

## Cottage Prefab

Whether it's lakeside, in a city, or nestled in the woods, our Cottage kit offers the comfortable, rustic charm you're looking for and can be customized to include a loft and beautifully pitched roofs.

Comes in three sizes, 480, 600, and 864 sq. ft.



## Standard Sizes Available

Each purchased kit includes one free custom interior floor plan.

Total Square Feet	480 sq. ft. (16' x 24')	600 sq. ft. (20' x 30')	864 sq. ft. (24' x 36')
Exterior Width	16'	20'	24'
Exterior Depth	24'	30'	36'
Roof Peak	17'	18' 6"	19'
Wall Thickness	4 ½"	4 ½"	4 ½"
Roof Thickness	8 ¼"	8 ¼"	8 ¼"
Base Kit Cost	<b>\$37,000</b>	<b>\$57,415</b>	<b>\$69,500</b>
DIY Cost*	\$111,000	\$172,245	\$208,500
Cost Using Builder*	\$185,000 - \$222,000	\$287,075 - \$344,490	\$347,500 - \$417,00

## Options

Total Square Feet	256 sq. ft. (16' x 16')	256 sq. ft. (16' x 16')	256 sq. ft. (16' x 16')
SIPs subfloor	\$2,400	\$4,200	\$6,500
Upgraded Exterior Walls	\$3,000	\$1,258	\$3,000
Upgraded Roof Panels	\$1,775	\$1,950	\$4,400
36-inch Door Cutout (Wheelchair)	\$0	\$0	\$0
Insulated Garage	\$18,900	\$31,150	\$18,900
Standard Windows**	\$1,500	\$2,000	\$2,300
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	\$3,325	\$5,100	\$5,800
Pre-installed pine ceiling	\$3,168	\$3,960	\$5,702
Standard-size loft	\$850	\$1,300	\$1,650
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**

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## 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