



# TINY HOMES


*For Sale*

Family Owned Tiny Home Builder  
Lake Butler, Florida



Tiny Home Ownership | Guest House | Home Office  
AirBnB | RV Park | Campground Investment Properties  
Affordability | Beauty | Quality | Class  
160 - 320 Sq Ft | Prices ranging from \$29,900 - \$65,000



 352-327-2888

 [contact@sftinyhomes.com](mailto:contact@sftinyhomes.com)

 [sftinyhomes.com](http://sftinyhomes.com)





# COMPANY PROFILE

We are a small family who live in a small town. We lived in a tiny home for 6 months together before moving into a standard sized home to accommodate our growing family. When we first moved in, from tiny house to "big" house, friends would come over and say "Wow! Your house is so minimalist, I love it!" Then we learned what it took to build a tiny house and now four years later, we have thousands of positive reviews with our AirBnB business and many happy tiny house customers who have also realized the rewards of tiny house living. We look forward to helping you reach your tiny house dreams.

## AWARD WINNING

**Best Tiny House  
Best in Show**  
Florida  
Tiny House Festival  
2020, 2022, 2023



## CERTIFICATIONS



**airbnb SUPER HOST**

**Govinda**  
Superhost

**2378**  
Reviews

**4.82★**  
Rating

**4**  
Years hosting



## MISSION & VISION

Our dream was to create family business that allowed us to maximize our time and resources. Allowing us to work smarter, not harder, while supporting the ability to spend more time together. Now, we want to do more than just build tiny homes. We want to share with others how their visions can become reality; how their dreams that others would view as too risky or too "out-there" can become life-changing.

Tiny homes are a small step into a big world of opportunities, options, freedom and fulfillment.

We believe the tiny home movement gives you the freedom to live the life you have always dreamed of; whether you are living in your tiny home, traveling in it, or renting it out. The tiny home movement redefines the American dream; no longer are the days of "Go Big, or Go Home" as the era of "Simple Living, High Thinking" is upon us.

Get Tiny, Get Free! And have more time in life for the things that really matter.

