

WHEELHAUS



Model Spotlight

Lookout

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OVERVIEW

\$98,500 Base Price

400 SQFT

1 Bedroom

1 Bathroom

Our Lookout Model provides you with a spacious covered deck that allows for protection from the elements. Similar to the Wedge model in floorplan, the Lookout provides a stronger connection to the outdoor elements through the use of energy-efficient windows that allow extra light into the room. The Lookout provides the space of our other tiny homes models with the ability to be modular. This tiny home sleeps 4 adults comfortably.

AMENITIES

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



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