

Modern Prefab

Our Modern kit home features clean lines, large windows, and a functional layout that can be customized to match your lifestyle.

Standard sizes: 256, 600, 1,200 sq. ft.



Standard Sizes Available

Each purchased kit includes one free custom interior floor plan.

Total Square Feet	256 sq. ft. (16' x 16')	256 sq. ft. (16' x 16')	256 sq. ft. (16' x 16')
Exterior Width	16'	30'	40'
Exterior Depth	16'	20'	30'
Roof Peak	12' 9"	12' 9"	12' 9"
Wall Thickness	4 ½"	4 ½"	4 ½"
Roof Thickness	8 ½"	10 ½"	8 ½"
Base Kit Cost	\$26,885	\$48,144	\$65,345
DIY Cost*	\$80,655	\$144,432	\$196,035
Cost Using Builder*	\$134,425 - \$161,310	\$240,720 - \$288,864	\$326,725 - \$329,070

Options

Total Square Feet	256 sq. ft. (16' x 16')	256 sq. ft. (16' x 16')	256 sq. ft. (16' x 16')
SIPs subfloor	\$2,500	\$4,000	\$7,800
Upgraded Exterior Walls	\$2,516	\$3,175	\$4,825
Upgraded Roof Panels	\$1040	\$2,551	\$4,025
36-inch Door Cutout (Wheelchair)	\$0	\$0	\$0
Insulated Garage	\$18,900	\$18,900	\$18,900
Standard Windows**	\$1,650	\$2,400	\$2,600
Doors	\$450-\$550	\$450-\$550	\$450-\$550
Skylights	Cost varies.	Cost varies.	Cost varies.
Additional Wire Chases - Exterior Walls	Cost varies.	Cost varies.	Cost varies.
Additional Plumbing Chases - Exterior Walls	Cost varies.	Cost varies.	Cost varies.
Metal Roofing	\$1,980	\$3,300	\$6,160
Pre-installed pine ceiling	\$1,689	\$3,960	\$7,920
Standard-size loft	\$500	\$950	\$950
Lumber for larger loft	Cost varies.	Cost varies.	Cost varies.
Custom Design	Our experts can help you design a kit home that fits your needs.		

* Approximate

** Upgrade available, cost varies

What's Included

When your house kit from Mighty Small Homes arrives at your build site, you'll have the perfect framework and these materials.

- Interior lumber for walls*
- Structure Assembly Instructions
- Window Openings
- Engineer Stamped Blueprints
- Plate Lumber
- CAD Design
- Underlayment
- Precut Exterior Wall Panels
- Fasteners
- Precut Exterior Roof Panels
- House Wrap
- Special SIPs Panel Tools - Hot Foam Scoop
- Door Cutouts
- Caulk
- Lumber for Interior Wall Framing
- Standard, Vertical, and Horizontal Wiring Chases

* Amount varies based on the square footage of the selected model

Delivery: The cost of delivery varies based on kit size and shipping distance.

Use our Quote Calculator

www.mightysmallhomes.com/quote/



See All Our House Kits

www.mightysmallhomes.com/kits/



Advantages

- Energy Efficiency
- Quick Construction
- Sustainability
- Design Flexibility
- Structural Strength
- Cost-Effective
- Reduced Waste
- Improved Indoor Air Quality
- Long-Term Durability
- Made in the USA