHROOM
- **Vanity**: See plans on website - Flat door style Included
- **Storage**: See plans on website - Flat door style Included
- **Medicine cabinet**: With mirror door Included
- **Interior door**: Pocket or sliding door - See plans on website - Shaker or flat style Included

### DOWNSTAIRS BEDROOM
- **Cabinets**: See plans on website - Flat door style Included
### DOWNSTAIRS BEDROOM

<table>
<thead>
<tr>
<th>Description</th>
<th>Included/Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kangaroo bed with storage</td>
<td>Included</td>
</tr>
<tr>
<td>Pocket or sliding door</td>
<td>Included</td>
</tr>
</tbody>
</table>

### LOFT 1

<table>
<thead>
<tr>
<th>Description</th>
<th>Included/Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>Half wall</td>
<td></td>
</tr>
<tr>
<td>Russian plywood paneling 3/8 thick - White painted - V-joint + Knotty stained pine on top</td>
<td>Included</td>
</tr>
<tr>
<td>Wood louvers</td>
<td></td>
</tr>
<tr>
<td>Cabinets</td>
<td></td>
</tr>
<tr>
<td>See plans on website - Flat door style</td>
<td>Included</td>
</tr>
<tr>
<td>Staircase</td>
<td></td>
</tr>
<tr>
<td>Storage staircase with wood and stainless steel rods railing</td>
<td>Included</td>
</tr>
<tr>
<td>Storage staircase with painted steel railing</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>Bedbase</td>
<td></td>
</tr>
<tr>
<td>Bedspring queen size</td>
<td>$100.00</td>
</tr>
</tbody>
</table>

### LOFT 2 **

<table>
<thead>
<tr>
<th>Description</th>
<th>Included/Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>Half wall</td>
<td></td>
</tr>
<tr>
<td>Russian plywood paneling 3/8 thick - White painted - V-joint + Knotty stained pine on top</td>
<td>Included</td>
</tr>
<tr>
<td>Wood louvers</td>
<td></td>
</tr>
<tr>
<td>Cabinets</td>
<td></td>
</tr>
<tr>
<td>See plans on website - Flat door style</td>
<td>Included</td>
</tr>
<tr>
<td>Staircase</td>
<td></td>
</tr>
<tr>
<td>Storage staircase with wood and stainless steel rods railing</td>
<td>Included</td>
</tr>
<tr>
<td>Storage staircase with painted steel railing</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>Bedbase</td>
<td></td>
</tr>
<tr>
<td>Bedspring (1 1/2 thin) for loft, queen size</td>
<td>$100.00</td>
</tr>
</tbody>
</table>

### SECURITY

<table>
<thead>
<tr>
<th>Section</th>
<th>Category</th>
<th>Description</th>
<th>Included/Option</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equipment</td>
<td>Plumbing</td>
<td>ABC Exit window in lofts and downstair bedroom (if applicable)</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Detector</td>
<td>Propane detector</td>
<td>Included</td>
<td>Only if propane options are selected</td>
</tr>
<tr>
<td></td>
<td>Extinguisher</td>
<td>ABC Exit window in lofts and downstair bedroom (if applicable)</td>
<td>Included</td>
<td></td>
</tr>
</tbody>
</table>

*Specifications and pricing are subject to change without notice, contact your dealer/manufacturer for more information.
*All Minimaliste Park models comply with the ANSI A119.5 standards.