

The Basics of A Tiny House On Wheels

So many wonder,

“Why do tiny houses on wheels cost so much?”

Here are some basics:

First, the trailer for a tiny house on wheels must carry a tremendous amount of weight and be durable enough to handle full-time residents. This does not come cheap! Reinforced heavy duty custom trailers, with heavier axles, extended tongues, scissor jacks, etc., start at \$8,000 for a good trailer with a deck. To have one custom made and lowered to allow more indoor room is an additional cost.

On that you have your basic shell. If you have any extras, such as dormers, different roof pitches, cantilevered bays, etc., all add more to your base price of \$57,000. - \$65,000.

Hours and hours are spent designing and redesigning the space, choosing themes, colors, textiles, appliances, deciding if the added cost of off grid build is within budget as well as incorporating lifestyle wants and needs. Billable hours for a Certified Interior Designer can be costly. Then there is labor to consider - licensed electricians and plumbers, framers, finish carpenters, roofers, cabinet makers, etc.

Do not forget capital costs, insurance, building facility, marketing and transport. Is it starting to make more sense now?

Following is an \$87,500. build that shows the breakdown of where some of these costs adds up.



Architectural Add-Ons

Wall/Railing Option for Main Loft

- No Railing - \$0.00
- Pipe Railing - \$150.00
- Shelf Wall - \$250.00
- Cable Railing - \$352.00
- Cantilevered Desk – 1,250.00



Aft Add-Ons, 22 Ft

- None - \$0.00
- Add Bumpout - \$2,470.00
- Add Utility Bay - \$4,250.00
- Add Murphy Beds - \$4,800.00



Skylight

- No - \$0.00
- Yes - \$1,143.00

Skylight is Egress additional ventilation flap with control rod.



Security System

- None
- GPS - \$250.00
- Self- Monitored Security System - \$678.00



Ceiling

- Knotty Pine - \$0.00
- Blue Stained Pine - \$450.00
- Rough Sawn Cedar - \$750.00



Cabinets

- Prefab Cabinets - \$0.00
- White Shaker Cabinets - \$650.00
- High Gloss White Slab Cabinets - \$1,050.00
- Custom Cabinets with Rain Glass - \$1850.00



Loft Access

- Ladder - \$0.00
- Staired Cupboards - \$675.00
- Basic Stairs - \$2100.00
- Stairs with Landing - \$2750.00



Bathroom Sink

- No Sink - \$0.00
- Basic Sink - \$250.00
- Vessel Sink - \$350.00



Shower

- Basic Shower - \$0.00
- Large Shower with Wand - \$250.00
- Shower with Tub - \$650.00



Toilet

- Standard Toilet - \$0.00
- Composting Toilet, Odorless, Bagged - \$925.00
- Composting Toilet, Urine Diverting - \$1,200.00
- Composting Toilet, Incinerator - \$1,900.00



Bathroom Mirror

- Frameless Mirror - \$0.00
- Picture Frame Mirror - \$50.00
- Medicine Cabinet - \$90.00
- Medicine Chest, Storage - \$350.00



Refrigerator

- 4.4 Cubic Ft., Electric - \$0.00
- 9.2 Cubic Ft., Electric - \$690.00
- 6.3 Cubic Ft., 3 way power - \$2,300



Stove

- 2 burner cooktop - \$0.00
- Electric Range - \$1000.00
- Propane Range, 5 burners - \$1100.00



Select Desired Power Package

- All Electric - \$0.00
- Electric Solar Ready - \$1,500.00
- Electric/Propane Upgrade - \$2,500.00
- Electric/Propane Solar Ready - \$4,000.00**

Solar System

- Expandable 1 Panel Solar Package - \$4,000.00
- Expandable 4 Panel Solar Package - \$8,000.00

The off-grid solar ready package equips your home for implementation of a full solar package. As the industry is changing quickly with new innovations, having your home available for the latest technologies is a plus.

Power Package

ALL ELECTRIC (STANDARD)

INCLUDES

- Electric Water Heater
- Electric Appliances Only
- Electric Heat
- Low Voltage Circuits
- 50 AMP Service
- 110 Outlets and Lights

OPTIONS

- Electric Stove top or Full Range
- Microwave Convection Oven
- Full Size Refrigerator
- Combination Washer/Dryer
- Electric Heat Pump / Mini Split
- Off Grid Add-on

ELECTRIC/PROPANE (UPGRADE)

INCLUDES all Electric (Standards & Options) and . . .

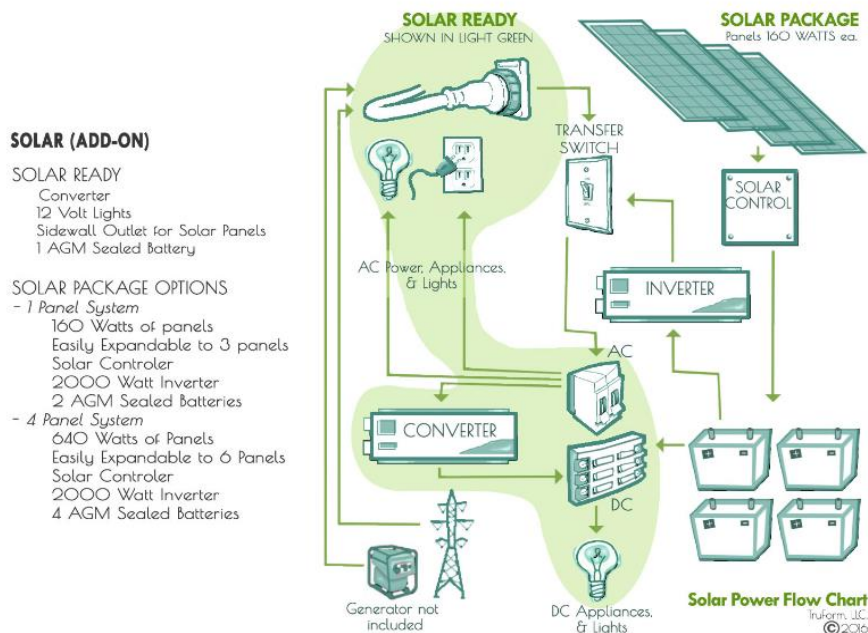
- Gas Piping
- 25 Lb. Propane Tank
- LP Detector
- On Demand Gas Water Heater

OPTIONS

- Gas Stove top or Full Range
- Gas Refrigerator
- Gas Heating
- Off Grid Add-on

or

and



Additional cost Items not listed:



Second Storage loft



Custom woodwork with porch overhang



Barn Door Closet



Hidden storage



Elegant entrance door



Custom electrical plates



Antique folding table and chairs



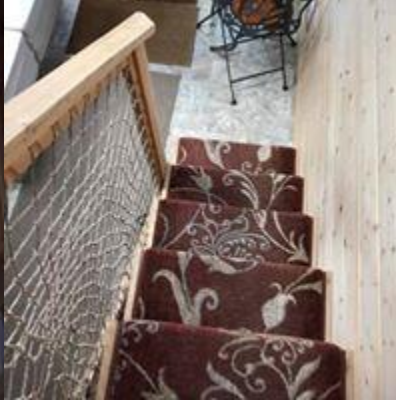
Convertible furniture sleeps 4



Full size sink



Low E windows – easy glide



Handmade banister



Custom art



Sunburst custom shakes



Appliance garage



Multi-use draining racks



Linens and accessories throughout



Custom art and multi-use furnishings



Custom design