

Shell			Add-on
Trailer	Dimensions	8.5ft W x 32ft L	●
	Tongue Length	5ft	●
	Hitch Type	Pintle	●
	Axel Rating	3x 7000lbs	●
	Paint/Finish	Black/Powder-coated Paint	●
		Galvanized	+5,000CAD
	Stabilizer	8x Leveling Jacks	●
Floor-R34	Structure	2x4 Frame + 0.75in Subfloor (Fastened to trailer frame)	●
	Insulation	3.5in Mineral Wool + 2in XPS + 3in EPS Foam	●
	Exterior Flashing	Under-mount Galvanized Steel Sheeting	●
	Interior Flooring	Engineered Click Waterproof Hardwood Flooring	●
Walls-R24	Structure	2x4 Frame + ZIP System R9 Sheathing	●
	Insulation	3.5in Mineral Wool + 1.5in Exterior Un-interrupted Rigid Foam	●
	Siding & Exterior Trim	Corrugated Steel	●
		Vented Maibec Wood Siding	+11,000CAD
Interior Finish	Pine Plywood Paneling + Solid Pine Trims, Clear-coated	●	
Roof-R32	Structure	2x6 Frame + 0.75in Sheathing	●
	Insulation	5.5in Closed-cell Sprayed Foam	●
	Roofing	Resisto 2-ply Roofing System with Granular Cap Sheet	●
	Interior Finish	Pine Plywood Paneling + Solid Pine Trims, Clear-coated	●
Bathroom: Drywall + Primer + Bathroom Paint		●	
Glazing	Doors & Windows	PVC Low-E & Argon Double Pane Tempered Glass	●
	Skylights	2x 2ftx4ft Operating Velux Skylights	●
Power			
Electricity	Electrical Panel	120/240V, 50A Panel	●

	Connection	120/240V, 50A RV Exterior Power Plug	•
	Grounding	Grounding Rod and Wire	•
	Outlets	120/240V Outlets + GFI Kitchen, Bath and Exterior Outlets	•
	Lights	3x Black, Exterior Sconces	•
		8x Black or White Dimmable LED Potlights	•
		2x Dimmable LED Gimble Pot Lights, Kitchen	•
Propane	Connection	Interior Propane Regulator + Gas Lines	+\$1,000CAD
Air			
Heating/Cooling	Electric	TruHeat In-floor Radiant Heating System, Multi-zone	•
		Minisplit 12K BTU, Single-head	•
	Propane	40K BTU Suburban Propane Furnace, Forced Air	+\$3,500CAD
Circulation	Air Exchanger	Panasonic Energy Recovery Ventilation System (ERV)	•
	Range Hood	<300 CFM Under-cabinet	•
	Ceiling Fan	2x Ceiling Fans	•
	Make-up Air Vent	Passive Vent with Damper	•
Water			
General Plumbing	Fresh Water Lines	Uponor or PEX	•
	Waste Water Lines	ABS, 4in Waste Water Line Exterior Connection	•
	Water Connection	0.75in Uponor or PEX Water Inlet	•
	Water Heater	Marathon 40 Gallon Electric Hot Water Tank	•
		On-demand Propane Water Heater	+\$3,500CAD
	Water Filtration	UV and Carbon Particle Filter	•
	Water Pressure	In-line Pressure Tank	+\$300CAD
Kitchen	Sink	24in Under-mount Sink	•
	Faucet	Single-handle, Black	•

Bathroom	Sink	Single, White Ceramic or Porcelain	•
	Faucet	Single-handle, Black	•
	Toilet	Dual Flush Toilet	•
		Nature's Head Composting Toilet	+\$1,500CAD
Shower	Base	32in x 42in Fibreglass Reinforced Acrylic Tray	•
	Wall Panels	Muraluxe Shower Wall Panels	•
	Shower Door	Glass Swing Door + Fixed Panel, Black Trim and Hardware	•
	Shower Fixture	Nebia Corre Four-function Fixed or Handheld, Black	•
	Accessories	1x Mirror, 2x Towel Hooks + Toilet-paper Holder, Black	•

Appliances

	Cooktop	2-burner Induction Cooktop	•
	Oven	24in Built-in Electric or Propane Oven	•
	Refrigeration	24in Fridge/Freezer (11Cu.Ft)	•
	Laundry	Washer/Dryer Combo, Electric	•
	Dishwasher	18in Panel-ready Dishwasher	+\$1,000CAD

Cabinetry

Kitchen	Cabinets	Solid Slab Doors, Solid Colour	•
		Soft Close Hardware	•
		Cabinet Door Pulls and Handles, Black	•
	Countertop	0.78in Quartz Countertop	•
0.18in Stainless Steel		+\$1,000CAD	
	Backsplsh	Quartz or Stainless Steel	+\$1,500CAD
Living	Pantry Cabinet	Pantry Shelves + Loft Access Ladder	•
Loft	Bookshelf	Built-in Book Shelf + Access Door	•
Bathroom	Vanity Cabinet	Integrated Vanity Cabinet with space for Laundry	•

		Top Medicine Cabinet	•
	Countertop	0.78in Quartz Countertop	•
Bedroom	Wardrobe	1x Wardrobe Cabinet	•
Safety			
	Detectors	CO, Gas and Smoke Detectors	•
Certification			
	CSA Z240-RV	Certification Sticker and Documents	•

2023 Base Pricing: \$189,000CAD + HST

1. Delivery costs are calculated on a case by case basis and are not included in this pricing.
2. We do not offer any on-site work for this tiny home at the moment. This includes site preparation, or service installation and hookups.
3. Specifications and pricing are subject to change without notice. Please contact us at hello@instead.works for confirmed pricing.