

Value series

# The Homesteader

Starting at \$179,950



**Key Features**  
Larger • Bigger • Lower Priced



**TRAILHEAD**  
CABINS

Call Toll-Free 888.439.5565

Live Small. **Dream Big.**

Free Delivery & Setup Within 75 Miles of Hopkinsville, KY  
Great Customer Support

## Standard Features

- Details as shown on drawing (sizes listed for pricing are nominal)
- Fully Engineered and Modular Code Compliant for TN
- 12-Month Limited Warranty
- 40 Year Limited Warranty Metal Roofing
- Painted Lap Siding (upgraded log options available)
- Porch with Spindle Railing
- Insulated Vinyl windows
- Ductless HVAC with a head in Great Room, and each bedroom
- Knotty Pine Interior Paneling, sealed and sanded smooth
- Rustic Rough Cut Kitchen of your choice
- Ceiling Fan in Great Room and each Bedroom
- Vinyl Waterproof-Scratch Resistant Flooring throughout
- All Light fixtures, and Plumbing fixtures installed
- Plumbing and Electrical ready for Hookups

This is a Tennessee Approved Modular Home. Customization is available. This home can be set up anywhere in the state of TN, barring deed restrictions. We can also set these homes up in KY, although there may be plumbing restrictions/fees. Please inquire. Inquiries for other states are welcome, but fees will apply.

\*Prices subject to change. Contact us for current pricing.

## Specifications

36x50 Turn Key Cabin - 3 bedroom, 2 bathroom cabin w/ 8'x48' porch on the side, and 1404 sq ft of living space includes spacious 9' tall ceilings and 5" pitch roof on the exterior.

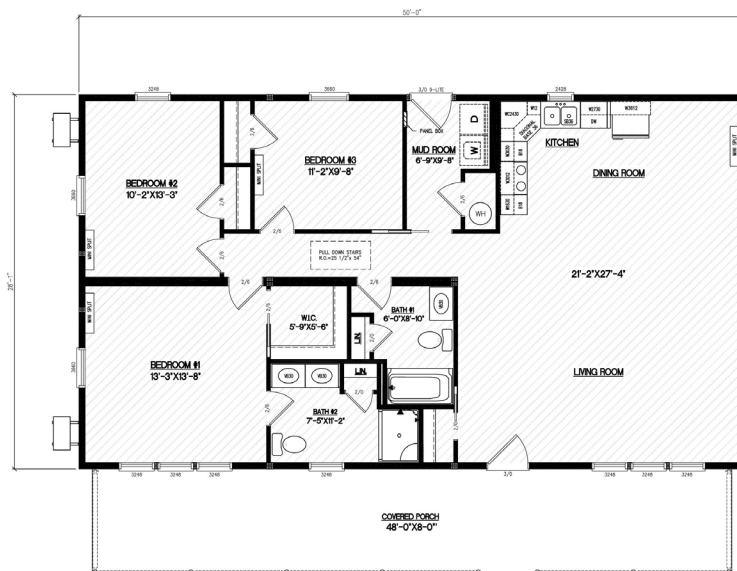
Additional Back Leanto is available for this Model if you want to add another bedroom, office space, Den, or extend your Great Room;

- 12x20 enclosed w/ 12x28 Porch space, total size @ 12x48: Price \$43,950\*
- Add a Reverse Cable over the enclosed end of the Leanto: Upgrade Price \$2,000\*

## Available Options (call for pricing)

- Log Siding
- Prestacked Log Corners
- Screened Porch
- Decorative Door
- Customized Features

## Homesteader 2850-A3 Price \$179,950\*



For a larger version of this drawing, please use our drawing catalog.

A set of custom drawings for your house is available once you make your 1st payment. Upon your approval, this will take priority over the specs and features listed hereon. The customer is responsible to pull any permits if needed. If your local planning/zoning commission or bank needs any information, please contact us, and we will assist you. Here is our standard payment process, if you have a bank loan, we have options to accommodate draw requirements they might have.

25% Down Payment, 25% Due when Structure is Framed and Roofed, 25% Due upon Completion of Structure, 25% Due on Delivery.

**NOT INCLUDED:** Foundation (available option), Excavation, Driveway, Septic, Appliances, Outside Hookups, Steps, Cutters, Furniture, Curtains, Final Deep Cleaning Service.