

Hilltop Structures 32x46 Double Wide Cabin Quick Quote

Because we have many interested clients who need estimates before they buy land or obtain financing, we are posting some pricing for your convenience. **We will honor this pricing if no extras are added.**

The customer is responsible to pull any permits if needed. We want to be sure that the cabin meets your codes. However, if you need assistance to talk with your codes department, or if your bank needs more information, we would be happy to assist you.

We have 4 different packages depending on your needs. The packages are based on features like our display cabins have. Upgrades are available but will add additional cost:

1. **Bronze Package** includes.....The exterior shell finished only
 - a. X10 insulated windows (up to 3 egress 3x5 windows included)
 - b. Exterior stained, plus a clear coat finish
 - c. Building is delivered and setup. Customer responsible for concrete footings/foundation work.
 - d. x2 entry doors (x1 solid & x1 nine light)
 - e. 40 year warranty metal roof
 - f. Customer is responsible for electrical, plumbing, insulation, and HVAC.

2. **Silver Package** includes.....Everything in the Bronze Package, plus the following:
 - a. Interior kit to complete the interior, including: 3HT insulation installed under the floor, knotty white pine paneling for the walls and ceiling, window casings premade, and all trim.
 - b. Up to 75' of walls framed up and up to 6 Interior doors built
 - c. Customer is responsible for electrical, plumbing, insulation, HVAC, and installing interior.

3. **Gold Package** includes the Bronze and Silver Package options. (except insulation) In addition, it would include the following:
 - a. Customer is responsible for electrical, plumbing, insulation & HVAC
 - b. Hilltop Structures will completely finish the walls and ceiling with knotty white pine paneling
 - c. Insulated 32x36 windows included and X2 exterior doors (x1 with glass)
 - d. Hilltop Structures is responsible to pour concrete footings every 8'-10', 16" wide and 8" deep
 - e. We will install 5 sets of metal strapping to anchor it to the concrete footings.
 - f. We need to make sure there is a driveway and the site is accessible for a large truck.

4. **Platinum Package**.....includes all the above options, and in addition it includes the following:
 - a. Customer is responsible for electrical, plumbing, insulation & HVAC
 - b. Up to 10' of kitchen corner cabinets; matching small bathroom vanity
 - c. wooden look laminate flooring
 - d. X2 bedrooms with closets, x2 bathroom, x1 utility/laundry room, an open kitchen/living room area
 - e. X12 windows (6 -36x60), x4- 30x36 windows, x1- 16x27 window (bathroom), x1- 24x27 window (kitchen)
 - f. **The site needs to be prepped and relatively level**
 - g. This package includes the footers, 8" block crawl space foundation with 6 foundation vents, and a 12" block wall through the center for center wall support. It also includes two access holes and a pressure treated top plate. If there is a porch, it will be blocked up with dry stacked blocks on a continuous footer.

Quick Quote for 32x46 Double Wide Cabins

There have been a lot of requests for double wide cabins, so we are now offering them as well. A double wide will have some different features and will be heavier built for the span needed. The cabins would come with these standard features:

1. 32' wide x 46' long with approximately 1,472 square feet (outside dimensions)
2. 4x6 treated skids (x4 per section) (unless going on a crawl space)
3. 2x10 treated floor joist 16" on center
4. ¾" Tongue and Groove Advantech flooring
5. 2x4 studs 16" on center with 7/16" OSB sheeting (2x6 studs available)
6. House wrap
7. X6 insulated 32"x36" windows included, & x2- 3x5 egress windows, 1 small window for bath and kitchen
8. X2 fiberglass doors (x1 nine light & x1 solid door)
9. Two 11 ¾" laminated beams at the peak of each half of the structure fastened together on site.
10. 7/16" OSB sheeting on the roof
11. #15 felt paper underlayment for the roof
12. 40 year warranty energy star metal roof (29 gauge)
13. X4 corner log posts with standard 2x6 white pine siding and 1x4 trim for doors and windows
14. Can be built on a crawl space foundation to meet codes or may be blocked up on concrete footings if it is a recreational cabin or built in a rural area with less restrictive codes.
15. Home owner is responsible to get all permits, to get all the exterior hook ups done such as water, septic and electric.

If you need a block crawl space foundation, it would be extra cost an additional \$5,000-\$8,000 (it is included in the platinum package).

32x46 (1472 square feet outside dimensions) pricing

Bronze Package	\$54,995.00	Gold Package	\$84,995.00
Silver Package	\$68,995.00	Platinum Package	\$94,995.00

~A porch can be built on site. For a 6 ft porch with 5/4 decking board, exposed 4x4 rafters and 4x4 Timber railing like our display has. Approximate cost for 46' is \$7,500.00.

~Round log railing on a porch is an additional \$500

~None of these packages include any light fixtures or plumbing fixtures.

~These structures come under normal stick built framed structural codes and are fine in most counties in TN. Including: Dickson, Hickman and on West. In some areas like Montgomery, Williamson and in larger Cities these types of structures don't meet their codes.

~ We are now offering Modular cabins / homes for these more strict areas... so if you would like to buy a Cabin from us you could choose from the three styles we are currently offering in the modular construction: Homesteader (our double wide style), Pioneer, or the Country cabin.