

Starting price specs : MINOR DWELLINGS



SHAYE'S TINY HOMES
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Note: Optional extras shown are our most frequently chosen upgrades. If it's not listed, let's talk !

Sub floor Engineered steel trailer frame with removeable timber frame subfloor.	
Windows and External Doors - Aluminum frames - Double glazing - Colour of choice - Ranch sliders	Optional Extras - Triple glazing. - Low-e glass - Bifolding doors / kitchen window - Thermally broken
Framing Steel framing . 50-year durability statement.	
Internal Doors (according to plans) - Lightweight cavity sliders (hollow core) - Lightweight hinging doors (hollow core)	Optional Extras Barn sliders
External Walls - Building wrap: Thermakraft Watertight - Coloursteel cladding (Various colours)	Optional Extras - Timber features as per request. - Cladding of choice.
Roofing - Colorsteel® Roofing Iron.. - Marley spouting and downpipes	Optional extras Skylights
Insulation (see H1 calculation report – Pass) - Subfloor: Expol polystyrene insulation R3.1 - Walls: Fully insulated with Pink Batts R2.2 - Ceiling: Fully insulated with Pink Batts R2.8 - Full GOLDFOAM wrap walls and ceiling - Spray foam insulation in roof cavity	
Interior Linings Wall and Ceiling Linings: 9mm plywood.	Optional Extras Grooved pine ceiling or wall features.
Painting Walls, skirtings, architraves and window frames painted with Resene paint	Optional Extras - Wallpaper - Painted feature walls
Flooring. - Vinyl flooring, in planks and tile ranges. - Mid-Range Nylon/Blend carpet (loft bases)	Optional Extras. - Timber flooring and carpet of choice. - Tiling
Bathroom and Laundry - Acrylic shower liner and base - Hinging glass shower door - Flushing toilet - ABI chrome tapware \$800 basin and vanity allowance - Standard mirror with an LED light above	Optional Extras - Tiled shower walls, shower base, bathroom floors. - Choice of tapware - Heated towel rail. - Underfloor heating. - Composting toilet - Custom built in cabinetry
Kitchen (layout as per plans) - Tiled splash back @ \$80 pm - Standard white cabinets with Blum hardware - Space for Fridge and dishwasher, - Standard chrome sink mixer. - Formica bench tops	Optional Extras - Glass designer splash back. - Timber finish cabinetry - Double sink - Choice of tapware (colours, style) - Stone or Timber benchtops
Appliances - Parmco gas oven and gas stove – 4 burner - Robinhood rangehood - Heat pump/ aircon	Optional extras. - Include fridge - Include dishwasher
Cabinetry Design – as per plans	
Electrics/Plumbing/Gasfitting All certificates supplied	Optional Extras Any extras can be discussed.