



Etowah 32' Park Model Spec Sheet WRS18

Certification	Park Model RV, Built to ANSI 119.5. Certified through Pacific West Associates. Exterior plaque.
Footprint and layout	326 sq. ft. main level. Master on main. Sleeping loft.
Dimensions	10' W x 32' L x 14' H. 24" bump out on tongue end.
Build platform	Bumper pull trailer with triple axle. 2 5/16" ball hitch. Chassis constructed with thick gauge steel. All trailers are painted, include trailer brakes, highway lighting, DOT approved.
Framing	2x4 framing. OSB subflooring. Nail plates.
Sheathing	ZIP System water resistant rigid panels on exterior walls and roof.
Roofing	Tuff-Rib metal roof - Black HD. Shed (single-pitch) roofline.
Insulation	Walls, ceiling, and floor insulated with closed-cell spray foam.
Primary Siding	LP SmartSide painted textured board and batten siding and trim. Pinelands (BM 446)
Windows	Southern Rose vinyl windows. White frames.
Entry Door	Fiberglass entry door, full-lite. Painted, Caviar (SW 6990). Schlage keyless entry.
Exterior Sconce	Elegant Lighting Raine 8" Tall Outdoor Wall Sconce, black.
Power hookup	50 AMP hookup for electrical service to home. Plug located on tongue end. Exterior outlet.
Water In	Fresh water hose inlet accessible underneath trailer. Onboard pressure reducer.
Greywater Out	2" PVC stub out underneath trailer. P-trap for shower drain accessible underneath trailer. P-traps for sinks located in corresponding cabinet.
Blackwater Out	3" PVC stub out underneath trailer. Located directly underneath toilet.
Propane system	Tongue-mounted exterior console with propane regulator and braided cord for ground mounted propane tanks separate from the tiny house.
Hot water heater	Propane tankless on-demand hot water heater.
Heating/Cooling	Ductless mini split A/C and heat pump, 9,000 BTU. 1 air handler located in living room. Exterior unit mounted above bathroom bump out (tongue end).
Trailer underbelly	Critter barrier underneath trailer. Removable for to access plumbing lines. All stub outs exposed for easy access.
Bedroom, Loft, Access	Separate main floor sleeping area with pocket door access, painted - Spring in Aspen (BM 954). Built-in closets in bedroom. Additional sleeping loft above opposite end with moveable ships ladder access. Knee wall in loft.
Walls	Painted drywall throughout. Spring in Aspen (BM 954)
Ceilings	Painted drywall throughout. Pure White (SW 7005)
Floors	3/4" pre-finished hardwood floors. Sunset Coast (TR12379)
Lights/Fan	Slim profile LED ceiling lights - white. Hunter 36" white ceiling fan (in living area). Kitchen sconce - burnished bronze.
Living area	Open living area available for your furniture or desk.
Kitchen cabinetry	Maple shaker cabinets, painted Pure White (SW 7005). Gold finish hardware. Floating open shelving above.
Kitchen countertops and sink	Butcher block countertops. Champagne bronze faucet. White drop-in sink. Tile backsplash, Mojave Zellige (Stacked Vertical), Sea Water / Light Green
Kitchen appliances	4-burner stainless Prestige propane range. Stainless hood vent above. 3/4 size stainless Whirlpool 24" fridge with upper freezer.
Laundry connections	Combo washer-dryer hookups only.
Bathroom general	White fiberglass 48" shower pan and surround. 36" vanity cabinet (maple, shaker door) with Corian counter and rectangular undermount sink. Champagne bronze faucet and modern gold cabinet pulls.
Toilet	Kohler Cimarron gravity flush toilet
Warranty	One year limited warranty on workmanship. Pass through warranties on appliances and certain materials.

TOTAL MODEL PRICE:	\$118,300
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