

Mini-Cottage

Finished "Studio"
with Bath or Bath & Kitchen
(Pilot Program)

**Other sizes
available
(up to 480 sq. ft.)**

Base Price with Bathroom

Size	Price
12x12	\$43,082
12x16	\$49,873
12x20	\$57,072
14x20	\$63,818
16x20	\$69,627
16x24	\$78,571
20x20	\$81,178
20x24	\$92,194

**The following items
are not included in the
base prices, but will be
quoted after an on-site
inspection**

- A. Site preparation if required
- B. Utilities hook-up
(water, sewer, electrical)
- C. Permit fees

Base Price with Bathroom & Kitchenette

Size	Price
12x12	\$47,382
12x16	\$54,173
12x20	\$61,372
14x20	\$68,118
16x20	\$73,927
16x24	\$82,871
20x20	\$85,478
20x24	\$96,494

**Includes 5 ft. one-piece
kitchenette with sink,
2-burner cooktop,
mini refrigerator**

Base Price with Bathroom & Kitchen

Size	Price
12x12	\$55,943
12x16	\$62,734
12x20	\$69,933
14x20	\$76,678
16x20	\$82,487
16x24	\$91,431
20x20	\$94,038
20x24	\$105,054

**Includes 6 ft. x 6 ft. corner
kitchen with base cabinets,
countertop & backsplash,
wall cabinets, 4-burner
cooktop, exhaust fan,
7.3 cu. ft. refrigerator**

Ideal For...

- Extra Bedroom
- Dwelling Unit for Family Member
- Rental Unit
- Guest House
- Tiny Home
- ...and many other uses

Site Requirements...

- Site must be located within our "local service area"
- Placement must meet local Planning/Zoning Codes
- Parking for delivery vehicles within 150 ft. of job site
- Clear 3 ft. wide pathway truck to site; no stairs or hillside access
- Flat and level dirt at job site (Shed Shop will quote site preparation if required)
- 18 inches clear workspace around all sides (plus setbacks)
- 3 ft. min. overhead clearance above building

Base Prices Include...

- All drawings & permit procurement
- Concrete slab foundation with perimeter footing (meets earthquake codes)
- Fully constructed building with gable roof & 30 yr. shingles
- 36 in. 9-light entry door; two dual pane vinyl windows
- Electrical package: subpanel, wall outlets, LED ceiling lights, & exterior motion light
- Insulation, textured sheetrock, interior door & window trim
- Finished flooring & baseboard
- Two-tone exterior paint; one-tone interior paint (credit if you do your own painting)
- Wall mounted HVAC unit
- 6ft x 6ft bathroom with toilet, 32 or 36 in. pre-molded shower, corner sink, exhaust fan, 30 gal. hot water heater, ejector pump, over-sink cabinet w/mirror

Note: Utilities hook ups (water, sewer, electrical) are NOT included in the base price but will be quoted after an on-site inspection. Permit fees are added when the amount is known.