## FEATURED IN



# MODELS

## 2024

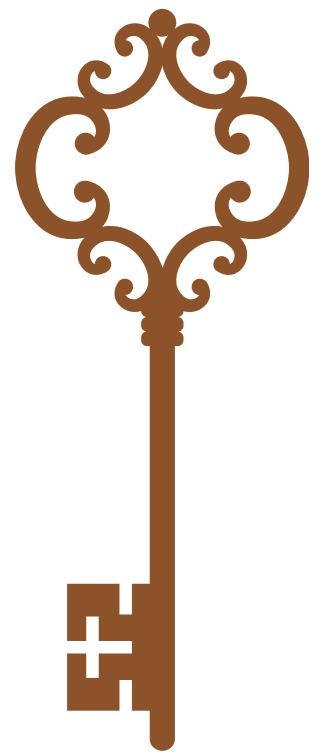
SHANTI

TULSI

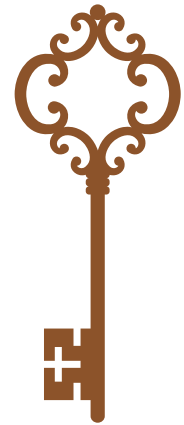
RASA

PRANA

GOA



S H A N T I





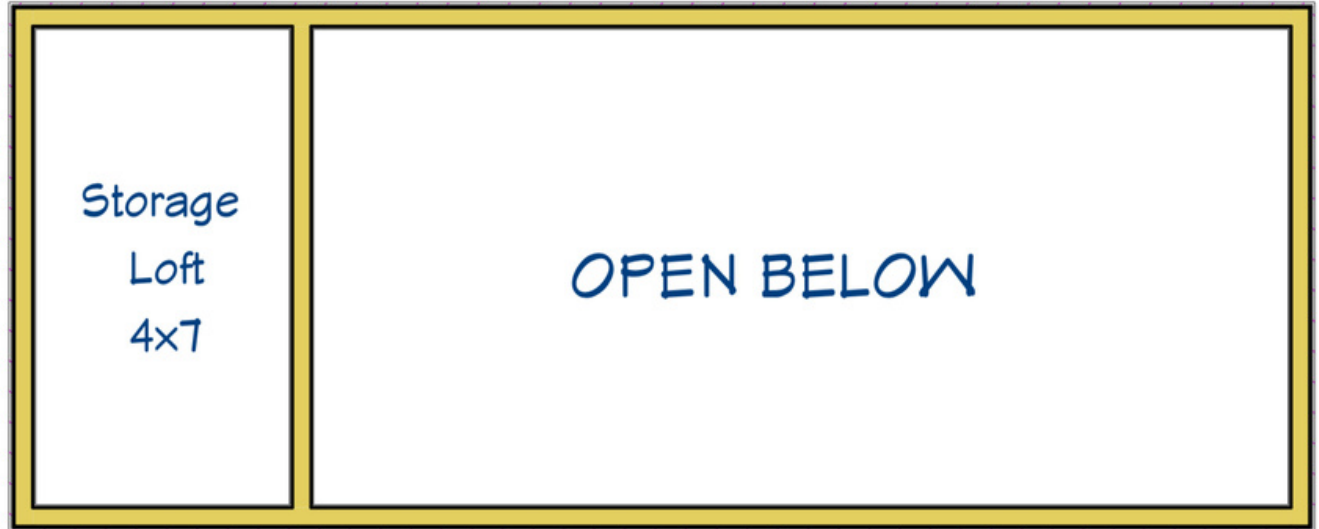
# SHANTI

GET SIMPLE | GET FREE

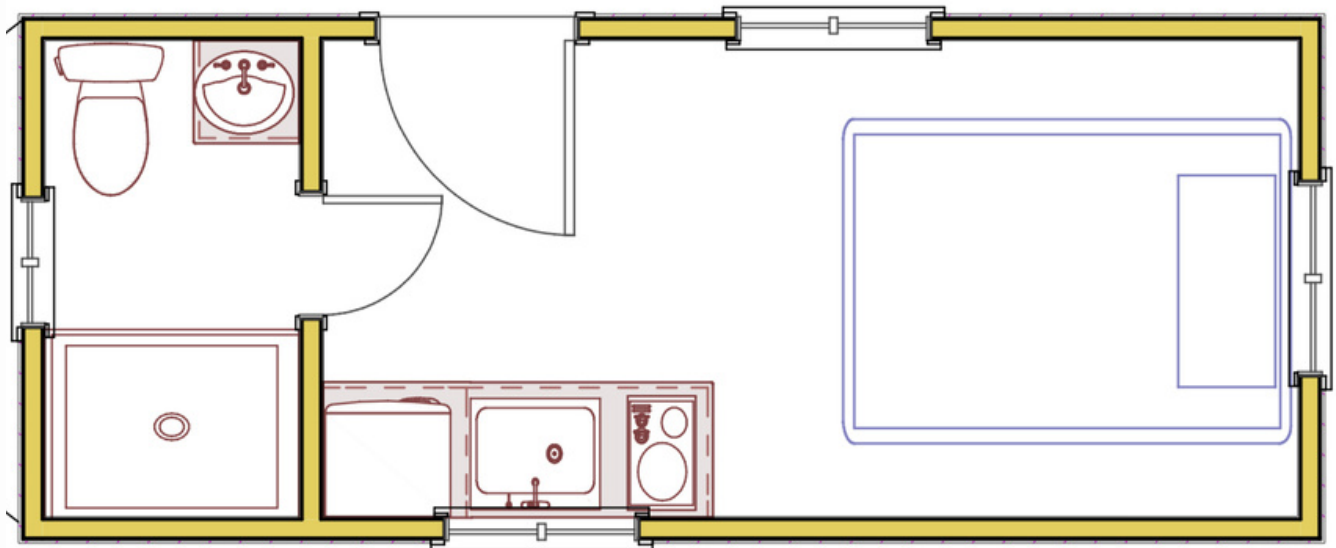


# SHANTI

## FLOOR PLAN



LOFT





# SHANTI

## MAIN LEVEL BEDROOM

## STORAGE LOFT

SIZE  
20X8

STARTING PRICE  
\$29,900



## key details

HOUSE LENGTH (EXTERIOR)  
20'

EXTERIOR WIDTH  
8'5"

EXTERIOR HEIGHT  
13'6"

MAIN LEVEL SQ FT  
160

LOFT SQ FT  
N/A

LOFT HEIGHT (at low side)  
36"

HEIGHT UNDER LOFTS  
6'4"

SLEEPS  
2



Shanti is our most simple and most versatile tiny home on wheels. With the wide open floor plan, this tiny home makes a great space for home offices, or small business owners looking to bring their business outside of their home. Convert the space into an office, a massage therapy room, a yoga studio, an art studio, a space to see clients, a recording studio...the possibilities are endless. Think of Shanti as a blank canvas for you to customize to your own needs!

Starting at only \$29,900, Shanti is perhaps the most affordable tiny home on wheels on the market at this quality and standard, making it a savvy option for small business owners to invest in growing their business.



