



WHEELHAUS

Model Spotlight

Flat-Roof Caboose

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OVERVIEW

\$118,500 Base Price

400 SQFT

1 Bedroom + Loft

1 Bathroom

Similar to the Caboose, the Flat Roof Caboose maximizes both indoor and outdoor space with approximately 175 sq. ft. loft, and the potential for a large upper deck. Rustic ranch wood siding used for the ceilings and exterior is coupled with a gabled roof system and timber frame structure to give this unit a classic mountain cabin look with a modern, airy feel. With the added loft area, this model provides the most ample amount of sleeping space for up to 6 people and even more if you get creative.

Solid surface counter tops paired with high grade cabinetry and soft close doors and all the necessary hardware, fixtures, and appliances make the space feel luxurious yet convenient – we take care of the complicated decisions so you can focus on furnishing. The bathroom maximizes space and efficiency with a European style glass shower, full tile in the bathroom, high end fixtures, and a closet large enough for both an optional combo washer/dryer and a linen shelf. The Flat Roof Caboose offers a fully covered front deck with prominent 6×6 posts, sliding glass entryway, and an optional covered rear deck. Additionally, the roof can be created into an upper deck measuring 280 sq. ft., providing you with an amazing entertainment space. The Flat-Roof Caboose is designed as a 400 sq. ft. home but has the ability to be a modular design.

* Base price does not include: Upper Deck Stairs, Side Deck or Upper Deck Railing

AMENITIES

- 10.5ft wide x 38 ft long
- Sliding glass door opens to deck
- Sleeps up to 4 Adults
- Bedrooms sized for queen or king bed, two side tables
- Conduit ready for cable and cat six internet
- Counter-depth nearly 10 cubic ft
- 2-burner cook top
- 24" wide refrigerator/freezer
- Microwave/dishwasher
- Full bar for dining
- Roofline enables vaulted ceilings
- Windows optimize light on all sides



TECHNICAL

Weight: All models vary between 5,000 and 25,000 pounds depending on finishes and fixtures.

Dimensions: Units are 10'5" wide by 38' long. Units with decks are 47' long.

Insulation Values:

- Walls: R-25
- Roof: R-35
- Floor: R-25

Turnkey: All units come "turn key" with all appliances and hardware included. All you will need is furniture.

Utility Hookups: All utility hookups are underneath each unit and are ready to be connected once on site.

What You'll Need:

- Water 3/4" line (this will need to run underneath the area your unit will be placed)
- Sewer connection 4" line (this will need to run underneath the area your unit will be placed)
- Power 50 AMP service (within 20 feet of the unit)



UPGRADES

HVAC Base price includes Cadet® toe-kick heaters.

- + HVAC/Slim ducted mini-slim unit (\$5,500)

Extras

- + On-demand tankless water heater (\$1,000)
- + On-demand water heater (\$750)
- + Vented washer and dryer all-in-one (\$2,700)
- + Rough plumbing stubbed and electric install for Laundry in bathroom, no equipment included (\$1,500)
- + Built-in cabinets in bedroom closet (\$3,800)
- + Bedroom wall sconces with switch (\$900)

Set Estimate

- + Skirt material and leveling piers (\$3,000)
- + Labor to level, set, install skirting (if needed) and hook up utilities (TBD by specific location and needs). Additional items for install to be discussed specifically for your build. ** (\$3,500)

** Estimate depends on local subcontractor

Fireplace

- + Gas fireplace (\$5,750)
- + Electric fireplace (\$3,800)
- + Fireplace mantle and wood surround (\$1,200)

Decks

- + Rear Deck 5' x 10'5" (\$3,500)
- + Front railings (\$4,500)
- + Rear railings (\$2,500)

Additional Doors/Decks

- + Side 2'8" wide by 7'0" tall door (\$3,000)
- + Rear sliding Door 6'0" wide by 6'8" tall door (\$3,000)
- + Rear sliding door and 5' deck with overhang (\$6,500)

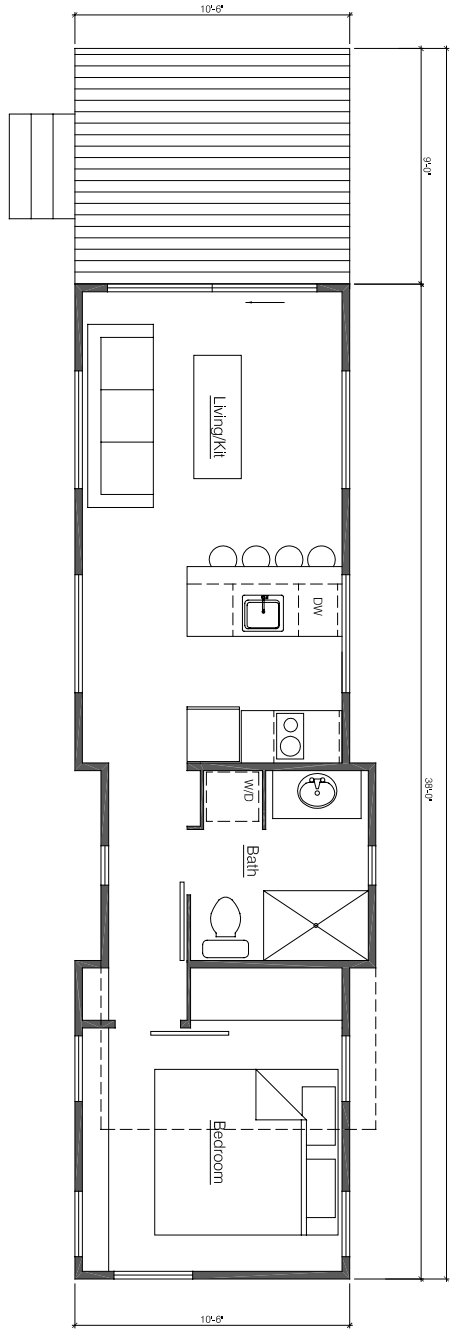
Hitch-Haus On-site Mod Stitch

- + On-site Mod Stitch (\$2,500)
- + Engineering (\$3,000)

Furniture

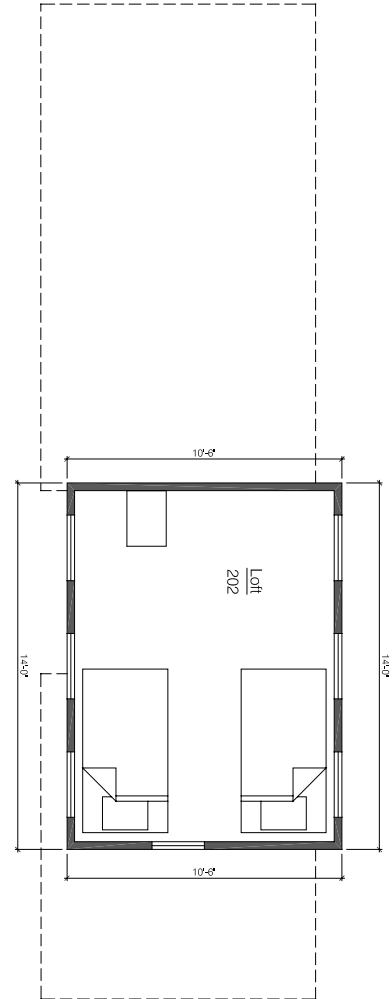
- + King bed – Ranchwood Headboard (\$2,500)

FLOORPLAN



1 Main Floor Plan

scale: 3/16"=1'-0"



2 Upper Floor Plan

scale: 3/16"=1'-0"