



12x24 Xylia

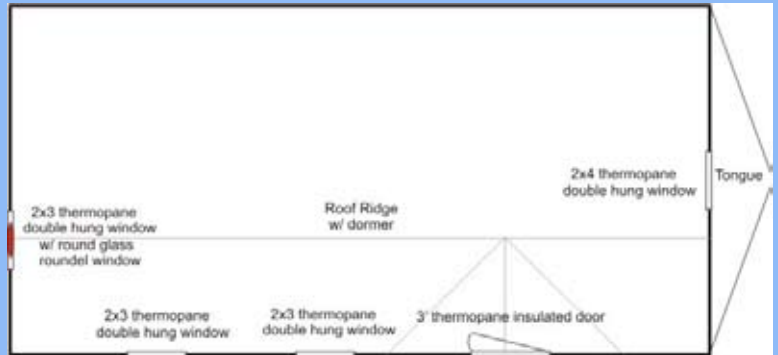
Call toll-free: 1.866.297.3760

The word "Xylia" is Greek, meaning "of the woods." These cottages are built on steel frames and designed to be easily delivered to your remote Northeastern destination. With a fully insulated interior, the addition of a heat source will make this cottage your year round country retreat.

The Xylia is available fully assembled and delivered within the northeastern United States. Because it is completely built here at our manufacturing facility, the options for customization are abundant. The addition of partitions will turn this building from an open floor plan to a one bedroom, one bath cottage with a cozy living/kitchen area. A composting toilet and solar camp package will give you the amenities of home, while allowing you remain "off the grid" in your country cabin.

Specifications:

- Square Footage:** 288 sq/ft
- Overall Dimensions:** 11'6" H x 13'2" W x 25'2"
- Recommended Foundation:** 8"-12" of crushed gravel
- Floor System Rating:** 75 lbs/sq. ft.
- Snow Load:** 100 lbs/sq. ft.
- Floor:** 12x24 Steel frame
 - 2x6 Floor Joists 24" on center
 - Wide Pine flooring
- Walls:** Wall Height 60"
 - 2x4 24" on center wall framing
- Doors:** One 3-0 thermopane insulated exterior grade nine light steel door
- Windows:** Three 2x3 thermopane double hung
 - One 2x4 thermopane double hung
 - One 24" round insulated non opening window with lollipop roundel
- Roof:** 2x6 Rafters 24" on center
 - 12/12 Front roof pitch 6/12 rear roof pitch 12/12 Dormer
 - 1x6 T&G pine sheathing smooth side out
 - Roofing Corrugated Evergreen Metal 29 gage
- Siding:** 1x8 Pine ship lapped rough side out
- Trim:** 2x8 Fascia 2x4 Shadow 1x4 Corner, door & window
- House Wrap:** Floor, walls & roof
- Insulation:** 3 1/2" fiberglass R-11 walls
 - 5 1/2" fiberglass R-19 roof
 - 5 1/2" fiberglass R-19 floor
- Interior Sheathing:** 1x6 T&G pine smooth side out
- Electrical:** Two 15-amp breakers, seven outlets, two 8' florescent interior lights, one exterior light, two switches
- Heating System:** added option
- Solar Power:** added option



Additional Options	
2x4 10-light Hinged Window	\$242
Partitions	\$48/ln. ft.
Composting Toilet	\$2070
Solar Package	\$1800
6" Roof flashing for wood stove	\$160
Roof Color Change	\$50

12x24 Xylia Fully Assembled \$19,653