The Mayflower Tiny House
by Wind River Tiny Homes

A craftsman style 30 ft THOW
detailed specs and pricing - pg 4

Click here to view the full Mayflower 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

Craftsman style tiny home on wheels.
Dimensions: 8.5'w x 30'l x 13.5'h

Roof style: Shed roof, Tuff-Rib metal roof

Kitchen: Shaker/modern style lower cabinets and open upper shelving. Sea glass backsplash

Unique finishes: Built-in convertible couch. Two lofts, master loft has open storage stair access

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

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

See detailed specifications and pricing on page 4

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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:


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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.

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.

WE WANT YOUR TINY HOME TO BE WELL SITUATED
We are offering a $250 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 30'l x 13.5'h
Build platform - Triple axle bumper pull trailer. Swivel corner jacks
Roof style - Single pitch shed style roof. Tuff-Rib metal roofing
Siding - LP SmartSide lap siding. Stained cedar trim with stainless steel fasteners.
Utilities - 50 amp power with external RV style plug. Fresh water hose in-let with pressure reducer. Propane system for ground-mounted propane tanks. Propane tankless on-demand hot water heater
HVAC - Ductless 9,000 btu Mini Split A/C and heat pump (LG brand)
Loft and access - 8'-10 ft master loft with open storage stair access. 5'-6 ft second loft with shipman's ladder access. Open shelving in loft. Gooseneck reading lights.
Interior walls and trim - Tongue and groove 7" reveal interior walls with cherry stained trim
Ceiling - Tongue and groove 8" to 10" reveal lighter cherry stain
Flooring - 3/4" pre-finished hardwood floor

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

Windows - Anderson 100 series windows with exterior color options. Matching high-side windows, including window required for egress
Door - Dutch style split door, half-light
Lighting and fans - Custom LED lighting and fixtures throughout, one ceiling fan
Living area - Custom built-in convertible couch/bed with cushions and fabric options
Kitchen - Shaker (white, grey, or espresso) lower cabinets and open upper shelving. 4 burner propane range/oven. 3/4 size 24" refrigerator approximately 10 cu ft. Built-in drawer style dishwasher. Engineered quartz or similar class counter tops. Drop-in white sink. Brushed nickel or similar finish hardware and fixtures. Sea glass backsplash.
Bathroom - Tile surround shower (larger tiles) fiberglass shower pan. Low-flow water conserving shower head. Option for either gravity flush toilet or composting toilet. Wall-mounted low-profile sink.
Propane heater - Dickinson cozy cabin marine propane heater
Awning - Custom permanent metal frame awning to be attached by owner on delivery. Awning will match metal roof
Appliance summary - 4 burner propane range/oven. 3/4 size 24" refrigerator approximately 10 cu ft. Drawer style dishwasher. Propane on-demand hot water heater. Cozy cabin propane heater. Combo washer/dryer hookups only

Pricing for turnkey Mayflower: $83,200

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We would love to build the Mayflower 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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