



The Ronan

Name(s): _____
Contact Info: _____
Date: _____

GENERAL OVERVIEW OF BASE MODEL – The Ronan - Wind River Hospitality Series

General overview of home:	Premium outdoor hotel suite with integrated sauna and porch. 390 sq ft.
Dimensions:	13' W x 34' L x 13' H
Build platform:	12" double LVL floor system with Advantech subfloor
Roof:	Standing seam metal roof, 26 gauge. Modern gable roofline with porch overhang.
Sheathing:	ZIP System water resistant rigid panels on exterior walls and roof with ZIP Tape joints.
Siding:	Cypress rainscreen, 1x6" vertical application, with extruded battens.
Power hookup:	100 AMP service connection
Hot Water Heater:	50 gallon tanked electric water heater. Alternative appliances also available.
Heating/Cooling:	LG Ductless mini split, A/C & heat pump, 12,000 BTU
Insulation:	Fiberglass batt insulation in ceiling, floor, and walls.
Walls:	1/2" painted sheetrock and wood slat accent wall
Ceilings:	Tongue & groove or panelized finish grade plywood
Main flooring:	Engineered hardwood.
Doors:	Decorative panel wooden entry door. Sliding glass door to integrated porch. Full glaze exterior door to integrated sauna.
Windows:	Marvin Ultimate or similar class brand double-paned fiberglass windows.
Lights/ Fan:	Canless recessed LED ceiling lights. Ceiling fan or chandelier. Bathroom vanity sconce. LED valance lighting.
Living / Sleeping area:	Open concept for your furniture placement. Accommodates a queen or king size bed. Built-in headboard/closet space.
Cabinetry and Millwork:	Finish-grade plywood cabinet bases and solid wood face frames. Pre-finished drawer boxes with soft-close drawer glides. All doors have soft-close hinges.
Kitchenette general:	Maple closed lower cabinets with smooth panel doors. Undercounter space for microwave. 12" deep open shelf above. Granite countertop with 3" backsplash. Undermount stainless sink.
Appliances:	Fridge - panelized undercounter fridge to match millwork
Bathroom general:	46" floating vanity with granite counters. 12"x24" porcelain tile floor, shower walls/floor. Frameless glass shower wall. Vanity mirror.
Toilet:	Modern wall mounted toilet.

BASE MODEL PRICE:

\$ 167,000