T U L S I



# TULSI

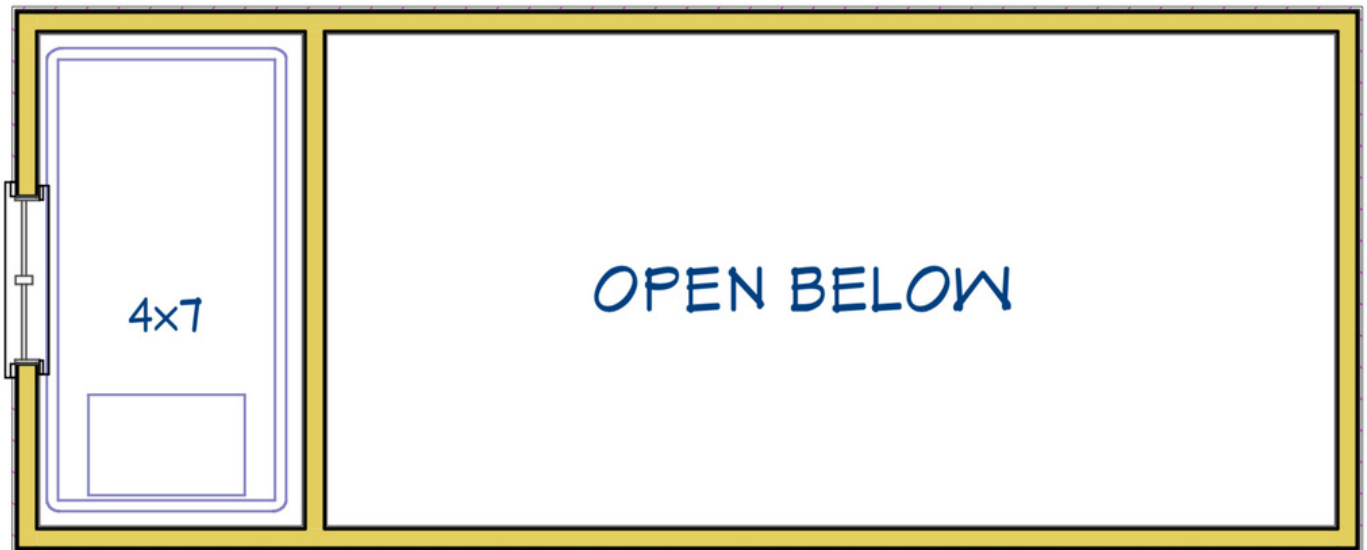
GET SIMPLE | GET FREE



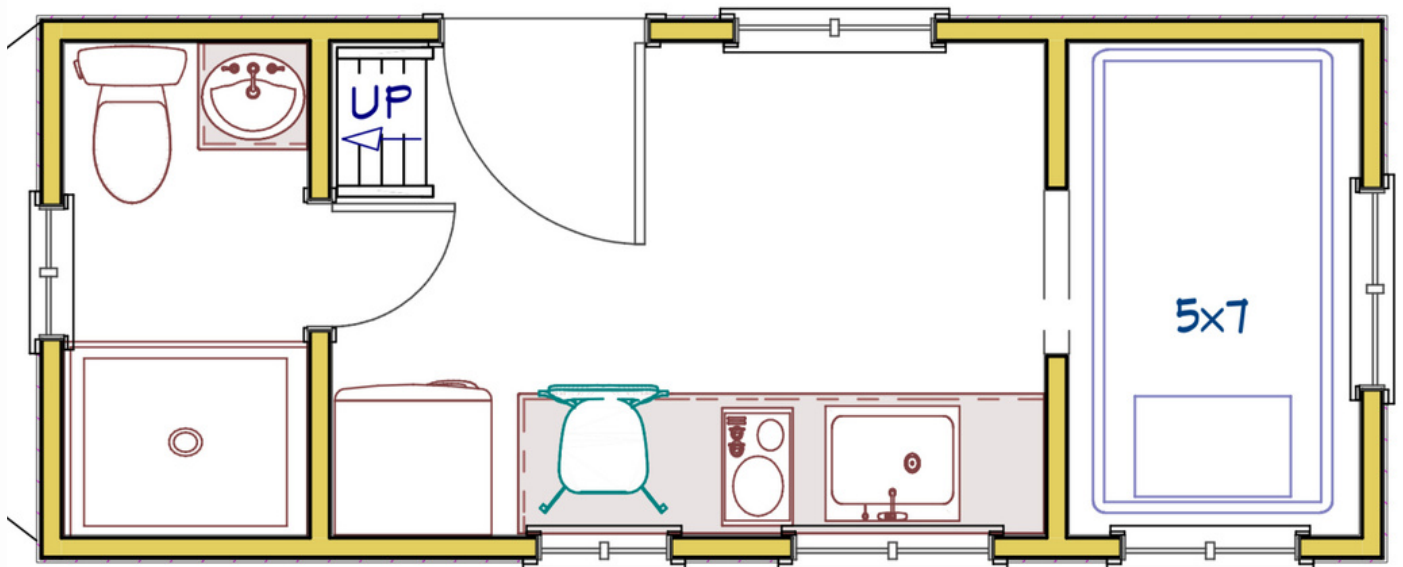


# TULSI

## FLOOR PLAN



LOFT





# TULSI

MAIN LEVEL BEDROOM

TWIN LOFT

SIZE  
20X8

STARTING PRICE  
\$40,000



## key details

HOUSE LENGTH (EXTERIOR)  
20'

EXTERIOR WIDTH  
8'5"

EXTERIOR HEIGHT  
13'6"

MAIN LEVEL SQ FT  
160

LOFT SQ FT  
23

LOFT HEIGHT (at low side)  
36"

HEIGHT UNDER LOFTS  
6'4"

SLEEPS  
3



Our Tulsi model makes the perfect guest house or mother-in-law suite. It has everything to be fully self sufficient and is complete with a kitchen, bathroom, seating area and two sleeping areas. Tulsi features a main level twin loft and queen sleeping room, making it perfect for anyone that does not want to climb stairs. For guests that love the loft, you could designate it as the main sleeping area and convert the downstairs bedroom to a living room!

