

SIMPLIFY FURTHER TINY HOMES

2024 BASE MODELS



	SHANTI	TULSI	RASA	PRANA	GOA
 <p>SIMPLIFY FURTHER TINY HOMES WWW.SFTINYHOMES.COM 352-327-2888 CONTACT@SFTINYHOMES.COM</p>					
	\$30,000	\$35,000	\$45,000	\$60,000	\$65,000
FEATURES	Main level bedroom. Most versatile, simple, minimalist, affordable. Convertable open space. Mobility accessibility. Use for living, office, crafts, clients, meetings or guests.	Main level bedroom w/twin loft. Mobility accessibility. Great for senior housing. Large kitchen, more cooking and storage space, built-in bar stool seating, exterior stairs.	5-star Airbnb model designed to maximize profit and roi for short term rental hosts. Two spacious sleeping lofts, built-in bar stool seating, built in bathroom storage, exterior stairs.	Makes a great guest house, small home for full time living or a profitable efficient Airbnb. Prana's winning feature is a cozy living room nook. Two spacious sleeping lofts, exterior stairs.	Designed for anyone going tiny full time. Features dynamic large kitchen layout w/extra countertop space and cabinet storage. two spacious sleeping lofts, exterior stairs.
EXTERIOR DIMENSIONS	8'W x 20'L x 13.6'H	8'W x 20'L x 13.6'H	8'W x 20'L x 13.6'H	8'W x 24'L x 13.6'H	8'W x 24'L x 13.6'H
TOTAL SQ FT	133	161	224	266	252
SLEEPING CAPACITY	2	3	6	6	5
LIVING AREA	10'L x 7'2"W includes sleeping area	6'L x 2'W	5'L x 7'2"W under loft	7'L x 7'2"W under loft	7'8"L x 2'W
LOFT	Storage Loft Only 7' x 4' w/ladder access	1 Twin Loft 7' x 4' w/ladder access.	2 Queen Lofts 7'x 8' master loft w/open stairs. 7'x 5' loft w/ladder access.	2 Queen Lofts 7'x 8'master loft w/open stairs. 7'x 7' loft w/ladder access.	2 Queen Lofts 7'x 8' master loft w/open stairs. 7' x 5' loft w/ ladder access.
OPEN FLOOR PLAN	✓				
MAIN LEVEL BEDROOM	✓	✓			
KITCHEN Electric Cooktop Refrigerator	2 burner 3.1 cubic feet	2 burner 10 cubic feet	2 burner 3.1 cubic feet	4 burner 10 cubic feet	4 burner 10 cubic feet
BATHROOM Full Size Dimensions Shower/Tub	4 x 7 Shower	4 x 7 Shower	✓ 5 x 7 Shower	✓ 5 x 7 Tub w/shower	✓ 5 x 7 Tub w/shower
WASHER/DRYER			✓	✓	✓
TOTAL WEIGHT (APPROXIMATE)	8,000 lb	9,000 lb	9,000 lb	12,000 lb	13,000 lb

UNIVERSAL SPECS

CERTIFICATION	NOAH Certification available (noahcertified.org). Includes: ANSI 119.5 Park Model RV code, NEC electrical code, Fire Safety codes, Tiny House on Wheels (THOW) specific requirements.
INTERIOR HEIGHT	9'9"to 10'3" slanted roof.
HEIGHT UNDER LOFT	6'4"
LOFTS	Egress window, black metal railings. Loft height 36".
KITCHEN	Flush mount, ceramic, electric cooktop stove. Stainless steel refrigerator with separate freezer. Pre-finished cabinets; open shelving above counters. Butcher block counter with drop-in stainless sink. Brushed nickel, oil rubbed bronze or black faucet and cabinet hardware (other finish options available). Above counter outlets.
BATHROOM	36x24 shower stall pan with full tile surround and shower head. 18 inch porcelain top sink OR 30 inch engineered marble vanity. Standard porcelain gravity flush toilet. Ceramic tile floors. Bathroom vent. Connections (vent/outlet) for alternative toilet or composting toilet also available. Custom pine swing door.
SUBFLOOR	2x6 framed R19 insulated subfloor with 3/4" plywood.
FLOORING	Pro grade waterproof vinyl in lofts, kitchen and living space (color options available). Porcelain tile in bathroom.
INSULATION	R13 fiberglass roll insulation in walls. R19 fiberglass roll insulation in floor and ceiling.
ROOF	Gulf-Rib 29g metal roof. Shed (single-pitch) roofline.
ROOF SHEATHING	1/2" OSB with ice and water weather shield.
SIDING	LP SmartSide painted lap siding with board and batten trim, sealed and stained pine tongue and groove accents (custom colors available).
POWER HOOKUP	50 amp hookup for electrical service to home. Exterior outlet.
WATER SYSTEM	Fresh water hose inlet.
HOT WATER HEATER	8 kWh electric tankless instant hot water heater.
HEAT/COOLING	Ductless mini split A/C and heat pump, 12,000 BTU.
WALLS	Painted drywall or painted shiplap (paint & stain options available).
CEILING	Stained pine tongue & groove (stain & sealant options available).
DOORS	Fiberglass door, full glass with built in blinds.
WINDOWS	Vinyl framed, double paned impact resistant glass windows.
LIGHTING	Slim profile LED ceiling lights. Exterior light sconce.
RV CONNECTIONS KIT	Flexible RV sewage hose.
TRAILER	Bumper pull, double axles. Hand built chassis, thick gauge steel, trailer brakes, highway lighting, DOT approved.