

# 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

### Turn-Key Package Includes...

- All drawings & labor to obtain permit
- Concrete slab foundation with perimeter footing
- 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
- 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.

### Options/Extras...

*We offer a few limited options that are NOT included in the turn-key package. These items are shown in some the photos & drawings on our web site.*

- ...items such as dividing walls, laundry closet, mini-split HVAC, door & window options, etc.

### 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 and level 3 ft. wide pathway from truck to site
- Flat and level dirt at job site (Shed Shop will quote site preparation if required)
- 18 in. minimum clear workspace around all sides
- 3 ft. min. overhead clearance above building

### Turn-Key Pkg. with Bathroom Only

Size	Price
12x16	\$96,000
12x20	\$105,000
14x20	\$113,000
16x20	\$120,000
16x24	\$131,500
20x20	\$134,500
20x24	\$148,500

Includes all items in green box to the left

### Prices Effective

07/18/2019

### Turn-Key Pkg. with Bathroom & Kitchen

Size	Price
12x16	\$108,000
12x20	\$117,000
14x20	\$125,000
16x20	\$132,000
16x24	\$143,500
20x20	\$146,500
20x24	\$160,500

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, 10.7 cu. ft. refrigerator

### Items not included in the above prices—will be quoted after a thorough Design and Cost Analysis

- Utilities hook-ups—water, sewer, electrical, gas.  
(Costs are different for every property)
- City/County Permit Fees

### The following may or may not be required...

- Title 24 and Green Building adjustments
- City/County requirements above and beyond the California Uniform Building Code
- Site preparation
- Development/Impact Fees

