

Mini-Cottage

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

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

Ideal For...

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

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

Size	Price
12x12	\$43,642
12x16	\$50,433
12x20	\$57,912
14x20	\$64,658
16x20	\$70,607
16x24	\$79,551
20x20	\$82,438
20x24	\$93,454

Base Price with Bathroom & Kitchenette

Size	Price
12x12	\$48,082
12x16	\$54,873
12x20	\$62,352
14x20	\$69,098
16x20	\$75,047
16x24	\$83,991
20x20	\$86,878
20x24	\$97,894

Base Price with Bathroom & Kitchen

Size	Price
12x12	\$56,783
12x16	\$63,574
12x20	\$71,053
14x20	\$77,798
16x20	\$83,887
16x24	\$92,831
20x20	\$95,718
20x24	\$106,734

Includes all items in green box PLUS 5 ft. one-piece kitchenette with sink, 2-burner cooktop, mini refrigerator

Includes all items in green box PLUS 6 ft. x 6 ft. corner kitchen with base cabinets, countertop & backsplash, wall cabinets, 4-burner cooktop, exhaust fan, 7.3 cu. ft. refrigerator

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
- 6 ft. x 6 ft. 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.

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 in. minimum clear workspace around all sides (plus applicable setbacks)
- 3 ft. min. overhead clearance above building

