The Rook Tiny House
by Wind River Tiny Homes

A modern-industrial 24 ft THOW
detailed specs and pricing - pg 4

Click here to view Rook picture gallery

www.windrivertinyhomes.com
WHAT WE'RE AIMING TO DO FOR YOU

Our mission is to bring the American dream back to reality by building tiny homes that give people freedom to live authentically and with purpose. We believe each tiny house should be tailored to meet the needs and styles of the owner. During our collaborative design process we walk through each stage of the tiny house design with you. While the tiny house is being built, we provide periodic updates on progress and pictures. You are also welcome to visit us in Chattanooga, Tennessee.

Overview

Modern/industrial tiny home on wheels. Dimensions: 8.5'w x 24'l x 13.5'h + 2' bump-out in master loft

Color options available for metal roof and vertical siding to match desired aesthetic.

Roof style: Offset gable, Tuff-Rib metal roof

If you need to tweak the Rook floor plan we are happy collaborate with you. We can provide draft floor plan for you to edit.

Kitchen: Shaker/modern style lower cabinets and open upper shelving. Custom concrete counters

Unique finishes: Real brick veneer accents, herringbone hardwood floor

See Custom Quote Appendix for full details (ATTACHED)

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Quality
Every Wind River Tiny Homes trailer is custom made. We review each schematic to make sure it is reinforced and will stand the test of time.

What you can’t see still matters: For the overall construction, we go above and beyond to ensure rigidity and quality construction. We use high grade framing materials, bolted to the trailer along with hurricane straps, exterior screws, ZIP system sheathing, nail plates, and closed-cell spray foam insulation.

For plumbing we use PEX piping and we can tailor your plumbing to fit your utility needs. All appliances are installed to manufacturer’s specifications. All breakers and wire gauges are installed to industry specifications.

In a tiny space every nook and cranny matters. Defects stand out and get noticed. We take great care with the carpentry and finishes inside the tiny house to make sure they are free of imperfections. The “feel” of the tiny home is important to us.

Quality Control
It’s one thing to talk about quality, it’s another to ask for accountability. Wind River Tiny Homes partners with an accredited RV engineering firm, Pacific West Associates, to provide oversight and random audits. We certify our tiny homes to meet American National Standards Institutes (ANSI) and National Fire Protection Association (NFPA) standards. We do this at no extra charge to you.

Collaborative Design Process
We are more than happy to collaborate on design with you. We will work alongside you to finalize the floor plan and chose interior finishes. Read all about our collaborate design process at the link below:


www.windrivertinyhomes.com
**Timeline estimate**
Overall, custom tiny homes take 3-4 months for production

Finalize design - 2 weeks  
Lead time for trailer and windows 5-6 weeks  
Build time to insulation - 3-4 weeks  
Custom finishes and interiors - 5-6 weeks  
Finalize and quality control - 1 week

We have 3 active tiny home bays at our facility in Chattanooga, Tennessee. We will do everything we can to get to your house as soon as possible.

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**Pricing**
See attached detailed quote appendix

**Shipping**
We partner with a fully insured third party logistics company to ship our tiny homes. Estimated shipping costs are $2.25 to $3.00 per mile depending on various factors, like length of haul and gas prices.

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**WE WANT YOUR TINY HOME TO BE WELL SITUATED**

We are offering a $500 cash incentive to help you get your tiny house situated. This money can be used for skirting, winterizing, utility hookups, wheel covers, decking, or stairs. Just send us a picture when you get your house situated and we’ll send you a check!
Detailed specs and pricing

Dimensions - 8.5'w x 24'l x 13.5'h, plus 2' bump out in master loft
Build platform - Double axle bumper pull trailer. Swivel corner jacks
Roof style - Multi-pitch offset gable plus shed style roof. Tuff-Rib metal roofing
Siding - Vertical LP SmartSide siding with exposed stainless steel screws. Rain screen construction. Optional upgrade to stained or Shou Sugi Ban cedar siding with rain screen construction
Utilities - 50 amp power with external RV style plug. Fresh water hose in-let with pressure reducer. Propane system for either ground-mounted or hitch mounted propane tanks. Propane tankless on-demand hot water heater
HVAC - Ductless 9,000 btu Mini Split A/C and heat pump (LG or Mitsubishi brand)
Loft and access - 8-10 ft loft with industrial style ladder access. 5-6 ft second loft with custom floating stairs with steel fabricated I-beam brackets hidden behind the wall. Industrial style loft cabinet storage
Interior walls and trim - Real brick veneer accents with mortar joints and stained wood wainscoting accents
Ceiling - Tongue and groove stained pine 8" to 10" reveal. Or painted finish grade panels
Flooring - 3/4" pre-finished hardwood floor in herringbone pattern

Full customization available on request. Just contact us:
https://www.windrivertinyhomes.com/contactus/

Windows - 4-5 windows with color upgrades. 3-4 matching high-side windows, including any window required for egress
Lighting and fans - Custom industrial LED lighting and fixtures throughout
Bathroom - 34" shower pan with tile surround. Industrial bathroom fixtures. Option for either gravity flush toilet or composting toilet
Propane heater - Dickinson cozy cabin marine propane heater
Awning - Custom permanent awning to be attached by owner on delivery. Awning will match metal roof

Pricing for turnkey Rook: $77,000

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We would love to build the Rook for you

We hope this brochure helps you with your tiny house goals. We are happy to further discuss design considerations and pricing for the Rook. We appreciate your feedback. Wishing that your tiny house journey leads to authentic living and freedom with purpose.

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