



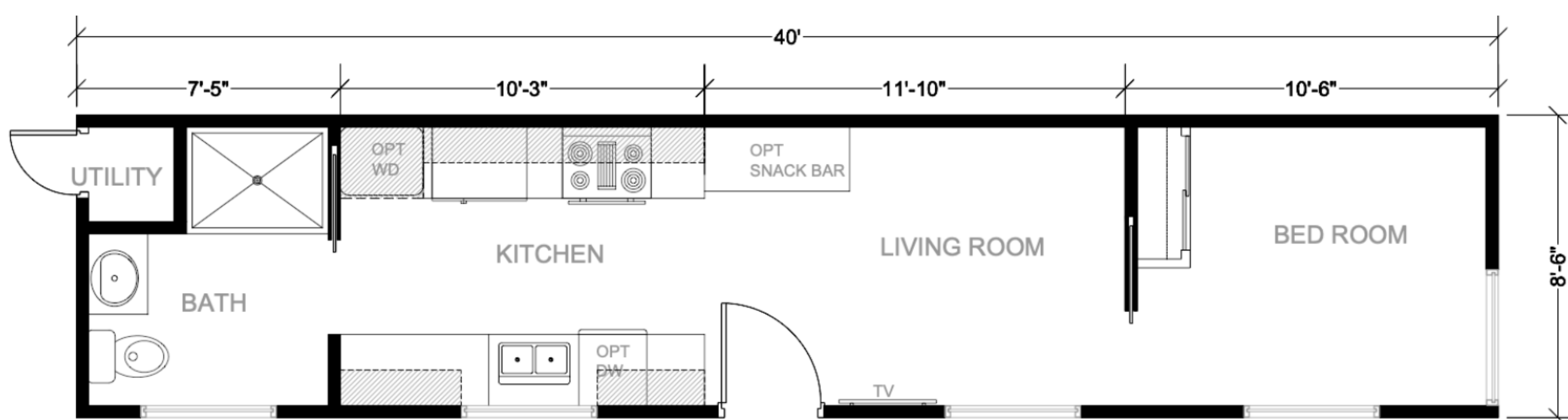
# COTTAGE RANCHER SERIES

# COLUMBIA 40'

BY TINY MOUNTAIN HOUSES  
RECREATIONAL VEHICLE- DOT COMPLIANT



**THIS BEAUTIFUL HAND CRAFTED MODEL HOME IS WELL APPOINTED WITH**



**8'6" WIDE X 40'  
LONG X 13'5" TALL  
APPROXIMATELY 340  
SQ. FT. | 16,600 LB.  
DRY WEIGHT**

## THE FOLLOWING

- Deck over floorplan (no wheel wells)
- Residential Low E- Vinyl white 46" tall windows
- Insulation Floor & Ceiling R19, Walls R-13
- Exterior patio electrical outlet
- Half-light front door, 36"
- LED can lights
- USB outlet
- Pocket doors 32" Bath and Bedroom
- Matt black hardware Throughout
- Quartz Countertops t/out including backsplash
- Shed-style roof design
- Metal 40-year standing seam roof
- Residential shiplap exterior custom painted
- Extended eaves and overhangs
- Window on Bdrm endwall
- Picture window over the entry door
- 58" tall windows throughout (except over entry)
- 50 AMP 240 Volt - Gas/Propane system
- 50 AMP 25' Power cord
- Exterior hose bib
- Mini-split ductless heating/cooling system - Dual-zone
- Tankless gas on-demand water heater
- Two porch lights with w/upgraded fixtures
- Soffit mounted mini can lights in bedroom
- Shaker upgrade white cabinets
- Extended height kitchen overhead cabinets
- Soft-close cabinet doors & drawers with full extension drawer guides
- 1/3 HP Garbage Disposal
- Rectangular stainless under-mount kitchen sink
- Spring-style commercial kitchen faucet - Satin Nickel finish
- 18 Cu. Ft. Stainless Steel refrigerator
- 30" Stainless Steel Gas Range
- Stainless steel dishwasher
- 30" Stainless Steel Microwave vented Range Hood
- Prep for a stacked washer and dryer (gas)
- Pull out dual trash/recycle
- LED smart TV - Swivel mounted on LRM wall
- Chunky edge butcher block snack bar
- Mirrored medicine cabinet
- Vanity lighting over the sink
- Towel and TP hardware
- Under-mount bath sink
- Board n Batten interiors
- Craftsman-style window and door trim package
- 5" Baseboard with crown molding
- Pine T&G poly-sealed ceilings
- Prep for two ceiling fans in the bedroom & living room
- Ceiling fan installed in living room
- Rocker switches throughout

**BASE PRICE  
\$99,950**

**OPTION PACKAGE\*  
\$28,240**

**TOTAL  
\$128,235**

Furnishings & décor items not included

Stock VIN ... N5000074

**800.605.8329 | INFO@TINYMOUNTAINHOUSES.COM | WWW.TINYMOUNTAINHOUSES.COM**