Tellico 45’ Park Model Spec Sheet

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

Dimensions: 12’ W x 35’ L x 15’ 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. Gable & low-pitch gable roofline.

Sheathing: ZIP System water resistant sheathing panels with ZIP Tape joints.

Siding: Combination of LP SmartSide painted textured lap siding and smooth board and batten siding. 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. Custom fabricated horizontal steel railings, powder coated.

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.

Accent Wall: Interior accent wall – vertical shiplap w/ accent color - Ripe Olive (SW 6209)

Ceilings: Stained V-joint tongue & groove.

Floors: Waterproof engineered hardwood.

Door: Fiberglass door, full-light, no grids. Century Encode Smart Wifi door lock with alarm and Latitude lever handleset, black.


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

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.


Appliances:
- Fridge - Whirlpool 11.6 cu. ft. Top Freezer, stainless
- Cooktop - Prestige 24” electric range, stainless
- Hood vent - Broan 24” range hood, stainless
- Microwave - Whirlpool countertop microwave, Model WMC30309LS 0
- Side-by-side front-loading washer/dryer - Samsung front-load stackable washer & dryer units

Sleeping Areas:
- 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. Lower half of one closet contains hot water heater. Wood desktop below TV placement with open space below for luggage storage. 6' x 9' sleeping loft with storage stair access for queen or double size bed. Custom fabricated steel handrails to loft.

Bathroom general: 12’x24” porcelain tile shower surround with inset Schluter shower niche with shelf. 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

TOTAL MODEL PRICE: $168,790