Customize the space by choosing open shelving in the kitchenette, or reducing the storage space and adding seating. Comes with two burner cooktop stove and a 10 cubic feet stainless steel refrigerator, roomy bathroom with shower stall, flush toilet, mini sink and built in seating area.

R A S A





# RASA

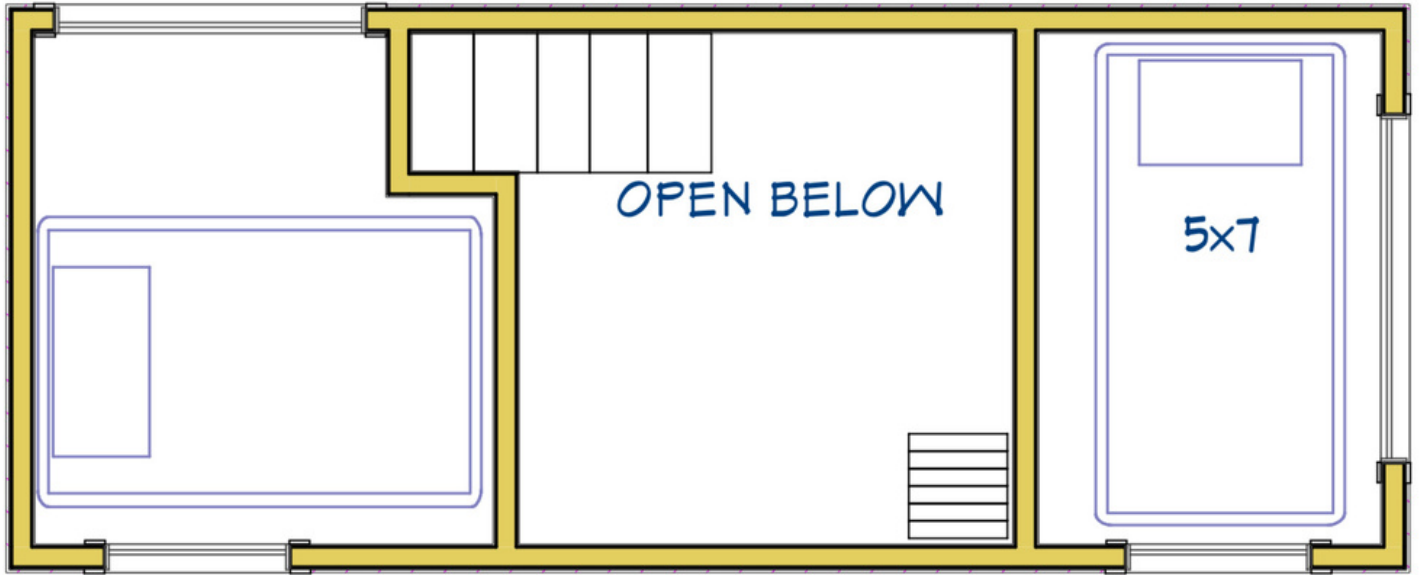
GET SIMPLE | GET FREE



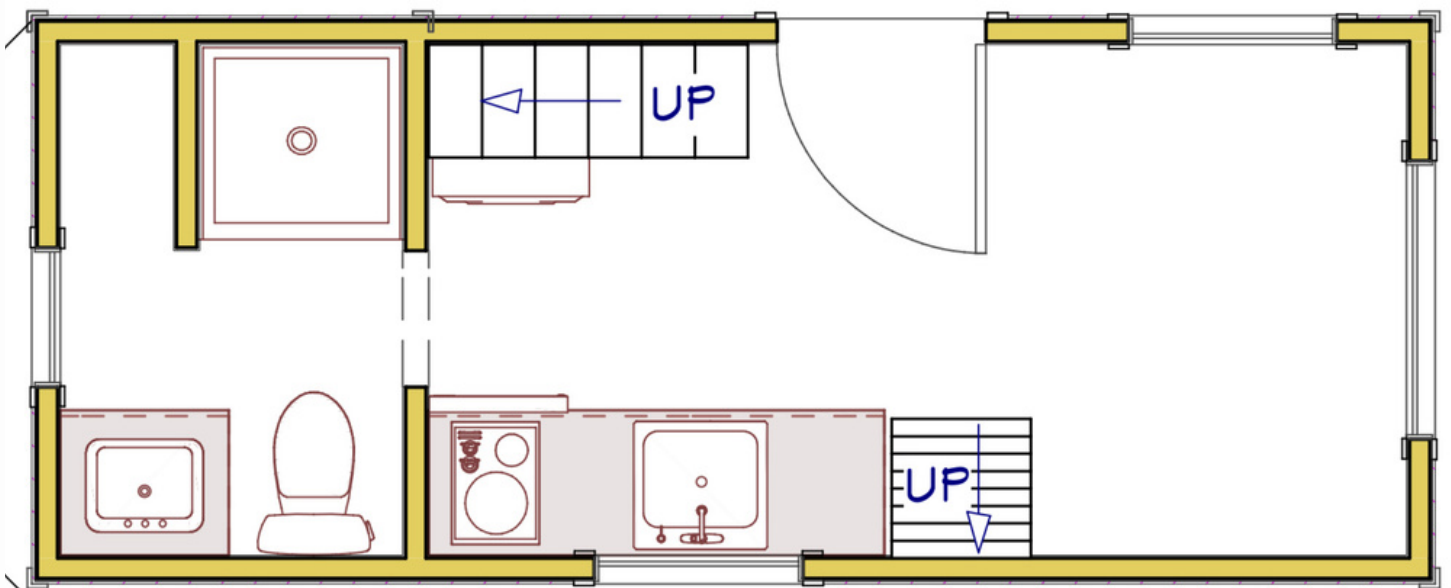


# RASA

## FLOOR PLAN



LOFT



# RASA

5-STAR AIR BNB MODEL

2 QUEEN LOFTS

SIZE  
20X8

STARTING PRICE  
\$45,000



## key details

HOUSE LENGTH (EXTERIOR)  
20'

LOFT SQ FT (2 lofts)  
104

EXTERIOR WIDTH  
8'5"

LOFT HEIGHT (at low side)  
36"

EXTERIOR HEIGHT  
13'6"

HEIGHT UNDER LOFTS  
6'4"

MAIN LEVEL SQ FT  
160

SLEEPS  
5-6



The Rasa is a 5-star Airbnb model designed to maximize profit and return on investment for short term rental hosts. After 3 years of hosting tiny homes on Airbnb, and 16 different Airbnb listings, we developed Rasa. The layout features two queen sized sleeping lofts along with space for a couch on the main level, making it possible to sleep 5-6 guests. The 20 ft Rasa is a complete package with a well-equipped kitchen, built-in barstool seating (or additional kitchen cabinets if storage is more precious than seating), a roomy bathroom with shower stall, vanity, flush toilet, storage and an open living space for lounging. Washer/dryer combo unit included.

A simple, minimalist design makes for quick and easy turn-over cleaning, keeping expenses low. The building materials used are designed and tested for rigorous daily use, ensuring minimal maintenance and upkeep for the host.

