## Cumberland 45' Park Model Spec Sheet

**General overview of home:**
35ft Tiny Home on Wheels with 10ft integrated porch on entry end (45ft total length). Master on main. ANSI 119.5 Certified Park Model RV.

**Dimensions:**
12'6" W x 35' L x 14' H

**Build platform:**
Bumper pull with quad axle. Purpose-built steel chassis, painted, trailer brakes, highway lighting, DOT approved.

**Roof:**
Tuff-Rib metal roof, 29 gauge. Multi-pitch gable roofline.

**Sheathing:**
ZIP System water resistant sheathing panels wih ZIP Tape joints.

**Siding:**
LP SmartSide painted lap siding. Board and batten siding on bump-outs. LP SmartSide trim. Benjamin Moore satin exterior paint.

**Integrated Deck:**
Gable roofline extended over 10’ pressure treated deck with ceiling fan. Pressure treated Douglas fir corner posts, railings with hog fence.

**Power hookup:**
100 amp hookup. 2 exterior outlets.

**Water system/Plumbing:**
Fresh water hose inlet and onboard pressure reducer. 1/2” Wirsbo expansion PEX & fittings used throughout. Exterior garden hose bib.

**Hot Water Heater:**
Rheem 20 gal tanked electric water heater.

**Heating/ Cooling:**
Ductless dual-head mini split, A/C & heat pump, 18,000 BTU.

**Insulation:**
Walls, ceiling & floor insulated with closed-cell spray foam.

**Walls:**
Painted 7” reveal shiplap.

**Ceilings:**
Stained V-joint tongue & groove.

**Floors:**
Waterproof engineered hardwood.

**Door:**
French out-swing fiberglass entry doors, full-light, no grids. Schlage keyless entry and handleset.

**Windows:**
Double paned, low-E vinyl windows. White, no grids.

**Lights/ Fan:**

**Cabinetry and Millwork:**
Finish-grade plywood cabinet bases and solid wood face frames. Pre-finished drawer boxes with soft-close drawer glides. All doors have soft-close hinges. All trim & millwork is solid wood.

**Kitchen general:**

**Appliances:**
- Fridge - Whirlpool 11.6 cu. ft. Top Freezer
- Cooktop - Summit 24 in. Radiant Electric Ceramic Glass Cooktop
- Hood vent - Broan 24” range hood
- Stackable Washer/Dryer - Hookups only

**Bedroom:**
Main floor bedroom to fit a queen size bed with two floating night stands. Swing door access. Double closets with outlet & conduit for TV/cable in between closets. Wood desktop below TV placement with open space below for luggage storage.

**Bathroom general:**
12”x24” porcelain tile shower surround with corner Schluter shelves. Delta shower trim kit. 30” vanity base with solid surface top. Vent fan. Pocket door access.

**Toilet:**
Gravity flush, white, round bowl with slow close seat

### TOTAL MODEL PRICE:

$153,275

### FALL SALE:

$143,000