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

**Dimensions:**
12' 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 with 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. Douglas fir 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” Winsbo 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 7” spruce shiplap.

**Floors:**
Waterproof engineered hardwood.

**Door:**
Fiberglass door, full-light, no grids. Schlage Encode Smartlock.

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

**Lights/Fan:**
Surface-mounted LED ceiling lights. Three standard ceiling fans with light—living room, bedroom, and integrated porch. Bathroom vanity sconce. Generation Lighting bedside reading lights

**Living area:**
Open living area available for your furniture. Outlet & conduit for TV/cable.

**Workstation:**
Built-in desk in hallway. Includes 3 drawers. Upper ledge for long term storage with 2 enclosed cubbies.

**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:**
Closed lower and upper cabinets with shaker panel doors. Open upper shelving. Solid surface countertop with 3” backsplash. Undermount stainless sink.

**Appliances:**
- Fridge - Whirlpool 11.6 cu. ft. Top Freezer
- Cooktop - Prestige 24” Electric Range
- Hood Vent - Broan 24” range hood
- Microwave - Open space with outlet for microwave placement
- Dishwasher - Frigidaire 18 in. Built-In with Stainless Steel Tub
- Stacked Front-Loading Washer/Dryer - Hooks up only

**Sleeping areas:**
Main floor bedroom to fit a queen size bed with two floating night stands. Double closets with outlet & conduit for TV/cable in between closets.

**Bathroom general:**
12”x24” porcelain tile shower surround with inset niche. Delta shower trim kit. 30” vanity base with solid surface top. Vent fan. Swing door access.

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

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**TOTAL MODEL PRICE:**

$ 462,405

**FALL SALE:**

$ 142,000

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- Diagram of the Cumberland 45' Park Model