



The Josie

Tiny
Homes

NZ4U2U

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Compact one bed design with end kitchen and peninsula breakfast bar



Specifications

***Images are for illustrative purposes only.
Final specifications may vary.***

Exterior Cladding

- Rusticated Shadowclad
- Corrugated steel
- Exterior stain or paint coat system

Gas

- 45Kg gas bottle station
- Gas commissioning to hob and callifont
- Gas Certificate

Dimensions

- Length varies on design can build up to 12x3.6m
- Height on wheels to roof 3300mm
- Weight 3000kg - 8500kg

Appliances

- Midea 26L external gas hot water
- Midea 2 burner gas hob
- Powerpack extractor fan

Insulation

- Bradford Gold R3.6 insulated ceilings
- Bradford Gold R2.4 insulated walls
- 35mm closed cell foam underfloor

Floor and window coverings

- Vinyl Senso Lifestyle Range
- Carpet to bedroom and lounge

Bathroom

- 2 Door floor standing vanity with mixer
- 900x900 acrylic shower
- Slide shower
- 600x460 wall hung mirror cabinet
- 125mm extractor fan
- 4 Bar heated towel rail
- Toilet roll holder
- Flush toilet suite

Kitchen

- Custom kitchen
- White meltica cabinets
- 36mm benchtop
- Stainless steel bowl
- All pressure kitchen mixer

Windows

- Double glazed aluminium high wind zone
- Toughened glass 4mm to doors
- Colour matched hardware
- Stippolite obscure glass to bathroom

Framing

- Timber 90x45 LVL framing
- Timber 140x45 LVL roof rafters
- Building wrap
- Self supporting roofing paper
- 20mm Cavity Battens to shadowclad walls

Interior Finish Details

- V grooved MDF to ceilings
- 10mm Triboard wall linings
- Pine skirting
- Pine door jambs and architraves
- Painted ceiling, walls and trim
- 660mm cavity sliders
- 4 Drawer wardrobe tower
- 5 Shelf wardrobe tower
- Three coat paint system

Roofing, Fascia and Spouting

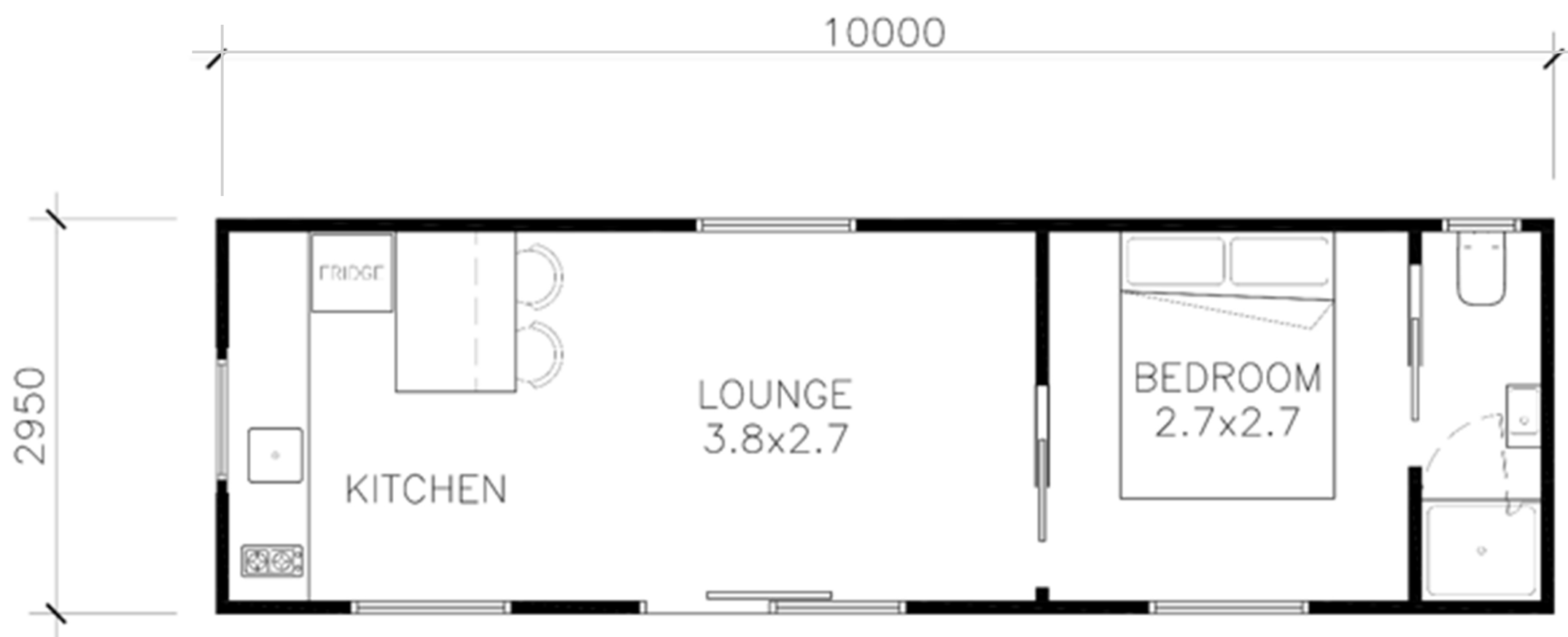
- Coloursteel roofdeck
- Coloured steel flashings
- 75x50 Coloured steel downpipes x2

Electrical

- LED lights x 12
- Exterior light x 2
- Smoke alarms x 2
- 240v plug outlets x 12
- Double external powerpoint x 1
- Power supply switches to external appliances
- 16 Amp caravan inlet plug
- Electrical COC certificate

Guarantees

- Manufacture completion guarantee
- 10 Year Workmanship guarantee



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