

## **QUEENBEE 6m starting at \$55,000 (\$27,000 to lockup)**

### **Mains-Connected Inclusions and Optional Extras**

#### **INCLUSIONS**

##### **TRAILER**

Custom made tiny house trailer 6.0 x 2.4m, max. 3.5t rating, painted.

##### **DOORS AND WINDOWS**

Timber framed double glass door to entry

Cavity sliding door to bathroom

Large timber window to living and loft, other windows per plan

##### **INTERNAL WALLS AND LINING**

90mm T2 Stud frame

R 1.5 insulation to walls

Ply panels to walls, painted white

##### **EXTERIOR CLADDING**

Thermory Pine cladding with Thermory Ash feature panels, with 2 coats of Cutek oil (your colour choice), or Shadowclad/colourbond.

##### **ROOF**

Insulated roof panels 100mm thick, corrugated colorbond exterior, smooth white colorbond interior

##### **FLOORING**

21mm ecoply flooring, sealed (lamine floating floor optional)

##### **COOKING**

2 burner induction cooktop (oven optional)

##### **ELECTRICAL**

5 x double GPOs, 1 x external GPO, 5 x LED lights

1 x 15amp caravan plug

Extractor fan to bathroom

Smoke alarm

##### **PLUMBING**

Suburban electric hot water system

Plumbing ready for connection to mains

Roof plumbing ready for connection to tank/stormwater

##### **BATHROOM**

White acrylic panel shower wall, white acrylic shower tray, glass pivot shower screen, 1 wall tiled.

Shower mixer, vanity taps, toilet suite, 1 mini vanity basin with cupboard, timber lining

##### **CABINETRY**

3 x IKEA cabinets with drawer and cupboard space, SÄVEDAL white fronts with MAXIMERA drawers, Timber veneer benchtop, SÄVEDAL Pantry/storage cupboard, STUVA Robe, timber shelves

NORBO wall mounted drop-leaf table

1 x kitchen sink and mixer tap

Under bench fridge/freezer

Splashback (acrylic panel)

##### **LOFT**

Queen size Mezzanine loft with deep tread timber ladder

##### **HEATING/COOLING**

Mitsubishi Electric Inverter Split System (2.5kw - 8.0kW)

## OPTIONS

Incl	Double timber doors 720 x 2040 with full glass pane	\$250
	Timber flyscreens	\$110 each
	Aluminium flyscreens	\$55 each
	Shadowclad exterior cladding (\$1000 cheaper)	
Incl	STUVA Robe, assembled and installed	\$355
Incl	METOD cabinetry with SÄVEDAL doors and Maximera drawers, as drawn	
	Custom plywood folding table with storage	\$1200
	IKEA NORDEN Gateleg table	\$355
Incl	IKEA NORBO Dropleaf table	\$130
Incl	HADI 400 x 200mm vanity	\$200
	Custom vanity	
	Storage loft over lounge	\$350.00
	Sharp 750W White Microwave	\$100.00
Incl	Bellini 2 burner gas or induction Cooktop	\$385.00
	Dometic Origo 3000 Two Burner Alcohol Stove	\$460.00
	Tempered blue vanity Sink	\$99.00
Incl	Kitchen Mixer	\$70.00
Incl	Small stainless Sink with drainer IKEA	\$99.00
Incl	Vanity mixer	\$30.00
<a href="#">Incl</a>	Methven WELS 4 Star Maku Satinjet Rail Shower	\$99.00
	Methven 5 star water saving Showerhead	\$150.00
Incl	Separett Composting Toilet	\$851.00
	Mondella- 4-star –white-rumba-back-to-wall-toilet-suite	\$260.00
	Samsung Ref/Freezer 270L	\$670.00
	Esatto EBF91S 91L 2 Door Bar Fridge	\$350.00
<a href="#">Incl</a>	Glacio 65L-Portable-Bar-Freezer-Fridge-12V-24V-240V	\$450.00
	Euromaid 5kg front loader 600w x 400d	\$500.00
Incl	Kohinoor Spindryer	\$350.00
Incl	Companion Ezywash	\$70.00
	PelletExpert heater 3/7kw	\$2,315.00
<a href="#">Incl</a>	Mitsubishi Electric Inverter Split System (2.5kw – 8.0kW)	\$950.00
	Ethanol heater, small wall mount	\$240.00
	RINNAI COSYGLOW 650 gas unflued heater	\$650.00
	600W solar system with 1.5Kva PSW inverter	\$2900.00
	1kW Solar system with 2.4KW PSW inverter	\$4995.00
<a href="#">Incl</a>	Suburban Hot water gas electronic ignition	\$800.00
	Rinnai-b16-builders-series-lp-gas-set-60	\$700.00
NOTE	Gas appliances require gas-fitting	\$1500.00

#### EXTERNAL OPTIONAL EXTRAS

*Prices on Request*

Hot dipped galvanised trailer

Insect screens to all windows and door

Off-grid solar kit - 1.5kW system with battery (install \*\*)

Grey water kit - 1x G-Flow eco diverter, 1x 45L grease trap and fittings (install \*\*)

Fixing points in house frame for deck roof

External light over entry door

Small entry deck and step kit (install \*\*)

Full modular deck

1 x awning (install \*\*)

Colorbond colour to metal cladding

#### INTERNAL OPTIONAL EXTRAS

*Prices on Request*

Mirror splashback

Ikea desk and modular shelving unit installed

Ikea overhead wall cabinets with rangehood

Extra Ikea draw units to extension of cooking bench

Robe/hand towel hooks and toilet roll holder

Oven electric or gas

Upgrade to gas from electric

Front loader washing machine installed (under bench beside sink)

Composting toilet kit - Nature Loo Classic 650 (install \*\*)

Flooring - strip timber, linoleum, hardwood veneer

Carpet to loft

Lighting upgrades

Wall fan