



Minim Homes Base Unit + Options

Minim Homes are constructed by a team with a combined 50 years of home building experience and a pioneer in green modular construction. Each Minim is constructed in a climate controlled environment, and built to rigorous construction standards.

Minim Homes have been tested continuously as a living unit for over 3 years, with comments and feedback from thousands of in-person visitors. The refined version of the Minim House is available as a basic home unit, with a few additional options to further customize the space to your needs. Note that to make this unit as affordable as possible, the floorpan and options have been standardized. *At this time we are not able to address custom floorplan changes to the house.* The descriptions below discuss the base unit and standard options available.

BASE UNIT SPECIFICATIONS

Exterior

- 12'-6" x 24' (one foot wider and two feet longer than the original Minim House)
- Roof: High quality, 45 year standing seam metal roof, and integral seamless gutter, with downspouts on rear of unit
- Windows: High quality black clad, Windsor double paned windows and doors— a total of 6 operable windows standard
- Door: Aluminum-clad glass door
- Siding: Exterior tongue and groove clear Atlantic White Cedar siding with painted aluminum corners, for a seamless, smooth and beautifully modern appearance. Factory applied clear finish.
- Insulation: Insulation to both trailer and foundation built models that satisfies building code requirements in all 49 states (AK excepted)

Interior

- Trimless wall details around windows and door lend a thoroughly modern aesthetic to the house
- All interior work is fully primed and finished with warm white no-VOC paint
- Solid walnut floors, with an all-natural, no-VOC finish

HVAC

- Standard mini-split unit, with wall mounted interior unit that both heats and cools. Includes remote programmable thermostat. Note that this requires a small outside condenser unit mounted to the side wall of the house.

Kitchen

- Cabinets: Stainless kitchen cabinet door faces
- Countertop: 11' long, 2" thick walnut butcher block counter top
- Sink: Stainless sink with foot control pedals (hot and cold)
- Water Heater: Point of use 4 gallon electric water heater
- Cooking: Combination microwave/convection oven and electric induction cooktop that is easily removed from the counter and stored.
- Refrigerator: 6 cubic foot stainless refrigerator/freezer
- Dishwasher: Drawer dishwasher below the microwave

Bath

- 4' x 6'-5" bathroom with modern sink and faucet fixtures
- Finish: Solid pocket door and walnut flooring
- Shower: Full separate shower enclosure (4' x 2'-8")
- Water heater: Electric 6 gallon tank water heater
- Bath fan
- Toilet: Kohler or equivalent low-flow flush toilet. For customers wishing to install a composting or incinerating toilet, the toilet may be eliminated from the order and credited.

Lighting

- Fixtures: placed in the kitchen, bath, to the left of the couch light, and on the platform
- Lights: All light fixtures are soft white, dimmable 120v LED light fixtures by George Kovacs. LED rope lighting mounted on the top of the rear window for general lighting

Casework

- Sofa: The 5' sofa includes cushions. The top opens to reveal a large storage space underneath.
- Platform: On the newly designed platform, a full size bed fits on *top* of the platform, even with the optional platform closet installed. There is also room for a queen size bed to roll out underneath the platform. Platform includes rolling bed frame, but not mattress.
- Table: The moveable table includes walnut top mounted on a hydraulic pedestal, with 3 floor bases to allow it to be positioned as a coffee table, dining table, kitchen table around the unit.

Warranty:

- Each Minim House comes with an extended 2 year factory warranty on construction, 3 year warranty on trailer, and pass-through warranties on all installed appliances, equipment and material.

BASE MINIM HOUSE: \$71,000 + delivery

OPTIONS

A. TRAILER

- Trailer Option: \$4800.** The trailer option puts your house on wheels. The 20,000 GVWR custom 3-axle trailer is custom manufactured to fit the Minim House and to haul it safely. Underneath the insulated floor framing is a combination of rigid and blanket insulation to add additional insulation and protect floor insulation, as well as aluminum exterior bottom sheathing for additional undercarriage protection. All Minim Homes on trailers come with a RVIA (Recreational Vehicle Industry Association) certification. RVIA certification is the standard for quality assurance in the RV industry, and will allow owners easier access to insurance and financing products.

B. EXTRA WINDOWS

- Bath Window: \$460.** This option adds a window (size: 30"x18").
- Platform Window \$460.** This option adds a window (size: 30"x18").

C. HVAC

- Dickinson Propane Heater: \$1500.** Heater mounts between the door and front window. Option requires a propane hookup, and includes all venting and gas lines.

D. KITCHEN UNIT

- Propane Cooktop: \$1000.** Adds a built-in, Dickinson 2-burner cooktop with walnut cutting board to match countertop. Note this may also be easily added at a later date if desired.
- Mason Jar Rack: \$230.** A dual mason jar rack with LED lighting underneath (per the original Minim House).

E. BATH UNIT + ADD ONS

- Stainless Shower: \$1000.** Replaces the standard shower enclosure with a full custom stainless shower pan and enclosure.

