



**Flint River Cottage Park Model**  
33' X 11'8" (41' X 11'8" with Optional Porch)

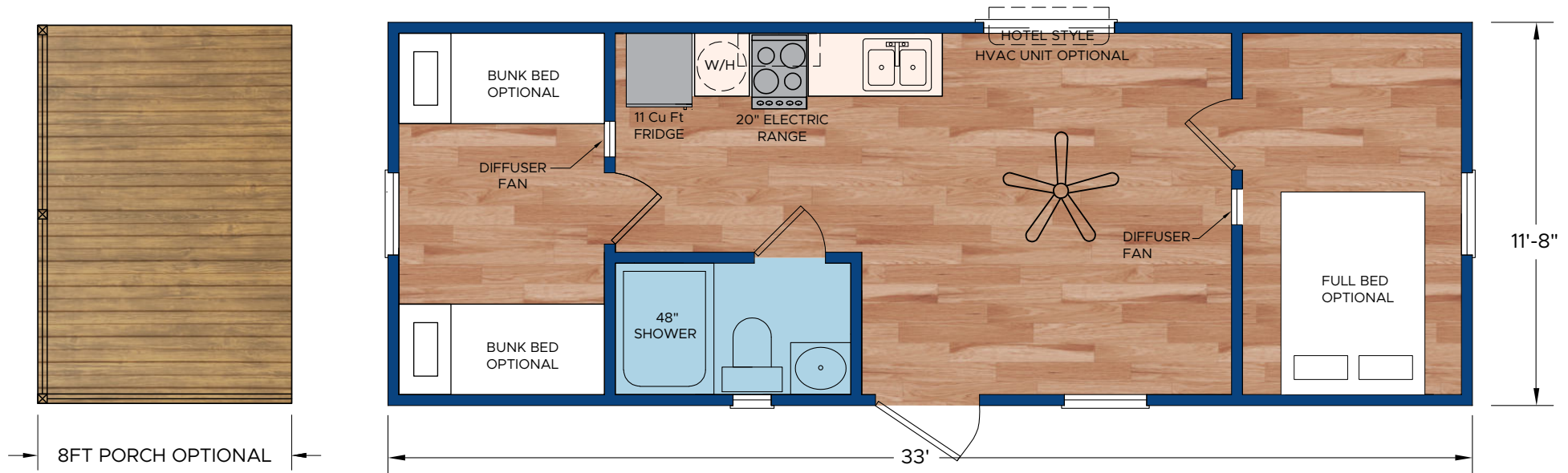


**STANDARD FEATURES:**

- Steel I-Beam Chassis with Removable Hitch, Axles & Tires
- 2X6 Southern Yellow Pine Floor Joists (16-Inches on Center)
- R-22 Floor, R-13 Wall & R-19 Roof Insulation
- 3/4-Inch Advantech Subfloor Glued, Stapled and Screwed
- Full House Moisture Barrier
- Woodgrain Vinyl Flooring
- Low-E Vinyl Windows
- Fiber Cement Board Exterior Siding in a Variety of Colors
- 29-Gauge Galvalum, Red, or Green Metal Roof
- 2X4 Walls (16-Inches on Center)
- 1/4-Inch Wood Panel Interior
- Engineered Truss System
- PVC Drain Plumbing & PEX Potable Plumbing
- Water Supply Cut-Off Valves at Each Fixture
- Brass Faucets
- Fiberglass Shower with Curtain
- Exterior GFI Outlet
- LED Interior Lights
- Ceiling Fans in Bedrooms & Living Areas
- Solid Wood Cabinetry with Raised Panel Doors
- 20-Gallon Electric Water Heater
- 100-Amp Electric Panel
- 11 Cubic FT Fridge with 20-Inch Range
- Laminate Countertops with Wood Edging
- Fiberglass Exterior Doors with Privacy Blinds
- Hotel Style HVAC Cut-Out & Electrical Wiring
- Microwave with Range Hood

# FLINT RIVER PARK MODEL FLOOR PLAN

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- ❖ R-22 Floor, R-13 Wall & R-19 Roof Insulation
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- ❖ Full House Moisture Barrier
- ❖ Woodgrain Vinyl Flooring
- ❖ Low-E Vinyl Windows
- ❖ Fiber Cement Board Exterior Siding in a Variety of Colors
- ❖ 29-Gauge Galvalum, Red, or Green Metal Roof
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- ❖ 1/4-Inch Wood Panel Interior
- ❖ Engineered Truss System
- ❖ PVC Drain Plumbing & PEX Potable Plumbing
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## AVAILABLE OPTIONS

- ❖ Vinyl Wrapped Drywall
- ❖ 50-Amp RV Style Power Cord
- ❖ Exposed 2X4 Rafter
- ❖ Solid Surface Countertops
- ❖ Wood Framed Bunkbeds
- ❖ Headboard, Nightstands & Closet
- ❖ Hotel Style HVAC Unit
- ❖ Engineered Wood Flooring
- ❖ Luxury Vinyl Plank Flooring
- ❖ 8-Foot Porch
- ❖ Exterior Faucet
- ❖ 29-Gauge Painted Metal Roof
- ❖ Gas Range
- ❖ Gas On Demand Water Heater