

# 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

### Base Prices Include...

- All drawings & labor to obtain permit
- Concrete slab foundation with perimeter footing (meets earthquake codes)
- Fully constructed building with gable roof & 30 yr. shingles
- Meets most Title 24 and Green Building Standards (extra costs in certain cities)
- 36 in. 9-light entry door; two dual pane vinyl windows
- Electrical package including subpanel (may require a service upgrade of the main house panel)
- 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)
- Single unit wall-mounted HVAC
- 6 ft. x 6 ft. bathroom with toilet, corner shower, sink/vanity with mirror, exhaust fan, gas tankless hot water heater.

### Base Price with Bathroom Only

Size	Price
12x16	\$89,000
12x20	\$97,500
14x20	\$105,000
16x20	\$112,000
16x24	\$122,000
20x20	\$125,500
20x24	\$138,000

Includes all items in green box to the left

### Base Price with Bathroom & Kitchen

Size	Price
12x16	\$101,000
12x20	\$109,500
14x20	\$117,000
16x20	\$124,000
16x24	\$134,000
20x20	\$137,500
20x24	\$150,000

Includes all items in green box PLUS 6 ft. x 6 ft. corner kitchen with base cabinets, countertop & backsplash, wall cabinets, 24" range, exhaust fan, 7.3 cu. ft. refrigerator

### Site Requirements...

- Site must be located within our "local service area"
- Placement must meet local Planning/Zoning Codes including conformance to size, height, maximum lot coverage, & setback limits
- Parking for delivery vehicles within 150 ft. of job site
- Clear 3 ft. wide pathway truck to site; stairs or hillside access extra
- Flat and level dirt at job site (Shed Shop will quote site preparation if required)
- 18 in. minimum clear workspace around all sides (plus required code setbacks)
- 3 ft. min. overhead clearance above building

### The following items are not included in the base prices, but will be quoted after a Design & Cost Analysis:

- Site preparation if required
- Utilities hook-ups—water, sewer, electrical, gas. Costs are different for every property.
- Title 24 and Green Building adjustments if required
- City/County requirements above and beyond the Building Code if required
- City/County Permit Fees
- Development/Impact Fees if required