P R A N A





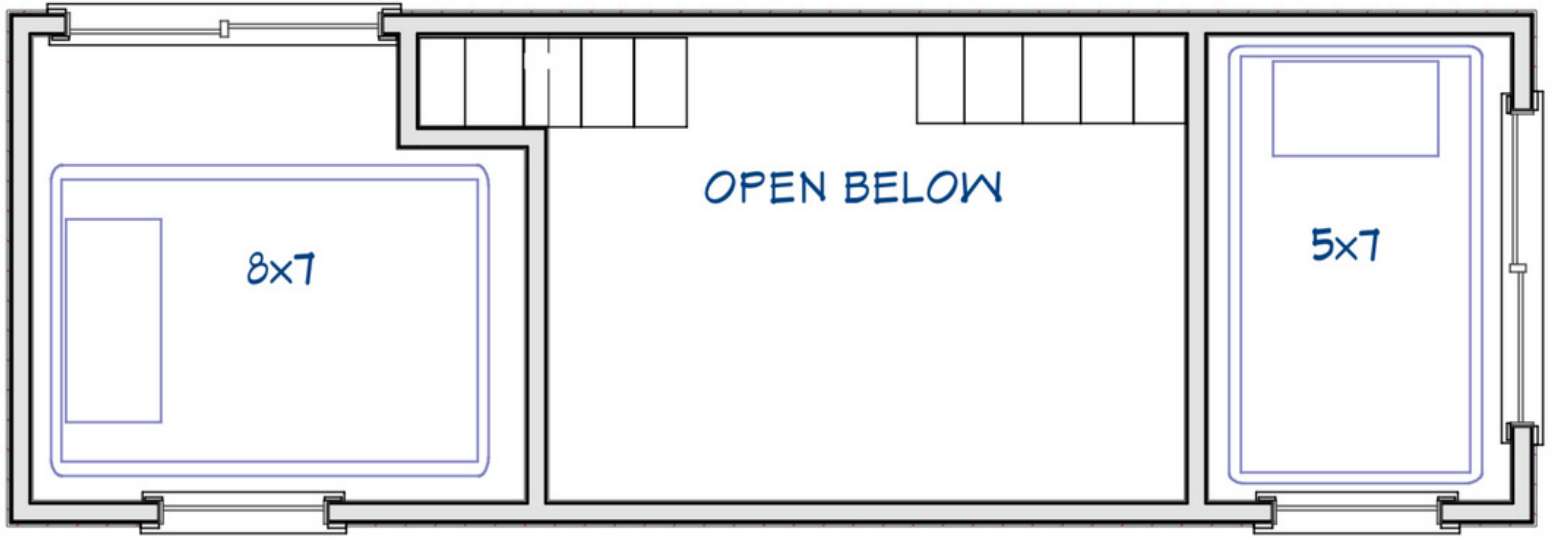
# PRANA

GET SIMPLE I GET FREE

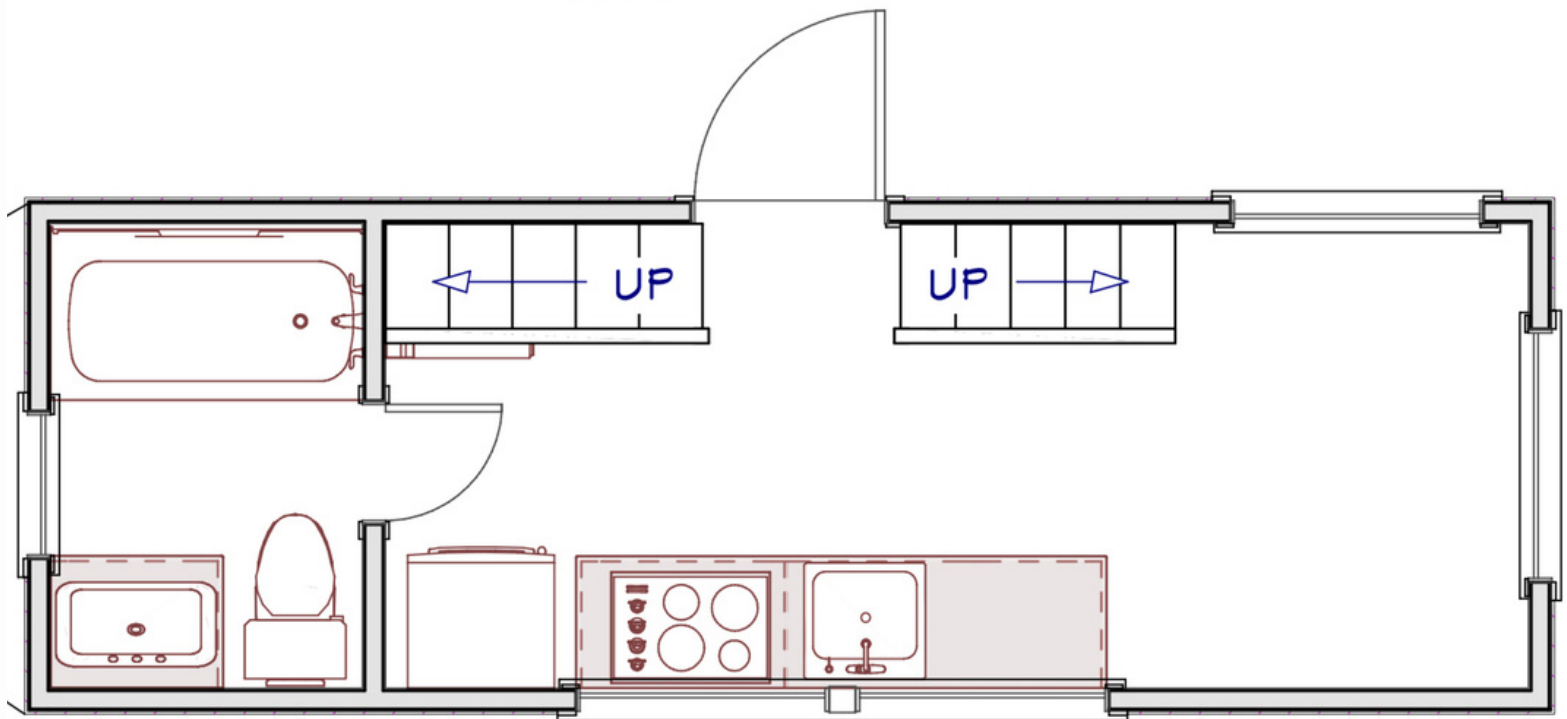


# PRANA

## FLOOR PLAN



LOFT





# PRANA

2 QUEEN LOFTS

SIZE  
24X8

STARTING PRICE  
\$60,000



## key details

HOUSE LENGTH (EXTERIOR)  
24'

EXTERIOR WIDTH  
8'5"

EXTERIOR HEIGHT  
13'6"

MAIN LEVEL SQ FT  
192

LOFT SQ FT (2 lofts)  
128

LOFT HEIGHT (at low side)  
36"

HEIGHT UNDER LOFTS  
6'4"

SLEEPS  
4



The Prana tiny home will add a new breath of fresh air to your life.

At 24 ft, Prana is a spacious design with universal uses, making a great guest house, a profitable and efficient Airbnb, or a small home for full time living!

A similar layout to our Rasa model, Prana has an added 32 sq ft of space and two queen sleeping lofts. The main features are a cozy living room nook and the roomy 7x7ft living space nestled under one of the lofts. Prana has the largest living room area of our models.

The kitchen has ample built in storage, a four burner cooktop stove, and a 10 cubic feet stainless steel refrigerator. Bathroom is full size with tub. Washer/dryer combo unit is included.

