



BACKYARD COTTAGES SIMPLIFIED

Smarter | Faster | Greener

What Makes a Kabin?

- Stainless GE appliance package
- Canyon Creek cabinets built in WA
- High-quality, locally made Milgard windows
- Multiple durable, stylish flooring choices
- Built Green™ 4-star minimum rating
- Superior efficiency and building performance
- High-efficiency LED lighting package



Kitchen:

- Canyon Creek Katana cabinets, dovetail drawers, Shaker-style doors, made in WA
- Full-extension undermounted drawers, soft-close hardware
- Multiple cabinet color choices
- 1.5" Williamsburg Maple butcher block counters
- 4" backsplash
- Above-counter butcher block shelving (optional upgrade to cabinets)
- Delta pull-down sink faucet
- Elkay 9" deep stainless undermount or drop-in sinks

Bath:

- Modern vanity in multiple colors
- White engineered stone vanity top with single basin integrated sink & 4" backsplash
- Delta fixtures
- Framed or frameless vanity mirror
- Aquatic Everyday full-size acrylic tub (where applicable), or walk-in shower by Delta
- American Standard toilets
- Washer & dryer hookups

Lighting & Electrical:

- 100% high-efficiency LED lighting
- Interior: integrated LED fixtures
- Exterior: Hampton Bay LED lantern-style sconce

Hardware:

- Choice of chrome or brushed-satin finish on all hardware
- Schlage door hardware
- Wire shelving in closets and storage areas

Windows, Doors & Trim:

- Milgard Trinsic modern-style vinyl windows. Low-E, screens, lifetime warranty
- Reliablilt full-lite or partial-lite fiberglass entry doors
- Reliablilt single-panel interior doors
- 1/2" interior drywall
- Zero-VOC white interior paint
- 1/2" x 4" solid wood baseboard
- 1/2" x 3" solid wood door casing

Floors:

- Duralux luxury vinyl plank flooring, GreenGuard low-VOC certified
- Carpet (selected units only): Mohawk SmartStrand stain-resistant

Appliances:

- Stainless steel appliance package
- GE 30" 4-burner radiant cooktop
- Smaller units: Whirlpool 11cu ft top-freezer refrigerator
- Larger units: 17 cu ft refrigerator
- Badger 1/3 hp garbage disposal

POPULAR UPGRADES

- EcoForest cork-core floors
- Quartz countertop (15+ colors)
- GE 24" range & oven
- Bosch 300-series dishwasher
- Subway tile surrounds for shower and/or tub
- Whirlpool electric stacked space-saving washer / dryer
- Exterior outlet for Type II electric-vehicle rapid charging
- Graceful Aging design: wider doors, low-curb shower, etc

"Clint and his team have been great. Process was so easy and the ADU is beautiful."

- Ronnie and Wendy, Madison Valley

Walls, Floors & Roof:

- Envelope: polystyrene structural insulated panels (SIPS) manufactured in WA
- All joints sealed with SIP-Seal mastic and Vapor Tape
- 60% tighter than WA Energy Code requirements
- Minimal thermal bridging compared to conventional stick-built homes
- Factory production minimizes waste, keeps workers safer, reduces framing time ~50%.
- Floors: 6" SIPS; R-38 total
- Walls: 4" graphite-infused SIPS; R-21 total
- Roof: 8" SIPS, R-38 total
- Insul-Beam headers
- Insulated wall corners

Roofing System:

- High performance Feltex synthetic underlayment
- 26-gauge standing seam steel roof, 45-year warranty, min. 30% recycled content
- 15+ colors to choose from
- Continuous K-style aluminum gutters with downspouts
- Ice & water shield, 2" drip edge
- 5/4 x 8" cedar fascia, primed on all surfaces for long life



Sustainability:

- 4-star Built Green certification on all Kabins; 5-star optional
- Local materials selected wherever possible

Siding & Trim:

- Fiber-board cement siding (Traditional units) or T&G cedar planks (Modern units)
- Benjamin Moore Aura premium exterior latex paint
- Back-primed water table and belly band (some units)
- 30-pound felt vapor barrier
- Benjamin Obdyke HydroGap drain-wrap on cedar exteriors
- Four-side Vycor™ seal and reverse flashing on windows
- Pan flashed entry doors

Internal Systems:

HEATING & COOLING

- 9,000 BTU LG mini-split heat pump & A/C (600+ sq. ft. units)
- Cadet EnergyPlus 1600W wall heater (smaller units)
- 19-gallon hot water tank

PLUMBING

- Pex-A plumbing system
- Optional hose bibs

ELECTRICAL

- Designated electric meter for Kabin: track usage separately from the primary home
- 200A electrical panel
- Underground electrical service
- GFCI outlets in kitchen & bath
- Conduit for cable / internet
- 4 USB outlets
- 2 TV / ethernet outlets
- One outdoor outlet at porch

VENTILATION

- Panasonic WhisperValue EnergyStar ventilation fans
- Panasonic WhisperComfort EnergyStar energy-recovery ventilator (smaller units)