F. CLOSETS and CASEWORK

- Platform closet: \$1000.** A 5' closet on top of the bed platform.
- Bath entry closet: \$850.** A 3' closet to the right of the bathroom.
- Laundry option: \$950.** This option reconfigures the platform closet to include space for a washer/dryer combination unit, in addition to power/water/drain hookups. Washer/dryer not included.
- Desk: \$345.** This option adds a 5' desk to the top of the platform, opposite the closet. Desktop is 1" solid walnut.
- Bookcase A: \$460.** This option adds a floor to ceiling bookcase adjacent to the entry door, per the original Minim House.
- Bookcase B: \$460.** This option adds a floor to ceiling bookcase adjacent to the bathroom, in lieu of the optional closet, per the original Minim House.

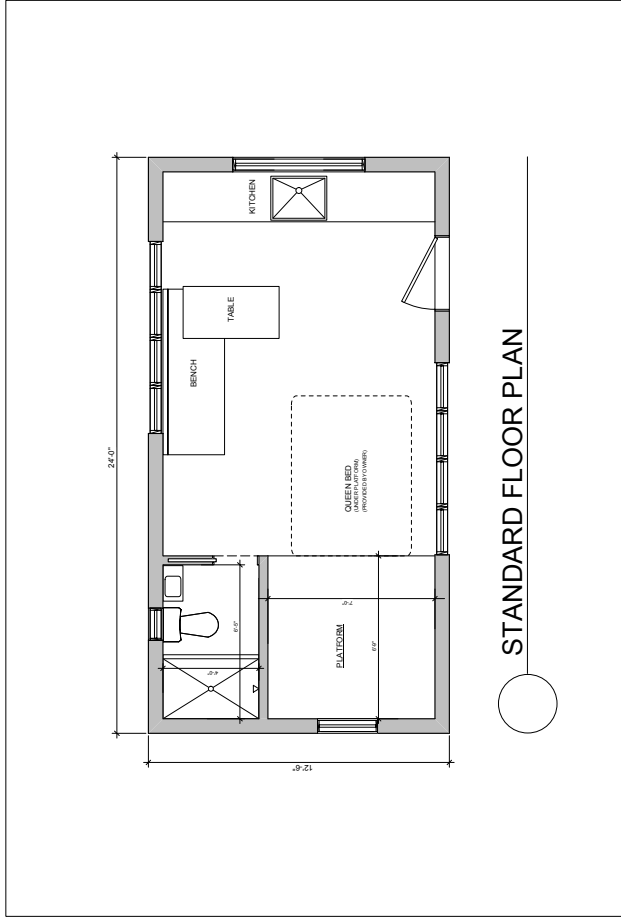
G. WATER PACKAGES

- RV Water Package: \$2700.** The RV package consists of plumbing for use with a pressurized water hookup (as found in most RV parks), as well as a freshwater tank, greywater tank and blackwater tank (for wastewater). Blackwater tank is connected to a standard RV toilet.
- Off-grid Water Package: \$980.** The off-grid water package was designed and extensively tested for off-grid living, or in situations where there is not a pressurized water hookup. This option adds a 12v Shurflo water pump, a Doulton three stage ceramic water filter, and associated plumbing to the RV package above. Note: exterior rainwater capture from the roof gutter and external cistern storage is the responsibility of the customer.

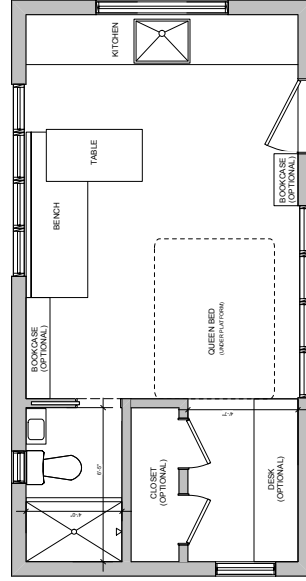
H. OFF GRID SOLAR

- Off Grid Solar Package: \$8200.** Designed and extensively tested for off-grid living. The solar package includes a 960kW roof mounted alt-E panel solar array, Outback solar charge controller, a 420 amp hour 12V Deka Solar battery bank, Outback charger/inverter, AC/DC circuit boxes, Outback MATE remote system monitoring, and all associated wiring and 12V outlets. Additional batteries may be added to the bank if desired.
- Off-grid Refrigerator/Freezer: \$2350.** An AC/DC (12v/120v) 7 cubic foot Novakool marine grade refrigerator that is highly efficient and best suited for off-grid applications.

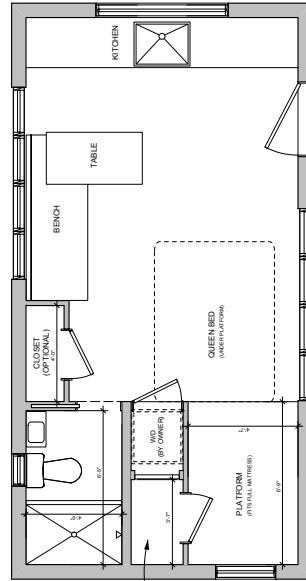




STANDARD FLOOR PLAN



FLOOR PLAN + CASEWORK



FLOOR PLAN + OPTIONAL CLOSETS