G O A





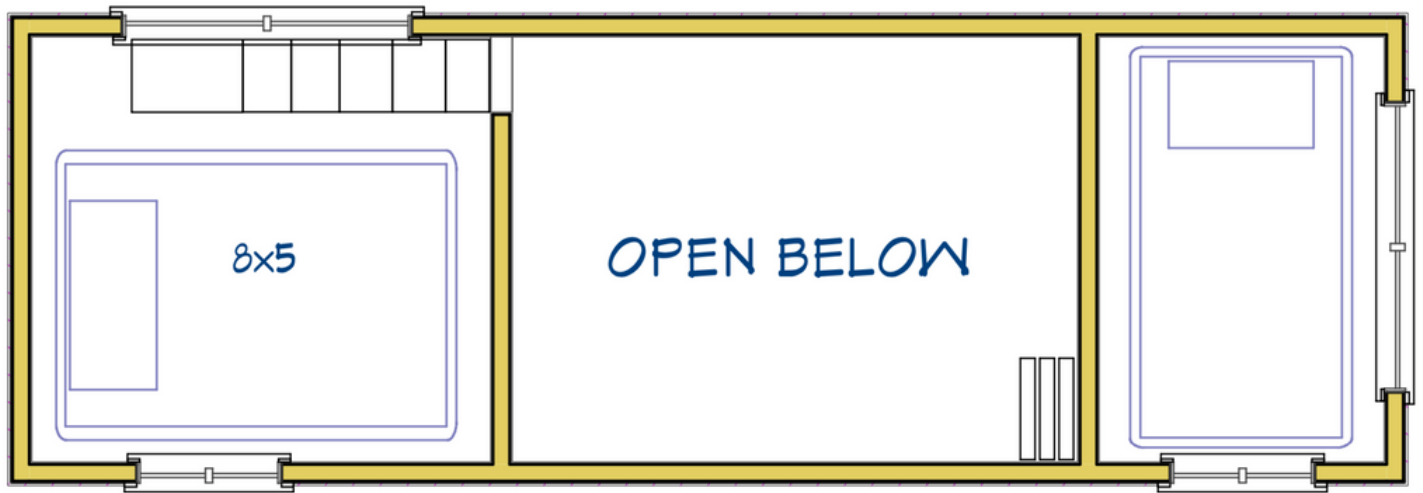
# GOA

GET SIMPLE | GET FREE

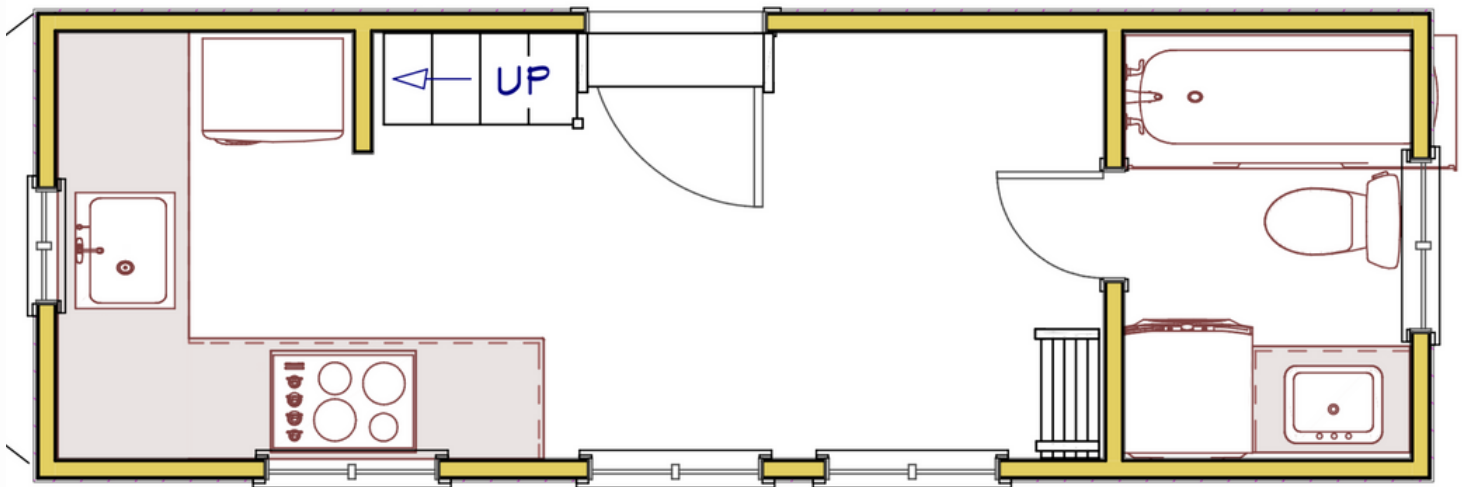


# GOA

## FLOOR PLAN



LOFT





# GOA

**FULL SIZE KITCHEN**

**2 QUEEN LOFTS**

**SIZE**  
24X8

**STARTING PRICE**  
\$65,000



## key details

HOUSE LENGTH (EXTERIOR)  
24'

EXTERIOR WIDTH  
8'5"

EXTERIOR HEIGHT  
13'6"

MAIN LEVEL SQ FT  
192

LOFT SQ FT (2 lofts)  
128

LOFT HEIGHT (at low side)  
36"

HEIGHT UNDER LOFTS  
6'4"

SLEEPS  
4



The Goa is your answer to living in a custom built, luxurious feeling home, without the mortgage!

The 24 ft Goa is a spacious design for those that want to go tiny full time! It comes with a luxurious kitchen as the main feature that is large enough to cook meals for the whole family. Includes a small table, spacious living room, full sized bathroom and two queen sleeping lofts. Goa also includes a 10 cubic feet stainless steel refrigerator and washer/dryer combo unit.

