

## HillTop Structures Modular (System-Built) Cabins

We are offering Turnkey Modular cabins which are built locally by our Mennonite Craftsmen. These cabins are built in a controlled environment and are inspected and approved to be delivered anywhere in the state of Tennessee.

The customer is responsible to pull all permits. If your bank needs more information, (for loan information) please call us and we will be happy to assist you.

We have 3 different cabin styles depending on your needs that are based on features like our display cabins have. Upgrades are available but will add additional cost. This includes all electrical, lights and receptacles as well as plumbing and all plumbing fixtures, HVAC, flooring, water heater, but no appliances.

Country Cabin has basic fixtures~ Pioneer Cabin has Average to better fixtures~ Homesteader has upgraded fixtures throughout.

- **HomeSteador Cabin** - Our Homesteader Cabin. Whether you are looking for your dream home or retirement home, this cabin provides a spacious retreat, with 3 bedrooms, 2 baths, a utility room, a large open kitchen living room area. With 1344 sq ft of living space and various options and amenities available, you are sure to feel right at home. 28x48 Cabin size with a 6x48 front porch for a total footprint size of 34x48 (total of 1632 sq feet)
- **Pioneer Cabin** - Our Pioneer cabin features a porch along the whole side, which allows you to benefit of entering in through the center of the cabin which gives you a 2 bedrooms Cabin. With a 6' porch running along the front it gives you a total Cabin dimension of 14x50. With 6' porch it brings it to a total of 20x50. (1000 sq feet)
- **Country Cabin** - This Cabin features a porch on the gable end, which allows you to enter from the end and gives you more kitchen and living room area. This is a one bedroom, one bath cabin with plenty of room for a hida-bed or Futon. These wooden cabins are great for weekend getaways, hunting camps, workshops, studios or office, lake houses and more. A 14x44 cabin with a 6' porch making it a total of 14x50 (700 sq feet)

**HomeSteador 28x50**

**\$149,500**

**Pioneer Cabin 20x50**

**\$72,995**

**Country Cabin 14x50**

**\$59,995**



What's included...

**HomeSteader** ~ 3 bedrooms, 1 bathroom, laundry, kitchen, living room and utility room. It includes a porch along the front with round log railing. Electrical, Plumbing, and a mini-split unit with 5 heads for heating and cooling. This includes laminate flooring in all areas except bathrooms where we will use vinyl linoleum type flooring. It includes a 200 amp electrical service, electric water heater, Electric range hook up, this cabin package includes up to 15' of our Rustic line of Cabinets. Either Aspen, Red Cedar or rough sawn oak. This Cabin will be lifted by crane from our flatbed trailers to your prepared crawl space.

### **Additional Options for Homesteader**

- (2) Dormers installed on the roof \$5,000 each.
- 4 Trapezoid windows in gable end \$1000. (per gable)
- Back Porch built onsite may be available if within our service area.

**PIONEER** ~ 2 bedrooms, 1 bathroom, small laundry area, and has a full porch all along the front with round log railing. Electrical, Plumbing, and a mini-split unit with 3 heads for heating and cooling. This includes laminate flooring in all areas except bathroom where we will use vinyl type flooring. It includes a 200 amp service, electric water heater, and Electric range hook up. This cabin package includes up to 10' of our Rustic line of Cabinets. Either Aspen, Red Cedar or rough sawn oak. This Cabin will be lifted by crane from our flatbed trailers to your prepared crawl space.

**COUNTRY** ~ 1 bedroom, 1 bathroom, It includes a porch on the end, with 4x4 square log railing. Electrical, Plumbing, and a mini-split unit with 2 heads for heating and cooling. This includes laminate flooring in all areas except bathroom where we will use vinyl linoleum type flooring. It includes a 200 amp service, electric water heater, Electric range hook up, this cabin package includes up to 8' of our Rustic line of Cabinets. Either Aspen, Red Cedar or rough sawn oak. This Cabin will be lifted by crane from our flatbed trailers to your prepared crawl space.

### **Additional Information**

- All our Cabins come standard with a 40 yr metal roof, we offer several different styles of siding. White Pine log siding, Rustic Board & Batten, 1x8 LP Lap Siding or we can also install a Special insulated Vinyl log siding (Upgrade)
- There is a 4 percent setup charge which will take care of the crane rental and all setup and finish work done on site.
- Our Cabins base sq foot price is under \$100 per sq foot. Our goal is to build you a nice Cabin for a reasonable price.
- We are setting these cabins on your prepared foundation. (does not include foundation)
- Does not include outside hookups, septic or driveway.