

The Country Cabin

EAc 01 cabin
432 sq ft + loft

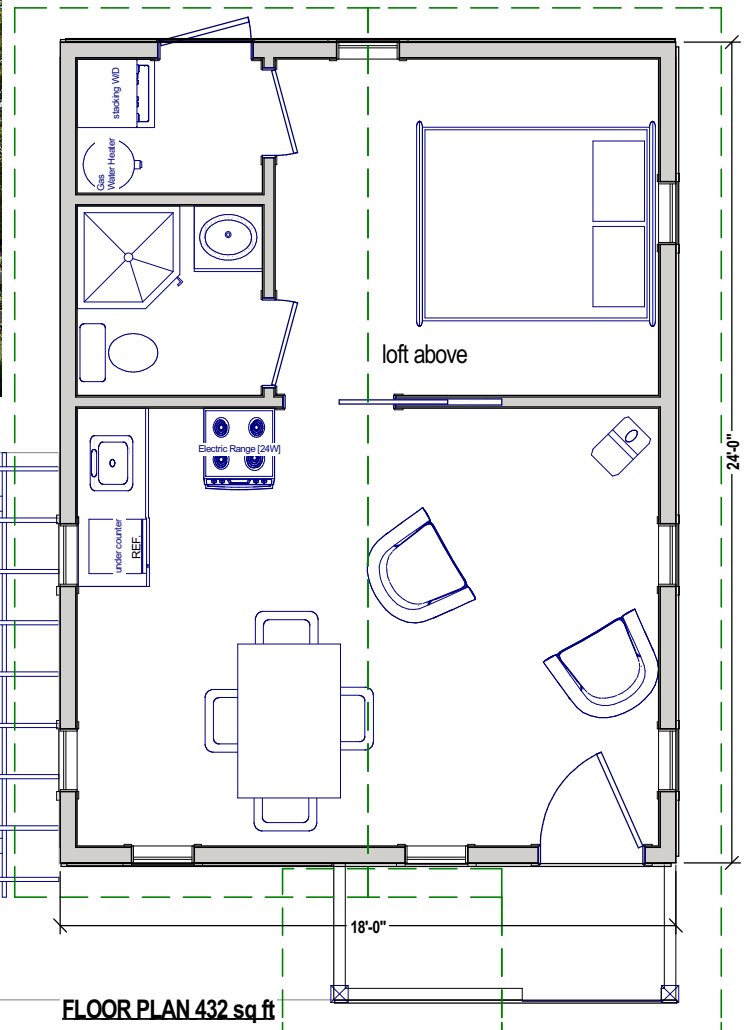
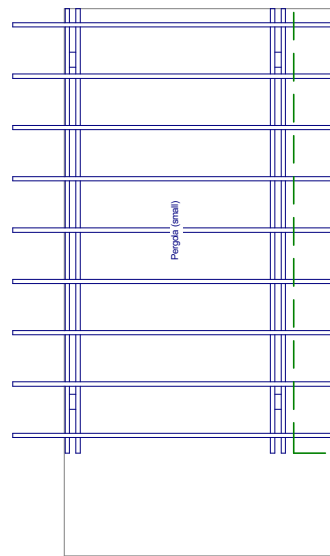
Solid - Cozy - designed for year round living

Immediate possession

Delivery up to 200 km included

~~\$108,000~~ plus gst

SALE \$92,000 plus gst



*Jotel 602 cast iron wood stove
Clean burning - efficient heat*



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This cabin was previously built as a temporary office at Elm Acres. New flooring and kitchen installed. Original circular sawn boards on walls.



Specifications:

RTM cabin by Elm Acres, available for delivery. Moving up to 300 kms included in price, subject to site check

This cabin is designed to set on a screw pile or concrete pier foundation. Clear span I joist with flush beams built into floor. Hot water floor heat + wood stove - Connect gas, power, water, sewer - and this cabin is ready to live in. A solid cabin - minimal on site set up required.

Open concept design with vaulted ceilings, 1 bed, 1 bath, main floor laundry, loft,

MASTER BATH:

- 3 piece ensuite with corner shower.

LAUNDRY/ UTILITY:

- main floor - c/w venting and plumbing connections for stacking washer/dryer
- gas water heater
- hot water floor heat system

KITCHEN:

- custom built cabinets
- soft close hardware

WINDOWS:

- dual pane with argon and low E coating.

INTERIOR FINISHING:

- rustic board wall and ceiling finish
- laminate flooring
- custom stone hearth floor under wood stove

EXTERIOR FINISHING:

- Hardie siding (fiber cement)
- natural cedar shakes in gables
- Lifetime rated shingles

CONSTRUCTION:

- engineered clear span I joist
- 3/4" T&G floor sheeting
- 2x6 @ 16" O/C with 3/8 sheeting exterior walls
- engineered roof truss - 7/16 osb roof sheeting

INSULATION:

- R20 in exterior walls
- R40 ceiling insulation.
- R40 floor insulation.