Additional built in storage and storage under the stairs that lead to the loft. With two spacious sleeping lofts, a roomy tub and shower bathroom, and cozy living room, Goa makes a great small home for anyone looking to go tiny.



# EXTERIOR

CHOOSE {ANY} EXTERIOR PAINT COLOR





# BUILD STANDARDS



## Certification Options

### **NOAH Dwelling \$3000**

Available pre build only.  
(Not available for already built tiny homes. Must start the certification process at the beginning of the build.)

### **Why would you need NOAH Dwelling Certification?**

- Permitting of a tiny home on wheels as a permanent residence on a private property if required by county/city.
- Permitting tiny home on wheels as ADU (accessory dwelling unit) aka mother in law suite. If required by county/city.

### **NOAH+ (RV Standard) \$1500**

Available pre or post build.

### **Why would you need NOAH+ Certification?**

- Placement of tiny home on wheels in RV park (if required by park owner).
- Receiving financing from small bank or lender.
- Insurance.

## Why Are Standards for Tiny Homes on Wheels (THOWs) or Movable Tiny Homes needed?

“Tiny homes on Wheels” have become very popular in the last few years, however, there is no specific standard for this unique product.

Without standards, builders must rely on their own ideas, skill and abilities to construct a home, that will in many cases be lived in full time. Some builders and jurisdictions are using standards from the RV industry to build THOWs. However, these standards are designed for seasonal and temporary occupancy and are insufficient for full time habitation. Because of the current housing crisis, some jurisdictions have passed ordinances allowing full time occupancy in tiny houses built to an RV standard.

In 2015 the American Tiny House Association published Construction Guidelines for Tiny Houses on Wheels, but soon repealed them because of the potential liability.

There is an initiative through the ASTM subcommittee E 06.26 to create a standard for a tiny house on wheels. We welcome and support any initiatives for Tiny House on Wheels Standards that would advance the Tiny House Industry and create a safer home.

In the interim, we (NOAH) have created this publication to be used voluntarily by NOAH’s member manufacturers/builders and would offer it to jurisdictions and tiny home builders for the construction of a tiny home on wheels that is intended to be lived in full time.”

-NOAH Inspection Guide

Scan QR code below with a smart phone to read full inspection guide.





# ADD ON PACKAGES

## INTERIOR DESIGN

Exclusively available with the advanced order of a tiny home. Not available for pre-built purchases.

Starting at **\$1,000**

Choose from our design themes or create your own. Our interior designer will customize every aspect of your build to create a cohesive theme; including custom choices of wood stain colors, flooring choice, paint colors, exterior color, hardware finishes, and more. *This does not include the furnishing package.*

## AIRBNB HOST CONSULTATION

Consultation with experienced SuperHosts on how to run a successful AirBnB business right from your home!

**\$750 or \$500 with Superhost Furnishing Package**

What's included?

- AirBnB host profile
- Full listing set up
- Custom written description for your individual tiny home listing including information about your local area and attractions
- Cleaning protocol training
- Tips for 5-star reviews
- Pre-written automated messages to guests programmed into your AirBnB app
- A 15-20 page designer Guest Welcome Book printed on waterproof paper and spiral bound with custom info about your area and you as a host!
- Guidelines and tips for offering add-on amenities or shop-able items for your guests to increase your income!





# SUPERHOST FURNISHING PACKAGE



Planning to use your tiny home as a short term vacation rental? We will get you started with every detail so you can book your tiny home the same day it's delivered! This is a great option for AirBnB hosts that want a uniquely and intentionally decorated space to host guests in.

**\$5,000**



Scan this QR code with your smart phone to see a list of everything included.

# FINE PRINT



## WARRANTY

Included with the purchase of a tiny home, a 30 day manufacturer's guarantee covers any workmanship defects. In the event of a defect in your tiny home within 30 days of delivery, we guarantee repair upon first availability. If out of state, we will offer a reimbursement and troubleshooting consultation for any local handyman to fix the repair. Appliances are not covered under manufacturer warranty. See sales contract for further details.

## NOAH CERTIFICATION

We work with NOAH Certified to offer tiny home inspection and certification for build quality and safety codes. NOAH Certified is a third party inspection company that does remote inspections. This is an optional service for our clients. While our tiny homes are all built to the same standard, it does not come with the inspections and certificate unless requested. Visit [noahcertified.org](http://noahcertified.org) for more info on the build standards and certification options.

## FEES, TAXES, DELIVERY

With Simplify Further Tiny Homes, there are no hidden fees!

To calculate your out the door price for a model order or pre-built home (ie. No customizations) use the following formula:

Tiny Home Base Price + 6% Florida Sales Tax + Add-On Package (Optional) + Certification (Optional) + Delivery: \$3/mile from Lake Butler, FL = Out the Door Price



# CONNECT

We invite you to visit us and  
tour our tiny home models in  
Lake Butler, FL.

## CONTACT

352-327-2888

Contact@SFTinyHomes.com

WWW.SFTINYHOMES.COM

## SOCIAL MEDIA



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